Independent Auditor's Report

To the Unitholders' of Embassy Office Parks REIT

Report on the Audit of the Consolidated Ind AS Financial Statements

Opinion

We have audited the accompanying consolidated Ind AS financial statements of Embassy Office Parks REIT (hereinafter referred to as "the REIT"), its subsidiaries and a Joint venture (together referred to as "the Group") comprising of the consolidated Balance Sheet as at March 31, 2020, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Unitholders' Equity for the year then ended and the consolidated Statement of Net Assets at fair value as at March 31, 2020 and the consolidated Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') of the REIT and each of its subsidiaries for the year then ended and notes to the consolidated Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditor on separate financial statements and on the other financial information of the Joint venture, the aforesaid consolidated Ind AS financial statements give the information required by the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT regulations") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, of the consolidated state of affairs of the Group as at March 31, 2020, its consolidated profit including other comprehensive income, its consolidated cash flows, its consolidated statement of changes in Unitholders' equity for the year ended March 31, 2020, its consolidated net assets at fair value as at March 31, 2020, its consolidated total returns at fair value and the net distributable cash flows of the REIT and each of its subsidiaries for the year ended March 31, 2020.

Basis for Opinion

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the REIT Regulations, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Emphasis of Matter

We draw attention to note 48(iv) to the Consolidated Ind AS financial statements which refers to the uncertainty in relation to two pending cases, as regards Property tax dues aggregating to ₹3,313.08 million payable by Manyata Promoters Private Limited, before judicial forums as at March 31, 2020. Based on legal opinions obtained and pending outcome of such legal matter no provision has been made in these Consolidated Ind AS financial statements.

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2020. These matters were addressed in the context of our audit of the consolidated Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
Assessing impairment of Goodwill, Intangible assets with indefinite useful life, Investment property and Property, plant and equipment	
(as described in note 2.2 (c), 6 and 7 of the consolidated Ind AS financial statements)	
Goodwill and other Intangible assets with indefinite useful life, acquired in a business combination, are significant items on the balance sheet and management performs impairment testing for such goodwill and intangible assets, annually. Further, the Group's carrying value of Investment properties is ₹195,849.87 million (including properties under construction – ₹1,773.39 million) and carrying value of Property, plant and equipment is ₹23,033 million (including capital work-in-progress – ₹2,334.07 million) as at March 31, 2020, which is also subject to impairment testing. During the current year, impairment indicators were identified by the management for certain Cash Generating Units in relation to its hospitality segment. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and other Intangible assets with indefinite useful life had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognised. Similarly, for ensuring that its investment properties and property, plant and equipment are carried at no more than their recoverable amount, the recoverable amount, i.e. value in use, is determined by forecasting and discounting future cash flows. Considering the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	Our audit procedures included the following: - Assessed the management's valuation methodology applied in determining the recoverable amounts. - Evaluated management's identification of CGU's, the carrying value of each CGU and the methodology followed by management for the impairment assessment in compliance with the applicable accounting standards. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic. - We read/assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant accounting standards requirements.
Classification of Unitholders' funds as equity	
(as described in note 22(a)(i) of the consolidated Ind AS financial statements)	
The REIT is required to distribute to its Unitholders not less than ninety percent of its net distributable cash flows for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the REIT to pay cash distributions to its Unitholders. The Unitholders' funds could have been classified as compound financial instrument which contains both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars No. CIR/IMD/DF/141/2016 dated December 26, 2016 and No. CIR/IMD/DF/146/2016 dated December 29, 2016 ("SEBI Circulars") issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated December 26, 2016 dealing with the minimum disclosures for key financial statements. Based on the above, the classification of Unitholders' funds as equity involved considerable management judgement. Accordingly, it is considered as a key audit matter.	Our audit procedures included evaluating the requirements for classification of financial liability and equity under Ind AS 32 and evaluating the provisions of SEBI Circulars for classification/presentation of Unitholders' funds in the consolidated Ind AS financial statements of the REIT. We assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant requirements of REIT regulations.

Independent Auditor's Report

Key audit matters	How our audit addressed the key audit matter
Computation and disclosures as prescribed in the REIT regulations relating to Statement of Net Assets and Total Returns at Fair Value	
(as described in note 2.2(c) and in Statement of Net assets at fair value and Statement of total returns at fair value of the consolidated Ind AS financial statements)	
As per the provisions of REIT Regulations, the REIT is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The determination of fair value involves judgement due to inherent uncertainty in the underlying assumptions and it is highly sensitive to changes in some of the inputs used e.g. the discounting rate (WACC), capitalisation rates, rental growth rates etc. Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the consolidated Ind AS financial statements.	Our audit procedures include the following- - Read the requirements of SEBI REIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value. - Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values. - Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic. - Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value. - Read/Assessed the disclosures in the consolidated financial statements for compliance with the relevant requirements of REIT Regulations.
Related party transactions and disclosures	
(as described in note 54 of the consolidated Ind AS financial statements)	
The Group has undertaken transactions with its related parties in the normal course of business. These include making acquisition of property; capital advances, fees for certain services provided by related parties to Group; fees for certain services provided by Group to related parties, etc. as disclosed in Note 54 of the consolidated Ind AS financial statements. We identified the accuracy and completeness of related party transactions and its disclosure as set out in respective notes to the consolidated Ind AS financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2020 and regulatory compliance thereon.	Our audit procedures included the following: - Obtained, read and assessed the Group's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with REIT regulations. - We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorisation and approval for such transactions. - We read minutes of Unitholder meetings, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager and SPVs in connection with transactions with related parties effected during the year and Group's assessment of related party transactions being in the ordinary course of business at arm's length and in accordance with REIT regulations. - Assessed and tested the disclosures made in accordance with the requirements of Ind AS and REIT regulations.

Other Information

The Management of Embassy Office Parks Management Services Private Limited ("the Manager"), acting in its capacity as the manager of Embassy Office Parks REIT is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the consolidated Ind AS financial statements and our auditor's report thereon.

Our opinion on the consolidated Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the consolidated Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Consolidated Ind AS Financial Statements

The Management of the Manager ('the Management') is responsible for the preparation and presentation of these consolidated Ind AS financial statements that give a true and fair view of the consolidated financial position as at March 31, 2020, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in Unitholders' equity for the year ended March 31, 2020, its consolidated net assets at fair value as at March 31, 2020, its consolidated total returns at fair value of the REIT and the net distributable cash flows of the of the REIT and each of its subsidiaries for the year ended March 31, 2020 in accordance with the requirements of the REIT regulations; Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Management, as aforesaid.

In preparing the consolidated financial statements, the Board of Directors of the Manager and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Management and respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS financial

Independent Auditor's Report

statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated Ind AS financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the REIT and such other entities included in the consolidated Ind AS financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2020 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

(a) The consolidated Ind AS financial statements include the Group's share of net profit of ₹ 1,301.25 million for the year ended March 31, 2020, as considered in the consolidated Ind AS financial statements, in respect of a Joint venture, whose financial statements, other financial information have been audited by other auditor and whose report have been furnished to us by the Management. Our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of this Joint venture, is based solely on the report of such other auditor.

(b) The Ind AS financial statements of the Group for the year ended March 31, 2019 and the transition date opening balance sheet as at April 01, 2018, prepared in accordance with Ind AS, included in these consolidated Ind AS financial statements, have been audited by the predecessor auditor. The report of the predecessor auditor on the comparative financial information and the opening balance sheet dated August 12, 2019, expressed an unmodified opinion.

Our opinion above on the consolidated Ind AS financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the report of the other auditor.

Report on Other Legal and Regulatory Requirements

Based on our audit and on the consideration of report of the other auditor on separate financial statements and the other financial information of Joint venture, we report that:

(a) We/the other auditor whose report we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) The Consolidated Balance Sheet and the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements; and

(c) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership Number: 209567
UDIN: 20209567AAAABX3303

Place: Bengaluru, India
Date: May 19, 2020

Consolidated Balance Sheet

(all amounts in ₹ million unless otherwise stated)

	Note	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
ASSETS				
Non-current assets				
Property, plant and equipment	3	20,698.93	21,295.50	-
Capital work-in-progress	4	2,334.07	1,220.52	-
Investment property	5	194,076.48	189,548.97	-
Investment property under development	8	1,773.39	3,797.25	-
Goodwill	6	50,289.37	51,699.22	-
Intangible assets	7	5,001.36	5,018.78	-
Equity accounted investee	9	24,091.36	23,574.23	-
Financial assets				
- Investments	10	-	489.29	-
- Loans	12	668.71	583.63	-
- Other financial assets	13	1,188.54	2,216.54	-
Non-current tax assets (net)	14	1,554.70	1,418.90	-
Other non-current assets	15	16,475.64	11,190.69	-
Total non-current assets		**318,152.55**	**312,053.52**	**-**
Current assets				
Inventories	16	12.82	5.42	-
Financial assets				
- Investments	11	12,273.59	1,455.58	-
- Trade receivables	17	242.25	335.86	-
- Loans	18	51.49	955.96	-
- Cash and cash equivalents	19A	3,249.16	49,612.75	-
- Other bank balances	19B	169.79	1,455.99	-
- Other financial assets	20	399.46	750.21	-
Other current assets	21	351.22	322.50	-
Total current assets		**16,749.78**	**54,894.27**	**-**
Total assets		**334,902.33**	**366,947.79**	**-**
EQUITY AND LIABILITIES				
EQUITY				
Unit capital	22	229,120.96	229,039.26	-
Other equity	23	(5,943.12)	(94.47)	-
Total equity		**223,177.84**	**228,944.79**	**-**
LIABILITIES				
Non-current liabilities				
Financial liabilities				
- Borrowings	24	56,170.51	68,033.29	-
- Other financial liabilities	25	3,118.65	2,781.04	-
Provisions	27	5.25	5.08	-
Deferred tax liabilities (net)	26	40,407.38	41,424.39	-
Other non-current liabilities	28	386.70	642.14	-
Total non-current liabilities		**100,088.49**	**112,885.94**	**-**
Current liabilities				
Financial liabilities				
- Borrowings	29	-	3,171.09	-
- Trade payables	30			
- total outstanding dues of micro and small enterprises		2.48	-	-
- total outstanding dues of creditors other than micro and small enterprises		252.27	421.87	-
- Other financial liabilities	31	10,562.79	20,778.67	-
Provisions	32	2.37	3.01	-
Other current liabilities	33	781.58	708.84	-
Current tax liabilities (net)	34	34.51	33.58	-
Total current liabilities		**11,636.00**	**25,117.06**	**-**
Total equity and liabilities		**334,902.33**	**366,947.79**	**-**
Significant accounting policies	2			

The accompanying notes referred to above are an integral part of these Consolidated Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

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

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Consolidated Statement of Profit and Loss

(all amounts in ₹ million unless otherwise stated)

	Note	For the year ended March 31, 2020	For the year ended March 31, 2019*
Income and gains			
Revenue from operations	35	21,449.22	-
Interest	36	477.35	-
Other income	37	513.00	-
Total Income		**22,439.57**	**-**
Expenses			
Cost of materials consumed	38	118.94	-
Employee benefits expense	39	377.17	-
Operating and maintenance expenses	40	627.46	-
Repairs and maintenance	42	1,215.38	-
Valuation expenses		9.74	-
Audit fees		43.20	1.19
Insurance expenses		66.74	-
Investment management fees	47	700.94	-
Trustee fees		2.96	-
Legal and professional fees		383.94	-
Other expenses	41	1,246.33	93.28
Total Expenses		**4,792.80**	**94.47**
Earnings/(loss) before finance costs, depreciation, amortisation, impairment loss and tax		**17,646.77**	**(94.47)**
Finance costs	43	3,803.54	-
Depreciation expense	44	5,120.00	-
Amortisation expense	44	161.24	-
Impairment loss	3, 6	1,775.98	-
Profit (loss) before share of profit of equity accounted investee and tax		**6,786.01**	**(94.47)**
Share of profit after tax of equity accounted investee		1,169.33	-
Profit/(loss) before tax		**7,955.34**	**(94.47)**
Tax expense:			
Current tax	45	1,361.39	-
Deferred tax charge/(credit)	45	(11.27)	-
Minimum alternate tax credit entitlement (MAT)	45	(1,050.12)	-
		300.00	**-**
Profit/(loss) for the year		**7,655.34**	**(94.47)**
Items of other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
- Remeasurements of defined benefit liability, net of tax		0.16	-
Total comprehensive income/(loss) attributable to Unitholders for the year		**7,655.50**	**(94.47)**
Earnings per Unit	46		
Basic		9.92	(5.22)
Diluted		9.92	(5.22)
* Refer note 61			
Significant accounting policies	2		

The accompanying notes referred to above are an integral part of these Consolidated Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

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

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2020	For the year ended March 31, 2019 *
Cash flow from operating activities		
Profit/(loss) before share of profit of equity accounted investee and tax	6,786.01	(94.47)
Adjustments for :		
Non-cash and other adjustments		
Depreciation expense	5,120.00	-
Amortisation expense	161.24	-
Assets no longer required, written off	11.16	-
Allowance for credit loss	0.85	-
Liabilities no longer required written back	(13.29)	
Leasing commission paid	(41.86)	-
Profit on sale of mutual funds	(359.96)	-
Finance costs	3,803.54	-
Interest income	(451.04)	-
Fair value loss/(gain) on investment measured at FVTPL	6.71	-
Impairment loss recognised	1,775.98	
Operating profits/(loss) before working capital changes	**16,799.34**	**(94.47)**
Working capital adjustments		
- Inventories	(7.40)	-
- Trade receivables	126.60	-
- Loans and other financial assets (current and non-current)	731.70	-
- Other assets (current and non-current)	52.94	-
- Trade payables	(153.83)	-
- Other financial liabilities (current and non-current)	977.70	125.97
- Other liabilities and provisions (current and non-current)	(183.01)	-
Cash generated from operating activities before taxes	**18,344.04**	**31.50**
Taxes (paid)/refunds received (net)	(1,429.28)	-
Cash generated from operating activities	**16,914.76**	**31.50**
Cash flow from investing activities		
(Investments)/redemption of deposits with banks (net)	2,760.20	-
(Investments)/redemption in mutual funds (net)	(9,251.09)	-
Investment in debentures	(2,500.00)	-
Repayment of investment in debentures	1,775.62	-
Payment for purchase of Investment Property and Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Property under Development	(11,797.81)	-
Payment for business acquisition	(3,450.00)	(4,681.93)
Dividend received	535.00	-
Interest received	485.66	-
Net cash flow generated from/(used in) investing activities	**(21,442.42)**	**(4,681.93)**

Consolidated Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2020	For the year ended March 31, 2019 *
Cash flow from financing activities		
Interest paid	(1,562.48)	-
Repayments of borrowings	(73,462.66)	-
Proceeds from borrowings (net off issue expenses)	48,947.26	-
Proceeds from issue of units	-	47,499.96
Transaction costs related to issue of units	(2,378.63)	-
Cash used in distribution to Unitholders (including taxes on account of distribution by SPVs')	(13,526.72)	-
Finance lease payments	(20.37)	-
Security deposits (given)/received	30.00	(31.00)
Net cash (used in)/generated from financing activities	**(41,973.60)**	**47,468.96**
Net increase/(decrease) in cash and cash equivalents	**(46,501.26)**	**42,818.53**
Cash and cash equivalents at the beginning of the year	**49,612.75**	**-**
Cash balance acquired due to business combination	-	6,794.22
Cash and cash equivalents at the end of the year	**3,111.49**	**49,612.75**
Components of cash and cash equivalents (refer note 19A and 31)		
Cash in hand	1.12	0.48
Balances with banks		
- in current accounts	3,225.16	3,449.14
- in escrow accounts	2.62	45,580.11
- in fixed deposits	20.00	583.02
Book overdraft	(137.41)	-
	3,111.49	**49,612.75**
* Refer note 61		
Significant accounting policies (Refer Note 2)		

The accompanying notes referred to above are an integral part of these Consolidated Financial Statements.

Note: The Trust has issued Units in exchange for investments in SPVs during the year ended March 31, 2019. The same has not been reflected in Consolidated Statement of Cash Flows since these were non-cash transactions. Further, the Trust has also paid a cash consideration of ₹ 3,450 million towards acquisition of interest in IENMPL.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

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

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Consolidated Statement of Changes in Unitholders' Equity

(all amounts in ₹ million unless otherwise stated)

A. Unit Capital

	No. in million	Amount
Balance as on April 1, 2018	-	-
Add: Units issued during the year (refer note 22)	771.67	231,499.60
Less: Issue expenses	-	(2,460.34)
Balance as at March 31, 2019	**771.67**	**229,039.26**
Balance as on April 1, 2019	771.67	229,039.26
Add: Reversal of issue expenses no more payable	-	81.70
Balance as at March 31, 2020	**771.67**	**229,120.96**

B. Other equity

Particulars	Retained Earnings
Balance as on April 1, 2018	-
Profit/(loss) for the year	(94.47)
Balance as at March 31, 2019	**(94.47)**
Balance as on April 1, 2019	**(94.47)**
Add: Profit for the year ended March 31, 2020	7,655.34
Add: Other Comprehensive Income for the year ended March 31, 2020	0.16
Less: Distribution to Unitholders for the quarter ended June 30, 2019*	(4,166.99)
Less: Distribution to Unitholders for the quarter ended September 30, 2019*	(4,630.00)
Less: Distribution to Unitholders for the quarter ended December 31, 2019*	(4,707.16)
Balance as at March 31, 2020	**(5,943.12)**

* The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of Embassy Office Parks REIT under the REIT Regulations which includes repayment of debt by SPVs to REIT.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

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

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in ₹ million unless otherwise stated)

A) Statement of Net Assets at fair value

Sl. No.	Particulars	Unit of measurement	As at March 31, 2020	
			Book Value	Fair value
A	Assets	₹ in million	334,902.33	401,354.66
B	Liabilities	₹ in million	111,724.49	112,254.26
C	Net Assets (A-B)	₹ in million	**223,177.84**	**289,100.40**
D	No. of units	Numbers	771,665,343	771,665,343
E	NAV (C/D)	₹	**289.22**	**374.64**

Notes:

1. **Measurement of fair values:**

The fair value of investment property, investment property under development (including capital advances), property, plant and equipment (relating to the hotel property in UPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in MPPL) and the investment in GLSP as at March 31, 2020 has been determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE.

Valuation technique

The fair value measurement for all of the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and 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 and lease terms.

Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at March 31, 2020.

2. **Property-wise break up of Fair value of Assets as at March 31, 2020 is as follows:**

₹ in million

Particulars	Fair value of investment property, investment property under development, property, plant and equipment and capital work-in-progress *	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	153,906.00	1,843.65	155,749.65	17,124.79	138,624.86	120,534.72
EOPPL	21,032.00	793.58	21,825.58	1,477.83	20,347.75	19,871.20
UPPL	4,436.00	234.28	4,670.28	698.92	3,971.36	4,952.51
EEPL	10,289.00	7,692.82	17,981.82	7,646.18	10,335.64	17,047.79
GSPL	8,695.60	171.71	8,867.31	390.26	8,477.05	6,156.07
ETPL	13,911.00	278.71	14,189.71	406.46	13,783.25	10,442.18
OBPL	21,416.00	1,071.11	22,487.11	4,947.58	17,539.53	15,634.42

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in ₹ million unless otherwise stated)

₹ in million

Particulars	Fair value of investment property, investment property under development, property, plant and equipment and capital work-in-progress *	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset-wise NAV	Book value of assets
QBPPL	10,085.00	258.29	10,343.29	280.74	10,062.55	9,091.54
QBPL	26,408.00	2,153.75	28,561.75	751.29	27,810.46	22,783.48
VCPPL	16,624.00	236.10	16,860.10	740.97	16,119.13	13,128.86
IENMPL	17,866.00	234.98	18,100.98	956.27	17,144.71	14,528.77
EPTPL	-	0.07	0.07	-	0.07	0.07
Trust	-	56,639.36	56,639.36	76,832.97	(20,193.61)	56,639.36
Total	**304,668.60**	**71,608.41**	**376,277.01**	**112,254.26**	**264,022.75**	**310,810.97**
Investment in GLSP **	25,077.65	-	25,077.65	-	25,077.65	24,091.36
	329,746.25	**71,608.41**	**401,354.66**	**112,254.26**	**289,100.40**	**334,902.33**

* Fair values of investment property, investment property under development, property, plant and equipment, capital work-in-progress and investment in GLSP as at March 31, 2020 as disclosed above are solely based on the fair valuation report of iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE.

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

*** Assets at fair value include Goodwill of ₹ 50,289.37 million on book value basis (net off impairment loss, refer note 6). The Goodwill of ₹ 50,289.37 million mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values using an approach as more fully described in Note 50 as well as the requirement to recognise deferred tax liability of ₹ 38,783.20 million, calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases.

Note:

i. Other assets includes cash and cash equivalents and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment and capital work-in-progress.

ii. Total liabilities includes all liabilities except lease liability.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

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

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in ₹ million unless otherwise stated)

B) Statement of Total Returns at Fair value

₹ in million

Sl. No.	Particulars	For the year ended March 31, 2020
A	Total comprehensive income	7,655.50
B	Add : Changes in fair value not recognised in total comprehensive income (Refer note 1 below)	3,961.80
C (A+B)	**Total Return**	**11,617.30**

Note:

1. In the above statement, changes in fair value for the year ended March 31, 2020 has been computed based on the difference in fair values of investment property, investment property under development, property, plant and equipment (relating to the hotel property in UPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in MPPL and investment in GLSP) as at March 31, 2020 (audited) as compared with the values as at March 31, 2019 (unreviewed) net of cash spent on construction during the period. The fair values of the afore-mentioned assets as at March 31, 2020 (audited) and March 31, 2019 (unreviewed) are solely based on the valuation report of iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

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

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in ₹ million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

(i) Embassy Office Parks REIT – Standalone

Sl. No.	Particulars	For the year ended March 31, 2020
1	Cash flows received from SPVs and investment entity in the form of:	
	• Interest	7,823.93
	• Dividends (net of applicable taxes)	289.97
	• Repayment of Shareholder Debt	11,012.23
	• Proceeds from buy-backs/capital reduction (net of applicable taxes)	-
2	Add: Proceeds from sale of investments, assets or sale of shares of SPVs 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 the REIT Regulations	-
3	Add: Proceeds from sale of investments, assets or sale of shares of SPVs not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-
4	Add: Any other income of the Trust and not captured herein	167.05
5	Less: Any other expense accruing at the Trust level and not captured herein	(23.40)
6	Less: Any fees, including but not limited to:	
	• Trustee fees	(2.96)
	• REIT Management Fees	(214.81)
	• Valuer fees	(9.74)
	• Legal and professional fees	(102.89)
	• Trademark license fees	(1.42)
	• Secondment fees	(1.42)
7	Less: Debt servicing	
	• Interest on external debt	-
	• Repayment of external debt	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(70.62)
	Net Distributable Cash Flows	**18,865.92**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on May 19, 2020, have declared distribution to Unitholders of ₹ 6.89 per unit which aggregates to ₹ 5,316.77 million for the quarter ended March 31, 2020. The distributions of ₹ 6.89 per unit comprises ₹ 2.49 per unit in the form of interest payment, ₹ 0.23 per unit in the form of dividend and the balance ₹ 4.17 per unit in the form of amortisation of SPV debt. Along with distribution of ₹ 17.50 per unit for the nine-months ended December 31, 2019, the cumulative distribution for the year ended March 31, 2020 aggregates to ₹ 24.39 per unit.
2. Repayment of short-term construction debt given to SPVs are not considered for the purpose of distributions.
3. Since the Trust was listed only on April 1, 2019, the NDCF guidelines apply from that date and accordingly the comparatives are not applicable.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

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

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

(ii) Calculation of net distributable cash flows at each Asset SPV

For the year ended March 31, 2020 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl. No.	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	Total
1	Profit/(loss) after tax as per statement of profit and loss (standalone) (A)	758.86	3,375.36	44.27	(151.15)	462.44	124.74	200.83	153.83	(2,101.31)	239.58	181.64	-	3,289.09
	Adjustment:													
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:													
	• Depreciation, amortisation and impairment	354.71	1,390.13	345.24	231.93	201.05	87.74	451.53	222.31	1,596.55	57.29	147.21	-	5,085.69
	• Assets written off or liabilities written back	6.35	(6.43)	-	(2.91)	-	-	(0.39)	(2.72)	-	-	-	-	(6.10)
	• Current tax charge as per statement of profit and loss	122.95	661.16	9.95	2.36	122.52	89.72	147.63	43.49	-	47.32	20.29	-	1,267.39
	• Deferred tax	103.42	484.73	15.26	(44.30)	33.98	(3.48)	6.52	83.02	(218.17)	20.54	65.03	-	546.55
	• MAT adjustments as per statement of profit and loss	(109.25)	(781.68)	(9.95)	-	(116.07)	-	-	(43.49)	48.11	(37.79)	-	-	(1,050.12)
	• Ind AS adjustments not considered in any other item above	(89.45)	32.82	(1.28)	-	(40.30)	15.25	(31.95)	14.82	6.05	10.73	(134.66)	-	(217.97)
3	Add: Interest on shareholders debt charged to statement of profit and loss	685.73	2,420.32	284.09	220.76	66.13	305.21	414.38	483.41	1,506.86	383.46	582.17	-	7,352.52
4	Add/(Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following:	-	-	-	-	-	-	-	-	-	-	-	-	-
	• 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 the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, 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 the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	665.19	1,246.17	120.12	40.51	181.36	61.26	(112.37)	108.70	175.69	15.67	(29.24)	-	2,473.06
8	Less: Maintenance capex not charged in the statement of profit and loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

Sl. No.	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	Total
9	Less: External debt principal repayment *	-	(271.51)	(93.48)	-	-	-	-	(50.90)	-	-	-	-	(415.89)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):													
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(126.99)	(610.55)	(21.58)	(7.38)	(102.51)	(84.09)	(136.03)	(82.16)	(132.69)	(53.20)	(24.09)	-	(1,381.27)
	Total Adjustments (B)	**1,612.66**	**4,565.16**	**648.37**	**440.97**	**346.16**	**471.61**	**739.32**	**776.48**	**2,982.39**	**444.02**	**626.71**	**-**	**13,653.86**
	Net distributable Cash Flows C = (A+B).	**2,371.52**	**7,940.52**	**692.64**	**289.82**	**808.60**	**596.35**	**940.15**	**930.31**	**881.08**	**683.60**	**808.35**	**-**	**16,942.95**

* Repayment of borrowings done at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt from REIT to SPVs upon ultimate availment of external credit facility are not considered for NDCF computation.

1. Since the Trust was listed on April 1, 2019, the NDCF guidelines apply from that date and accordingly the comparatives are not applicable.
2. Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

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

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020

Notes

to the Consolidated Financial Statements

1. Organisation structure

The Consolidated Financial Statements comprise financial statements of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT'), its subsidiaries namely Embassy Office Parks Private Limited ('EOPPL'), Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EEPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPPL'), Oxygen Business Park Private Limited ('OBPPL'), Earnest Towers Private Limited ('ETPL'), Vikhroli Corporate Park Private Limited ('VCPPL'), Indian Express Newspapers (Mumbai) Private Limited ('IENMPL') and Embassy Pune TechZone Private Limited ('EPTPL') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Embassy Office Parks Group') and a Joint Venture namely GolfLinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

The objectives of Embassy REIT are to under take activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

Embassy Property Developments Private Limited ('EPDPL') and BRE/Mauritius Investments ('BMI') (collectively known as the 'Sponsors' or the 'Co-Sponsors') have set up the Embassy Office Parks REIT as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with SEBI as a Real Estate Investment Trust on August 3, 2017 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

Embassy Office Parks REIT acquired the following SPVs by acquiring all the equity interest held by the Embassy Sponsor, Blackstone Sponsor and Blackstone Sponsor Group and certain other shareholders on March 22, 2019. In exchange for these equity interests, the above shareholders have been allotted 613,332,143 Units of Embassy Office Parks REIT valued at ₹ 300 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on April 1, 2019.

The Trust went public as per its plan for Initial Public Offer of Units after obtaining the required approvals from the relevant authorities. The Units were allotted to the applicants on March 27, 2019 and were subsequently listed on the BSE and NSE on April 1, 2019.

Accordingly, the equity interest in each of the following SPVs (directly or indirectly, through their holding companies) have been transferred from the respective shareholders to the Trust.

Details of the SPVs is provided below:

Name of the SPV	Activities	Shareholding (in percentage) upto March 21, 2019	Shareholding (in percentage) from March 22, 2019
EOPPL	Development and leasing of office space and related interiors (Embassy Tech Zone), located at Pune along with being an intermediate Embassy Office Parks holding Company (Hold Co.) for the Embassy Office Parks Group.	Embassy Property Developments Private Limited (EPDPL): 50.00% EPDPL together with Jitendra Virwani: 0.00% (1 Share) SG Indian Holding (NQ) Co I Pte. Ltd.: 49.75% SG Indian Holding (NQ) Co II Pte. Ltd.: 0.03% SG Indian Holding (NQ) Co III Pte. Ltd.: 0.22%	Embassy Office Parks REIT : 100%
MPPL	Development and leasing of office space and related interiors (Embassy Manyata), located at Bengaluru.	EOPPL: 35.77% BRE/Mauritius Investments: 36.97% Veeranna Reddy: 27.00% Suguna Reddy: 0.26%	EOPPL: 35.77% Embassy Office Parks REIT: 64.23%
UPPL	Development, rental and maintenance of serviced residences (Hilton hotel).	EPDPL: 58% D M Estates Private Limited: 29% GolfLinks Properties Private Limited: 13%	Embassy Office Parks REIT: 100%

Notes

to the Consolidated Financial Statements

Name of the SPV	Activities	Shareholding (in percentage) upto March 21, 2019	Shareholding (in percentage) from March 22, 2019
EEPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bengaluru.	EOPPL: 80% EPDPL: 10% Rana George: 10%	EOPPL: 80% Embassy Office Parks REIT: 20%
GSPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	BREP GML Holding (NQ) Pte. Ltd.: 79.62% BREP VII GML Holding (NQ) Pte. Ltd.: 19.89% BREP Asia SBS GML Holding (NQ) Ltd.: 0.38% BREP VII SBS GML Holding (NQ) Ltd.: 0.11%	Embassy Office Parks REIT: 100%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Quadron), located in Pune.	BRE/Mauritius Investments II: 99.99% Kunal Shah: 0.01%	Embassy Office Parks REIT: 100%
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	BREP NTPL Holding (NQ) Pte. Ltd.: 79.62% BREP VII NTPL Holding (NQ) Pte. Ltd.: 19.89% BREP VII SBS NTPL Holding (NQ) Ltd.: 0.38% BREP VII NTPL Holding (NQ) Ltd.: 0.11%	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	BREP Asia SG Oxygen Holding (NQ) Pte. Ltd.: 79.61% BREP VII SG Oxygen Holding (NQ) Pte. Ltd.: 19.89% BREP Asia SBS Oxygen Holding (NQ) Ltd.: 0.39% BREP VII SBS Oxygen Holding (NQ) Ltd.: 0.11%	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	India Alternate Property Limited: 95.23% Premsagar Infra Reality Private Limited: 2.51% Hiranandani Properties Private Limited: 2.26%	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	BREP Asia HCC Holding (NQ) Pte Ltd.: 79.81% BREP VII HCC Holding (NQ) Pte Ltd.: 19.89% BREP Asia SBS HCC Holding (NQ) Ltd.: 0.19% BREP VII SBS HCC Holding (NQ) Ltd.: 0.11%	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office₹ space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Panchshil Techpark Private Limited: 51.07% BREP Asia SG Indian Holding (NQ) Co. II Pte. Limited: 37.27% BREP VII SG Indian Holding (NQ) Co. II Pte. Limited: 9.31% Shekhar Gupta jointly with Ms. Neelam: 2.11% BREP Asia SBS Holding (NQ) Co. XI Ltd.: 0.18% BREP VII SBS Holding (NQ) Co. XI Ltd.: 0.05%	Embassy Office Parks REIT: 100%

The Trust also holds economic interest in a joint venture (GolfLinks Software Park Private Limited (GLSP), entity incorporated in India) through a SPV as detailed below.

Name of the SPV	Activities	Shareholding (in percentage) upto March 21, 2019	Shareholding (in percentage) from March 22, 2019
GLSP	Development and leasing of office space and related interiors (Embassy GolfLinks Business Park), located at Bengaluru.	Embassy Office Parks Private Limited (50%) Kelachandra Holdings LLP (50%)	Embassy Office Parks Private Limited (50%) Kelachandra Holdings LLP (50%)

Notes

to the Consolidated Financial Statements

2. Significant accounting policies

2.1 Basis of preparation of consolidated financial statements

The Consolidated Financial Statements of the Embassy Office Parks Group comprises the Consolidated Balance Sheet and the Consolidated Statement of Net Assets at fair value as at March 31, 2020, the Consolidated Statement of Profit and Loss, including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity, the Statement of Net Distributable Cash flows of Embassy REIT and each of the SPVs, the Consolidated Statement of Total Returns at fair value and a summary of significant accounting policies and other explanatory information for the year ended March 31, 2020. The Consolidated Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on May 19, 2020. The Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 ("SEBI Circular'); Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with SEBI Circular.

Embassy Office Parks Group has prepared consolidated financial statements which comply with Ind AS applicable for year ending on March 31, 2020, together with the comparative period data as at and for the year ended March 31, 2019, as described in the summary of significant accounting policies. In preparing these consolidated financial statements, Embassy Office Parks Group's opening balance sheet was prepared as at April 1, 2018, which is the date of transition to Ind AS. Since no consolidated financial statements were prepared under the Companies (Accounts) Rules, 2014 (Previous GAAP), disclosures of the reconciliation from Previous GAAP to Ind AS does not arise.

The Consolidated Financial Statements are presented in Indian Rupees in million, except when otherwise indicated.

Statement of compliance to Ind AS

These Consolidated Financial Statements for the year ended March 31, 2020 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), to the extent not inconsistent with SEBI Circular.

The Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances except for the change in policy for recognition of leases under Ind AS 116 as referred in note 2.2(q). The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. year ended on March 31 , 2020.

Basis of Consolidation

(i) Subsidiaries

The Embassy Office Parks Group consolidates entities which it owns or controls. The Consolidated Financial Statements comprise the financial statements of the Embassy Office Parks REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure for preparing Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

a) The Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 – Consolidated Financial Statements, to the extent applicable.

b) Goodwill is recognised in the Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.

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to the Consolidated Financial Statements

c) The financial statements of the Embassy Office Parks Group are consolidated on a line-by-line basis and intragroup balances and transactions for assets and liabilities, equity, income, expenses and cash flows between entities of the Embassy Office Parks Group are eliminated in full upon consolidation.

d) Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis.

(ii) Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these consolidated financial statements using the equity method of accounting as described below.

Under the equity method of accounting, the investments are initially recognised at cost on the date of acquisition and adjusted thereafter to recognise the Embassy Office Parks Group's share of the post-acquisition profits or losses of the investee in profit and loss, and Embassy Office Parks Group's share of other comprehensive income of the investee in other comprehensive income.

Goodwill is calculated at excess of cost of investment over share of fair value of net assets acquired on the date of acquisition and is disclosed as an additional information in the Notes to the Consolidated Financial Statements.

Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

When Embassy Office Parks Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, Embassy Office Parks Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between Embassy Office Parks Group and joint ventures are eliminated to the extent of Embassy Office Parks Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees are consistent with the policies adopted by the Embassy Office Parks Group.

The carrying amount of equity accounted investments are tested for impairment in accordance with the Embassy Office Parks Group's policy.

During the year ended March 31, 2018, the statutory auditors of GLSP had modified their audit report for non-compliance with Section 185 of the Companies Act, 2013 in respect of a loan aggregating ₹ 190.00 million provided by GLSP to a private Company which had common directors. The loan was repaid during the year ended March 31, 2019 and the non-compliance was duly rectified.

Basis of Business Combination

The Embassy Office Parks Group accounts for its business combinations under acquisition method of accounting. Acquisition related costs are recognised in the consolidated statement of profit and loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date.

Purchase consideration paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values

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of the net assets and contingent liabilities, the excess is recognised as capital reserve.

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity is recorded in Unitholders' equity.

Changes in accounting policies and disclosures

New and amended standards

Embassy Office Parks Group applied Ind AS 116 Leases for the first time. The nature and effect of the changes as a result of adoption of this new accounting standard is described in note 56.

Several other amendments apply for the first time for the year ending March 31, 2020, but does not have an impact on the consolidated financial statements of the Group.

Ind AS 116 Leases

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 leases. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees.

Effective April 1, 2019, the Embassy Office Parks Group has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method prescribed in para C8(b)(ii) to ongoing leases as on April 1, 2019. The right of use asset and lease liability has been recognised on the date of initial application i.e. April 1, 2019. Accordingly, the comparatives have not been restated and hence not comparable with previous period figures. The nature and effect of the changes as a result of adoption of this new accounting standard is described in note 56.

a) Functional and presentation currency

The Consolidated Financial Statements are presented in Indian Rupees, which is the Embassy Office Parks Group's functional currency and the currency of the primary economic environment in which the Embassy Office Parks Group operates. All financial information presented in Indian Rupees has been rounded off to nearest million except unit and per unit data.

b) Basis of measurement

The Consolidated Financial Statements are prepared on the historical cost basis, except for the following:

- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values;
- Net defined benefit (asset)/liability less present value of defined obligations: Fair value of plan assets less present value of defined benefit plan; and
- The assets and liabilities of the SPVs on the date of acquisition have been accounted using their Fair value and the goodwill/capital reserve amount has been calculated accordingly.

c) Use of judgements and estimates

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

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

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

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to the Consolidated Financial Statements

i) **Business combinations**
In accounting for business combinations, judgement is required in identifying whether an identifiable intangible asset is to be recorded separately from goodwill. Estimating the acquisition date fair value of the identifiable assets acquired, useful life thereof and liabilities assumed involves management judgement. These measurements are based on information available at the acquisition date and are based on expectations and assumptions that have been deemed reasonable by the management. Changes in these judgements, estimates and assumptions can materially affect the results of operations.

ii) **Impairment of goodwill and intangible assets with infinite useful life**
For the purpose of impairment testing, goodwill and intangible assets with infinite useful life acquired in a business combination is, from the acquisition date, allocated to each of the Embassy Office Parks Group's cash-generating units that are expected to benefit from the combination. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and such intangible assets had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognised. The discounted cash flow method involves estimating future cash flows, growth rates and discount rates which require significant management judgement - Note 2.2 (j)

iii) Classification of lease arrangements as finance lease or operating lease - Note 2.2 (q)

iv) Classification of assets as investment property or as property, plant and equipment - Notes 2.2 (f) and (g)

v) Significant judgement involved in the purchase price allocation of the assets acquired and liabilities assumed on account of Business Combination and deferred tax accounting on the resultant fair value accounting– Note on Basis of Business Combination and Note 2.2 (u) (ii)

vi) Judgements in preparing Consolidated Financial Statements - Note 2.1

vii) Classification of Unitholders' funds – Note 22 (a) (i)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during the year ended March 31, 2020 is included in the following notes:

i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment – The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment property being valued. Judgment is also applied in determining the extent and frequency of independent appraisals. SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details). Refer note 2.2 (j) as regards estimates and assumptions involved in impairment assessment of non-financial assets being investment properties and property plant and equipment.

ii) Useful lives of Investment Property and Property, Plant and Equipment– Notes 2.2(f) and (g)

iii) Valuation of financial instruments –Note 2.2 (l)

iv) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used – Note 2.2(u)(ii). Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.

v) The Group has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of goodwill, investment property (including under development), property, plant and equipment, capital work-in-progress, equity accounted investee, intangible assets and receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Group. The Group has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at March 31, 2020 will be recovered. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these consolidated financial statements.

d) Current versus non-current classification

The Embassy Office Parks Group presents assets and liabilities in the Consolidated Balance Sheet based on current/non-current classification:

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Embassy Office Parks Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Embassy Office Parks Group has identified twelve months as its operating cycle.

e) Measurement of fair values

A number of the Embassy Office Parks Group accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Embassy Office Parks Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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The Embassy Office Parks Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The Embassy Office Parks Group has an established control framework with respect to the measurement of fair values. The Embassy Office Parks Group engages with external valuers for measurement of fair values in the absence of quoted prices in active markets.

While measuring the fair value of an asset or liability, the Embassy Office Parks Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on inputs used in the valuation techniques as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Embassy Office Parks Group uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Embassy Office Parks Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

f) Investment property

Property that is held for long-term rental yields or for capital appreciation or both is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Embassy Office Parks Group and the cost of the item can be measured reliably. The cost of the assets not ready for their intended use before such date, are disclosed as investment property under development. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of such replaced position is derecognised.

Investment properties are depreciated on straight-line method over their estimated useful lives. However, where the management's estimate of the remaining useful life of the assets on a review subsequent to the time of acquisition is different, then depreciation is provided over the remaining useful life based on the revised useful life. The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pursuant to this policy, Management's estimates of useful life of the following major assets under straight-line method are as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Leasehold land*	30-99 years based on the primary lease period

Pro-rata depreciation is provided on properties purchased or sold during the year.

*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/during the lease term are not amortised over the lease period.

Investment property acquired on Business Combination is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

Note: Plant and machinery, furniture and fixtures and electrical equipment which are physically attached to the building are considered as part of the investment property.

g) Property, plant and equipment and intangible assets

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation. The cost of property, plant and equipment includes freight, duties, taxes and other incidental expenses related to the acquisition or construction of the respective assets. The cost of such assets not ready for

their intended use are disclosed as capital work-in-progress.

Intangible assets are recorded at their acquisition cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

Depreciation is provided on the straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment and intangibles as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Office Equipment	5 years
Computers	3 years
Computer Software	3 years
Operating Supplies	2-5 years
Vehicles	8 years

Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/during the lease term are not amortised over the lease period.

The useful lives of intangible assets are assessed as either finite or indefinite.

Right to use trademark: The earnings potential of trade name/trademark can at times be substantial. A trademark is recognised on a reporting Company's balance sheet as an intangible asset separate from goodwill because it satisfies either of the following two tests:

- It arises from legal rights (a trademark is essentially a bundle of rights)
- It is capable of being sold, transferred, and licensed separately from other assets of the acquiring Company.

The recognition of an acquired trademark is performed as part of a purchase price allocation, whereby a portion of the price paid by the acquirer for all of the acquired assets is assigned to the trademark using an acceptable valuation methodology.

The life of the Right to use trademark is considered indefinite because there is no foreseeable limit nor any specific covenant that limits the time period over which the asset is expected to generate net cash inflows for the SPVs.

Intangible assets comprising of Right to use trademark with indefinite useful lives are not amortised, but are tested for impairment annually, at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Power purchase agreement is one of the essential contracts required for a small power generating Company with limited production capacity and marketability. Since sales with the customer take the form of a contract, the power purchase agreement meets the contractual criteria for recognition. This agreement provides ongoing and repeat business for the Company and provides a platform for the Company to reach profitability.

The initial useful life of the power purchase agreements is estimated to be 25 years based on the contract period and hence are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period.

Property, plant and equipment and Intangibles acquired on Business Combination, except right-to-use trademark, is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

When parts of an item of plant and equipment have different useful lives, they are treated as separate components and depreciated over their respective estimated useful lives.

The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pro-rata depreciation is provided on all property, plant and equipment and intangible assets purchased or sold during the year.

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h) Non-current assets held for sale

Non-current assets are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. Losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in the Consolidated Statement of Profit and Loss.

Once classified as held-for-sale, intangible assets, property, plant and equipment and investment properties are no longer amortised or depreciated, and any equity-accounted investee is no longer equity accounted.

i) Inventory

Stores and operating supplies

Inventories which comprises food and beverages and operating supplies are valued at lower of cost or net realisable value. Cost of inventories comprises purchase price, costs of conversion and other incidental costs incurred in bringing the inventories to their present location and condition. In determining the cost, weighted average cost method is used.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs to sell.

j) Impairment of non-financial assets

The Embassy Office Parks Group assesses, at each reporting date, whether there is an indication that a non-financial asset other than inventories and deferred tax assets may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Embassy Office Parks Group estimates the asset's recoverable amount.

An impairment loss is recognised in the Consolidated Statement of Profit and Loss if the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable unit. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU on a pro-rata basis. A CGU is the smallest identifiable asset group that generates cash flows that are largely independent from other assets and groups. Impairment losses are recognised in the Consolidated Statement of Profit and Loss, unless it reverses previous revaluation credited to equity, in which case it is charged to equity.

Goodwill arising from a business combination is allocated to CGUs or group of CGUs that are expected to benefit from the synergies of the combination. Goodwill is tested for impairment on an annual basis and more often, if there is an indication that goodwill may be impaired, relying on a number of factors including operating results, business plans and future cash flows. Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not subsequently reversed. In respect of other assets, such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

k) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Embassy Office Parks Group's entities at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the

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functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on foreign exchange transactions settled and from translations during the year are recognised in the Consolidated Statement of Profit and Loss of the year except exchange differences arising from the translation of the items which are recognised in OCI.

l) Financial instruments

i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Embassy Office Parks Group becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- Amortised cost;
- Fair value through other comprehensive income (FVOCI) – debt instrument;
- Fair value through other comprehensive income (FVOCI) – equity instrument; or
- Fair value through profit or loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Embassy Office Parks Group changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

On initial recognition of an equity instrument that is not held for trading, the Embassy Office Parks Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Embassy Office Parks Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment

The Embassy Office Parks Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

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- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Embassy Office Parks Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest
For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Embassy Office Parks Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Embassy Office Parks Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features; and
- terms that limit the Embassy Office Parks Group's claim to cash flows from specified assets (e.g. non-recourse features)

A prepayment feature is consistent with the solely payment of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit and loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit and loss.
Debt instruments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit and loss.
Equity instruments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit and loss.

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Financial liabilities: Classification, subsequent measurement and gains and losses
Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit and loss. Any gain or loss on derecognition is also recognised in profit and loss.

iii) **Derecognition**
Financial assets
The Embassy Office Parks Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Embassy Office Parks Group neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Embassy Office Parks Group enters into transactions whereby it transfers assets recognised in its Consolidated Balance Sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial liabilities
The Embassy Office Parks Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Embassy Office Parks Group also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit and loss.

iv) **Offsetting**
Financial assets and financial liabilities are offset and the net amount presented in the Consolidated Balance Sheet only when the Embassy Office Parks Group has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

m) **Compound financial instruments**

The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognised at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not measured subsequently.

Interest related to the financial liability is recognised in profit and loss (unless it qualifies for inclusion in cost of asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

n) **Impairment of financial assets**

Financial assets
The Embassy Office Parks Group recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVOCI – debt investments

At each reporting date, the Embassy Office Parks Group assesses whether financial assets carried at amortised cost and debt securities at FVTOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer; or

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- a breach of contract such as a default or being past due for 180 days or more; or
- the restructuring of a loan or advance by the Embassy Office Parks Group on terms that in the material assessment of the Embassy Office Parks Group it would not consider otherwise; or
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties

The Embassy Office Parks Group measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks Group is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Embassy Office Parks Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks Group's historical experience and informed credit assessment and including forward-looking information.

The Embassy Office Parks Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

The Embassy Office Parks Group considers a financial asset to be default when:

- the borrower is unlikely to pay its credit obligations to the Embassy Office Parks Group in full, without recourse by the Embassy Office Parks Group to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due without any security

Measurement of expected credit losses: Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Embassy Office Parks Group and the cash flows that the Embassy Office Parks Group expects to receive).

Presentation of allowance for expected credit losses in the balance sheet: Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVTOCI, the loss allowance is charged to profit and loss account and is recognised in OCI.

Write-off: The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks Group's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks Group pertain to trade and other receivables. Considering the nature of business, the Embassy Office Parks Group does not foresee any credit risk on its trade and other receivables which may cause an impairment. As per the agreement with tenants, the receivables are covered by clause of payment security

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mechanism which ensures receipt of all trade receivables. Also, the Embassy Office Parks Group does not have any past history of significant impairment of trade and other receivables.

o) Embedded derivatives

When the Embassy Office Parks Group becomes a party to a hybrid contract with a host that is not an asset within the scope of Ind AS 109 Financial Instruments, it identifies whether there is an embedded derivative. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

p) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

When guarantees in relation to debt or other payables of subsidiaries or associates are provided for with no compensation, the fair values are accounted as contributions and recognised as part of the cost of investment.

q) Leases

Policy applicable upto March 31, 2019

i. Determining whether an arrangement contains a lease

At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values. If it is concluded for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognised at an amount equal to the fair value of the underlying asset. The liability is reduced as payments are made and an imputed finance cost on the liability is recognised using the incremental borrowing rate.

ii. Assets held under leases

Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group's net investment in the leases.

iii. Initial direct costs

Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease are capitalised to the carrying amount of leased asset and recognised over the lease term on the same basis as rental income.

Policy applicable with effect from April 1, 2019

Embassy Office Parks Group as a lessee

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Embassy Office Parks Group recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever

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there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the Statement of profit and loss.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the entity within the Embassy Office Parks Group. Generally, the Embassy Office Parks Group uses its incremental borrowing rate as the discount rate. For leases with reasonably similar characteristics, the Embassy Office Parks Group, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

The Embassy Office Parks Group recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Embassy Office Parks Group recognises any remaining amount of the re-measurement in profit and loss.

The Embassy Office Parks Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets. The Embassy Office Parks Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Embassy Office Parks Group as a lessor

i. Determining whether an arrangement contains a lease

At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values.

ii. Assets held under leases

Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group's net investment in the leases.

iii. Initial direct costs

Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease are capitalised to the carrying amount of leased asset and recognised over the lease term on the same basis as rental income.

Transition to Ind AS 116

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 leases. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees.

Effective April 1, 2019, the Embassy Office Parks Group has adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method prescribed in para C8(b)(ii) to ongoing leases as on April 1, 2019. The right of use asset and lease liability has been recognised on the date of initial application i.e. April 1, 2019. Accordingly, the comparatives have not been restated and hence not comparable with previous period figures.

Embassy Office Parks Group as a lessor

The Embassy Office Parks Group is not required to make any adjustments on transition to Ind AS 116 for leases in which it acts as a lessor, except for a sub-lease in a joint venture. The Embassy Office Parks Group accounted for its leases in accordance with Ind AS 116 from the date of initial

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application. The Embassy Office Parks Group as a lessor does not have any impact on account of sub-lease on the application of this standard.

Embassy Office Parks Group as lessee

Ind AS 116 requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance lease under Ind AS 17.

On transition, the Embassy Office Parks Group has applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with similar end date. The Embassy Office Parks Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets.

On transition, the Embassy Office Parks Group recognised a lease liability measured at the present value of the remaining lease payments.

On application of Ind AS 116, the nature of expenses has changed from lease rent in previous periods to depreciation cost for the right-to-use asset, and finance cost for interest accrued on lease liability.

r) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. This *inter alia* involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the statement of profit and loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

ii) Income from finance lease

The recognition of finance income is based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the finance lease.

iii) Revenue from Room Rentals

Revenue from room rentals are based on the occupancy charged on the basis of room rates which are contracted (exclusive of applicable taxes).

iv) Revenue from contract with customers

a) Revenue from maintenance services is recognised as and when the services are rendered based on the terms of the contracts with the lessees.

b) Revenue from Food, beverages and banquets

Revenue from food and beverages are recorded as and when food is served. Revenue generated from the banquet services offered are charged on the basis of cover charges per person which is billed (exclusive of applicable taxes) based on guaranteed covers if actual cover is less than contracted.

c) Other operating income

Other operating income, including service charges on rooms and Food & Beverage (F&B) revenues and other hospitality-related operating income is recognised when the services are rendered and the same become chargeable. Revenue from other services is recognised on accrual basis as per the terms of the agreement.

v) Recognition of dividend and interest income

Dividend income is recognised in profit and loss on the date on which the Embassy Office Parks Group's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

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s) Employee benefits

Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Embassy Office Parks Group makes specified monthly contributions towards government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Embassy Office Parks Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Embassy Office Parks Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Embassy Office Parks Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Embassy Office Parks Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Compensated absences

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Embassy Office Parks Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

t) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

u) Taxation

Income tax comprises current and deferred tax. Income tax expense is recognised in the Consolidated Statement of Profit and Loss except to the extent it relates to items directly recognised in equity or in other comprehensive income.

(i) Current tax:

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Minimum Alternative Tax ('MAT') under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Embassy Office Parks Group will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

(ii) Deferred tax:

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Embassy Office Parks Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

Deferred income tax asset are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Embassy Office Parks Group recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised.

Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Embassy Office Parks Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

Tax impact of timing difference which arise during the tax holiday period are recognised only to the extent of those differences which are reversed after the tax holiday period.

v) Provisions and contingencies

The Embassy Office Parks Group recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation.

If the effect of the time value of money is material, provisions are discounted.

w) Operating segments

An operating segment is a component of the Embassy Office Parks Group that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by a representative of the Embassy Office Parks Group, the Embassy Office Parks Group's Chief Operating Decision Maker ('CODM'), to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

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

- Commercial Offices segment:
  NOI for commercial offices is defined as Revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less Direct operating expenses (which includes (i) Operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

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

- Other segment:
  NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less Direct operating expenses (which includes (i) Operating and maintenance and (ii) Other expenses).

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

x) Errors and estimates

The Embassy Office Parks Group revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Consolidated Financial Statements. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change. Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

y) Cash and cash equivalents

Cash and cash equivalents in the Consolidated Balance Sheet comprises of cash at banks and on hand, deposits held at call with bank or financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

z) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager.

In terms of the REIT Regulations and NDCF framework which prescribes for the minimum amount of NDCF to be distributed to Embassy Office Parks REIT:

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPVs/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT has committed to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring additional dividend, to the extent permitted under the Companies Act, 2013. Repayment of short-term construction debt given to SPVs are not considered for the purpose of distributions.

aa) Cash distribution to Unitholders

The Group recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

ab) Consolidated Statement of Cash flows

Consolidated Cash flows are reported using the indirect method, whereby Profit/(loss) before share of profit of equity accounted investees and tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks Group are segregated.

For the purpose of the Consolidated Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Embassy Office Parks Group's cash management.

ac) Earnings per unit

The basic earnings per unit is computed by dividing the net profit (loss) attributable to the Unitholders of the Trust by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings (loss) per unit comprises the weighted average units considered for deriving basic earnings/(loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per share or increase loss per units are included.

ad) Earnings before finance costs, depreciation, amortisation, impairment loss and tax

The Embassy Office Parks Group has elected to present earnings before finance cost, depreciation, amortisation, impairment loss and tax as a separate line item on the face of the Consolidated Statement of Profit and Loss. The Embassy Office Parks Group measures earnings before finance cost, depreciation, amortisation, impairment loss and tax excluding share of profit of equity accounted investees on the basis of profit/(loss) from continuing operations. In its measurement, the Embassy Office Parks Group does not include depreciation and amortisation expense, impairment loss, finance costs, share of profit of equity accounted investees and tax expense.

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3. Property, plant and equipment

Reconciliation of carrying amounts for the year ended March 31, 2020

Particulars	Land-freehold (refer note ii)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block (cost or deemed cost)										
At April 1, 2018	-	-	-	-	-	-	-	-	-	-
Additions due to business combination*	6,087.66	7,057.90	7,137.51	485.32	448.83	17.26	11.51	11.62	37.89	21,295.50
Deletion	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	**6,087.66**	**7,057.90**	**7,137.51**	**485.32**	**448.83**	**17.26**	**11.51**	**11.62**	**37.89**	**21,295.50**
At April 1, 2019	**6,087.66**	**7,057.90**	**7,137.51**	**485.32**	**448.83**	**17.26**	**11.51**	**11.62**	**37.89**	**21,295.50**
Additions for the year	452.41	9.98	4.77	0.72	0.11	1.20	6.38	0.02	2.52	478.11
Deletion	-	-	-	(0.06)	-	-	-	(0.81)	-	(0.87)
At March 31, 2020	**6,540.07**	**7,067.88**	**7,142.28**	**485.98**	**448.94**	**18.46**	**17.89**	**10.83**	**40.41**	**21,772.74**
Accumulated depreciation										
At April 1, 2018	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
At April 1, 2019	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Charge for the year	-	129.88	403.48	79.09	57.38	11.08	10.96	10.83	4.98	707.68
Impairment loss (refer note iii)	84.00	235.36	27.34	5.38	12.35	0.25	0.01	-	1.44	366.13
At March 31, 2020	**84.00**	**365.24**	**430.82**	**84.47**	**69.73**	**11.33**	**10.97**	**10.83**	**6.42**	**1,073.81**
Carrying amount (net)										
As at March 31, 2019	**6,087.66**	**7,057.90**	**7,137.51**	**485.32**	**448.83**	**17.26**	**11.51**	**11.62**	**37.89**	**21,295.50**
As at March 31, 2020	**6,456.07**	**6,702.64**	**6,711.46**	**401.51**	**379.21**	**7.13**	**6.92**	**-**	**33.99**	**20,698.93**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 50.

i. Post acquisition of the SPVs, the Embassy Office Parks Group has revisited the useful life of the property, plant and equipment and aligned the same across the Embassy Office Parks Group. The Embassy Office Parks Group has also aligned its method of depreciation to straight-line method across its SPVs.

ii. The solar plant has been constructed on 465.77 acres of land, the title for 254.47 acres is registered in name of the group and balance 211.30 acres is in process of registration and is scheduled for completion by December 31, 2020.

iii. During the current year, an impairment loss of ₹ 366.13 million has been recognised against the property, plant and equipment of the hospitality segment of Embassy Quadron. The impairment loss of ₹ 366.13 million as at March 31, 2020 is after reducing the carrying amount of goodwill of ₹ 922.71 million for certain hotel which is lowest cash generating unit (CGU) forming part of hospitality segment (March 31, 2019: Nil) and is allocated to all other property, plant and equipment of respective CGU in proportion to their carrying value. The impairment loss has been computed based on the assets' recoverable amount as at reporting date which is it's value in use as prescribed under Ind-AS 36. (Refer Note 6 for additional disclosure on impairment).

iv. Refer Note 24 for information on charge created by the group on its property, plant and equipment.

v. Refer Note 48 for disclosure of contractual commitments for the acquisition of property, plant and equipment.

Notes

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4. Capital work-in-progress

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
MPPL-Hilton Hotel (Front Parcel) *	2,334.07	1,220.52	-
	2,334.07	**1,220.52**	**-**

* forms part of MPPL CGU.

Note:

Borrowing cost capitalised

Hilton Hotel (Front Parcel) project by MPPL is currently under development. The project is expected to be completed in June 2022. The carrying amount of the asset is ₹2,334.07 million as at March 31, 2020 (March 31, 2019: ₹ 1,220.52 million). The amount of borrowing cost capitalised during the year ended March 31, 2020 is ₹ 44.31 million (March 31, 2019: Nil). The rate used to determine the amount of borrowing costs eligible for capitalisation was 8.51%, which is the SPV specific "Weighted Average Borrowing Cost" (WABC).

5. Investment property

Reconciliation of carrying amounts for the year ended March 31, 2020

Particulars	Land-freehold	Land-leasehold (Refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
Gross block (cost or deemed cost)										
At April 1, 2018	-	-	-	-	-	-	-	-	-	-
Additions due to business combination*	63,847.70	38,361.49	75,824.71	8,224.86	1,315.90	1,922.06	44.33	5.23	2.69	189,548.97
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	**63,847.70**	**38,361.49**	**75,824.71**	**8,224.86**	**1,315.90**	**1,922.06**	**44.33**	**5.23**	**2.69**	**189,548.97**
At April 1, 2019	**63,847.70**	**38,361.49**	**75,824.71**	**8,224.86**	**1,315.90**	**1,922.06**	**44.33**	**5.23**	**2.69**	**189,548.97**
Additions for the year	1,050.92	312.10	5,858.46	1,227.42	180.31	348.61	2.10	0.08	8.57	8,988.57
Disposals	-	-	-	(39.66)	(5.65)	-	(3.01)	-	(0.42)	(48.74)
Adjustments (refer note i and vi)	10,284.81	(10,446.41)	-	161.60	-	-	-	-	-	-
At March 31, 2020	**75,183.43**	**28,227.18**	**81,683.17**	**9,574.22**	**1,490.56**	**2,270.67**	**43.42**	**5.31**	**10.84**	**198,488.80**
Accumulated depreciation										
At April 1, 2018	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Charge for the year	-	483.74	2,106.20	947.20	360.10	487.10	22.82	3.48	1.68	4,412.32
At March 31, 2020	**-**	**483.74**	**2,106.20**	**947.20**	**360.10**	**487.10**	**22.82**	**3.48**	**1.68**	**4,412.32**
Carrying amount (net)										
As at 2019	**63,847.70**	**38,361.49**	**75,824.71**	**8,224.86**	**1,315.90**	**1,922.06**	**44.33**	**5.23**	**2.69**	**189,548.97**
As at March 31, 2020	**75,183.43**	**27,743.44**	**79,576.97**	**8,627.02**	**1,130.46**	**1,783.57**	**20.60**	**1.83**	**9.16**	**194,076.48**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 50.

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i MPPL - During the year ended March 31, 2020, cost of freehold land of ₹ 161.60 million has been transferred to Karnataka Power Transmission Corporation Limited (KPTCL) along with the 220 KVA substation constructed at Embassy Manyata. Since these are enabling assets to the overall Park, the cost of land has been transferred to plant and machinery and being depreciated over the useful life of the substation.

ii. EOPPL: The leasehold land for Embassy TechZone is taken from Maharashtra Industrial Development Corporation ('MIDC') on a lease for a period of 95 years. The lease expires in July 2100.

iii. OBPPL: The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority ('NOIDA') on lease for a lease period of 90 years. The lease expires in September 2097.

iv. ETPL: The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority ('MMRDA') on a lease for a period of 80 years. The lease expires in June 2088.

v. GSPL: The leasehold land for Embassy Galaxy is taken from NOIDA on a lease for a period of 90 years. The lease expires in June 2095.

vi. IENMPL: The leasehold land for Express Towers is taken from the Government of Maharashtra on a lease of 99 years (from 1963-64). The lease expires in August 2063. However, pursuant to recent Maharashtra State notification in March 2019, IENMPL made an application to the office of the Collector, Mumbai City, seeking conversion of the land on which the building known as "Express Towers" stands, from occupancy class II land that is leasehold land into occupancy class I land, that is, freehold land, by a letter dated April 1, 2019. Pursuant to various orders passed by the office of the Collector, IENMPL has made an aggregate payment of ₹909.46 million towards regularisation and conversion of the land. Subsequently, the Collector, Mumbai pursuant to its order dated August 23, 2019, after regularising the usage of the said Property, approved the conversion of such land from occupancy class II and leasehold land into occupancy class I land that is freehold land, under the Maharashtra Land Revenue (Conversion of Occupancy Class II and Leasehold Lands into Occupancy Class I Lands) Rules, 2019. Out of the aforementioned ₹909.46 million, a sum of ₹ 756.41 million has been capitalised as a part of land and the balance has been capitalised towards building. Further, an amount of ₹ 10,446.41 million, being the carrying cost of such land, has been reclassified from leasehold to freehold land.

vii. QBPL: The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. As per the lease agreement the Company can renew the lease for a further period of 95 years. Further, the SPV acquired assets and liabilities of the Hotel Business and Commercial Business vide the duly registered Business Transfer Agreement (BTA) with Embassy One Developers Private Limited on March 11, 2019 for purchase of assets and liabilities of the Hotel Business and Commercial Business from Embassy One Developers Private Limited. Refer note 49.

viii. Post acquisition of the SPVs, Embassy Office Parks Group has revisited the useful life of the investment properties and aligned the same across the Embassy Office Parks Group. The Embassy Office Parks Group has also aligned its method of depreciation to straight-line method across its SPVs.

ix. Investment property comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.

x. The investment property have been leased out to lessees/held for lease on operating lease basis.

xi. The plant and machinery and furniture and fixtures are physically attached to the buildings and form an integral part thereof, hence they are considered as investment property.

xii. Additions to investment property and investment property under development include borrowing cost amounting to ₹ 579.19 million (March 31, 2019: Nil) at a capitalisation rate which is the SPV specific "Weighted Average Borrowing Cost" (WABC).

xiii. Amount recognised in statement of profit and loss for investment properties:

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Rental income	18,709.58	-
Less: Direct operating expenses arising from investment property that generated rental income during the period	(1,372.51)	-
Less: Direct operating expenses arising from investment property that did not generate rental income during the period	(709.46)	-
Less: Depreciation expense	(4,412.32)	-
Profit arising from investment properties before indirect expenses	**12,215.29**	**-**

xiv. Refer Note 24 for information on charge created by the group on its investment property.

xv. Refer Note 48 for disclosure of contractual commitments for purchase, construction or development of investment property or for repairs and maintenance of the same.

xvi. Refer Note 56 for disclosure of assets acquired under lease.

xvii. Fair value disclosures:

Particulars	As at March 31, 2020
Fair value as at March 31, 2019	263,780.04
Fair value as at March 31, 2020	**278,469.60**

The fair value of investment property as at March 31, 2020 has been determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE.

The fair value measurement for all of the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used. The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms.

6. Goodwill (refer note 2.1 b, note 49 and note 50)

As at March 31, 2020 and March 31, 2019

SPV	Consideration transferred for business combination	Fair value of net assets	Goodwill on acquisition as at March 31, 2019	Impairment loss	Net carrying value as at March 31, 2020
MPPL	48,790.52	37,774.36	11,016.16	-	11,016.16
EOPPL	62,768.25	50,854.97	11,913.28	-	11,913.28
EEPL	732.79	464.95	267.84	-	267.84
UPPL	2,841.67	2,151.80	689.87	487.14	202.73
ETPL	12,138.78	9,239.55	2,899.23	-	2,899.23
GSPL	4,662.50	2,700.39	1,962.11	-	1,962.11
IENMPL	13,210.97	7,139.40	6,071.57	-	6,071.57
OBPPL	12,308.89	5,779.40	6,529.49	-	6,529.49
QBPPL	5,595.08	3,998.26	1,596.82	-	1,596.82
QBPL	13,689.26	9,201.53	4,487.73	922.71	3,565.02
VCPPL	10,710.94	6,445.82	4,265.12	-	4,265.12
Total	**187,449.65**	**135,750.43**	**51,699.22**	**1,409.85**	**50,289.37**

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(all amounts in ₹ million unless otherwise stated)

Impairment testing for goodwill

Goodwill acquired through business combinations has been allocated to the Cash Generating Units ('CGU') as below for impairment testing: (Except for QBPL, each SPV is considered to be an independent CGU, as they are subject to different risk and return profiles on the basis of their customer base. Goodwill pertaining to QBPL has been further allocated to commercial CGU forming part of commercial segment and hotel CGU forming part of hospitality segment.)

CGU	Carrying amount prior to impairment *	Recoverable amount	Impairment Loss
MPPL	100,935.07	138,624.85	-
EOPPL	40,521.30	45,425.40	-
EEPL	9,210.13	10,335.64	-
UPPL	4,458.50	3,971.36	487.14
ETPL	12,962.48	13,783.25	-
GSPL	6,955.55	8,477.05	-
IENMPL	16,721.28	17,144.71	-
OBPPL	16,260.58	17,539.53	-
QBPPL	8,648.52	10,062.55	-
QBPL - Commercial Leasing Office	16,748.59	20,136.46	-
QBPL - Hotel	8,962.84	7,674.00	1,288.84
VCPPL	15,533.12	16,119.13	-
Total	**257,917.96**	**309,293.93**	**1,775.98**

* The carrying amount also includes carrying value of intangibles with indefinite useful life amounting to ₹ 1,781.88 million as at March 31, 2020. Accordingly, the disclosures given in this note also covers the impairment testing relating to intangibles with indefinite useful lives.

During the year, management has estimated the recoverable amount of the CGUs based on a valuation determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE. The fair value measurement is a level 3 measurement on the fair value hierarchy. The valuation was done in accordance with discounted cash flow method.

As a result of the valuation, an impairment of ₹ 1,409.85 million is recognised in the Statement of Profit and Loss against Goodwill and an impairment of ₹ 366.13 million is recognised in the Statement of Profit and Loss against property, plant and equipment, totalling to ₹ 1,775.98 million as impairment loss. Impairment charge mainly relates to the hospitality segment and more specifically UPPL (Hilton Hotel), and hospitality segment of QBPL (Four Seasons). The Hotel CGU is composed mainly of property, plant and equipment. The impairment charge arose in the Hotel CGU due to slower ramp up of occupancy coupled with the current economic conditions due to COVID-19 pandemic. The annual impairment test performed considers the current economic conditions and revised business plans to determine the higher of the "value in use" and the" fair value less cost to sell" in accordance with Ind AS 36.

The financial projections basis which the future cash flows have been estimated consider the increase in economic uncertainties due to COVID-19, revisiting the key operating assumptions as well as growth rates factored while arriving at terminal value and subjecting these variables to sensitivity analysis.

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to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

The recoverable amount was based on value in use calculation and was determined at the level of the CGUs. These calculations use cash flow projections over a defined period. Discount rate is based on the Weighted Average Cost of Capital (WACC) of the entity. In determining value in use for the CGUs, the key assumptions used are as follows:

Particulars	Discount rate - completed projects	Discount rate - under construction projects	Capitalisation rate
Commercial			
MPPL	12.03%	13.00%	8.00%
EOPPL	12.03%	13.00%	8.25%
ETPL	12.03%	NA	7.75%
GSPL	12.03%	NA	8.25%
IENMPL	12.03%	NA	7.50%
OBPPL	12.03%	13.00%	8.25%
QBPPL	12.03%	NA	8.25%
QBPL – Commercial Leasing Office	12.03%	NA	7.50% to 8.25%
VCPPL	12.03%	NA	8.00%
Hospitality			
UPPL	12.63%	NA	14.0x of EBITDA
QBPL – Hotel	12.63%	NA	14.0x of EBITDA
MPPL – Hotel	NA	13.60%	14.0x of EBITDA
Others			
EEPL	13.50%	NA	NA

The recoverable amount of the CGUs exceeds the carrying amount of the CGUs by ₹ 53,151.95 million. Following change in discount rate and capitalisation rate (taken individually, assuming all other assumptions remain the same) would cause the recoverable amount of the identified CGUs to be equal to the carrying amount of the CGU.

Particulars	Discount rate – completed projects	Discount rate – under construction projects	Capitalisation rate
Commercial			
MPPL	16.88%	17.85%	18.00%
EOPPL	13.60%	14.58%	9.75%
ETPL	13.15%	NA	9.00%
GSPL	15.00%	NA	12.75%
IENMPL	12.45%	NA	7.90%
OBPPL	13.28%	14.25%	9.75%
QBPPL	14.60%	NA	11.75%
QBPL – Commercial Leasing Office	13.60% to 16.10%	NA	9.25% to 15.75%
VCPPL	12.70%	NA	8.70%
Hospitality			
UPPL **	NA	NA	NA
QBPL – Hotel **	NA	NA	NA
MPPL – Hotel	NA	18.45%	NA
Others			
EEPL	26.00%	NA	NA

** Sensitivity analysis is not disclosed since the carrying value and the recoverable amount are equal.

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(all amounts in ₹ million unless otherwise stated)

7. Intangible assets

Reconciliation of carrying amounts for the year ended March 31, 2020

Particulars	Power Purchase Agreement*	Right to use trade mark	Computer software	Total
Gross Block				
At April 1, 2018	-	-	-	-
Additions due to business combination *	3,348.00	1,647.91	22.87	5,018.78
At March 31, 2019	**3,348.00**	**1,647.91**	**22.87**	**5,018.78**
At April 1, 2019	**3,348.00**	**1,647.91**	**22.87**	**5,018.78**
Addition during the year	-	133.97	9.85	143.82
At March 31, 2020	**3,348.00**	**1,781.88**	**32.72**	**5,162.60**
Accumulated amortisation				
At April 1, 2018	-	-	-	-
Amortisation for the year	-	-	-	-
At March 31, 2019	-	-	-	-
At April 1, 2019	-	-	-	-
Amortisation for the year	145.56	-	15.68	161.24
At March 31, 2020	**145.56**	**-**	**15.68**	**161.24**
Carrying amount (net)				
As at March 31, 2019	**3,348.00**	**1,647.91**	**22.87**	**5,018.78**
As at March 31, 2020	**3,202.44**	**1,781.88**	**17.04**	**5,001.36**

* refer note 50

8. Investment property under development (IPUD)

IPUD mainly comprises upcoming buildings and other infrastructure upgrades in various properties. The details are as follows:

SPV	Nature	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Base build				
MPPL	Front Parcel NXT block	-	1,680.97	-
MPPL	Other blocks	58.54	-	-
OBPL	Tower 2	-	1,099.28	-
OBPL	Tower 1	164.66	-	-
EOPPL	Hudson block	183.19	42.56	-
EOPPL	Ganges block	118.13	16.45	
Infrastructure Upgrades				
MPPL	Flyover	629.48	71.53	-
MPPL	Master plan upgrade	335.14	593.14	-
EOPPL	Master plan upgrade	228.13	101.39	-
VCPPL	Façade work	-	175.92	-
Others	Others	56.12	16.01	-
		1,773.39	**3,797.25**	**-**

Notes

to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

9. Equity accounted investee

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Investment in joint venture			
GolfLinks Software Park Private Limited - 10,000 (March 31, 2019 : 10,000) equity share of ₹ 10 each, fully paid up	24,091.36	23,574.23	-
	24,091.36	**23,574.23**	**-**
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36	-
Percentage ownership interest	50%	50%	-
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74	-
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87	-
Carrying amount of interest (including goodwill)	24,091.36	23,574.23	-

10. Non-current investments

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Trade, unquoted, at amortised cost			
Investment in preference shares			
Manyata Projects Private Limited * 15,698,440 (March 31, 2019 : 15,698,440) 0.01% optionally convertible redeemable preference shares of ₹ 10 each, fully paid-up	-	156.98	-
Less: Impairment	-	(156.98)	-
Non-trade investments measured at fair value through profit and loss			
Unquoted			
Investment in mutual funds **			
SBI Magnum Instacash Fund - Growth Option	-	313.96	-
IDFC Cash Fund - Growth Direct Plan	-	175.33	-
	-	**489.29**	**-**

* During the year ended March 31, 2020, these investments have been written off.

** These mutual fund balances are held as lien towards Debt Service Reserve requirement for debt taken

Aggregate amount of quoted investments and market value thereof	-	-	
Aggregate amount of unquoted investments	-	489.29	
Investments measured at amortised cost	-	-	-
Investments measured at fair value through profit or loss	-	489.29	-
Aggregate amount of impairment recognised	-	156.98	-

11. Current investments

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Trade, unquoted, at amortised cost			
Investment in debentures of joint venture (refer note 54) and (i) below 2,500 (March 31, 2019: Nil) 8.5% debentures of ₹ 1 million each [current portion]	724.38	-	-
Non-trade investments measured at fair value through profit and loss			
Unquoted, Investment in mutual funds			
HDFC Liquid Fund - Growth Option	1,950.71	285.05	-
IDFC Cash Fund - Growth Option	390.14	-	-
ICICI Prudential Liquid Fund - Growth Option	1,350.76	285.61	-
Axis Liquid Fund - Growth Option	1,914.03	-	-
SBI Liquid Fund - Growth Option	1,629.14	-	-
Tata Liquid Fund - Growth Option	1,233.24	-	-

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(all amounts in ₹ million unless otherwise stated)

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
HDFC Overnight Fund - Growth Option	255.01	-	-
IDFC Overnight Fund - Growth Option	1,810.13	-	-
Axis Liquid Fund Overnight Fund - Growth Option	165.94	-	-
ICICI Prudential Overnight Fund - Growth Option	850.11	-	-
SBI Magnum Instacash Fund - Growth Option	-	14.78	-
SBI Liquid Fund - Growth Option	-	722.39	-
SBI Magnum Insta Cash Fund - Growth Option	-	147.75	-
	12,273.59	**1,455.58**	**-**

i) 2,500 (March 31, 2019: Nil) unlisted, unrated, secured redeemable, non-convertible debentures of GolfLinks Software Parks Private Limited with face value of ₹10,00,000 each. Outstanding as on March 31, 2020 ₹724.38 million (March 31, 2019: Nil).

Interest Rate : 8.50% p.a. on monthly outstanding balance.

Security : The debentures are secured by first ranking exclusive security interest over Torrey Pines building.

Redemption : Debentures shall be redeemed in 16 monthly installments (principal and interest) of ₹ 160.00 million each and 17th installment of ₹ 98.99 million in accordance with redemption schedule. Early redemption of the debentures shall be permitted from internal accruals of the issuer or any other sources, at the option of the issuer and without any prepayment penalty.

Aggregate amount of quoted investments and market value thereof	**-**	**-**	**-**
Aggregate amount of unquoted investments	**12,273.59**	**1,455.58**	**-**
Investment measured at amortised cost	**724.38**	**-**	**-**
Investment measured at fair value through profit and loss	**11,549.21**	**1,455.58**	**-**

Non-current financial assets

12. Loans

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Security deposits			
- related party (refer note 54)	10.50	-	-
- others	658.21	583.63	-
	668.71	**583.63**	**-**

13. Other financial assets

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Fixed deposits with banks*	670.06	2,144.06	-
Unbilled revenue (refer note 54)	506.91	-	-
Interest accrued but not due			
- from fixed deposits	2.96	8.90	-
Receivable under finance lease	8.61	63.58	-
	1,188.54	**2,216.54**	**-**
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	670.06	2,098.06	-

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(all amounts in ₹ million unless otherwise stated)

14. Non-current tax assets (net)

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Advance tax, net of provision for tax	1,554.70	1,418.90	-
	1,554.70	**1,418.90**	**-**

15. Other non-current assets

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Advance paid for co-development of property, incl development rights on land (refer note 54) *	13,998.26	8,774.00	-
Other capital advances			
- related party (refer note 54)	222.56	340.32	-
- others	1,333.74	1,073.62	-
Balances with government authorities	164.03	237.68	-
Paid under protest to government authorities (refer note 48)	676.26	674.51	-
Prepayments	80.79	90.56	-
	16,475.64	**11,190.69**	**-**

* Advance paid for co-development of property, includes borrowing cost amounting to ₹ 344.42 million (March 31, 2019: Nil) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

16. Inventories (valued at lower of cost and net realisable value)

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Stock of consumables	12.82	5.42	-
	12.82	**5.42**	**-**

17. Trade receivables

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured			
Considered good *	242.25	335.86	-
Credit impaired	16.02	42.58	-
Less: Allowances for impairment losses	(16.02)	(42.58)	-
	242.25	**335.86**	**-**

* Includes trade receivables from related parties amounting to ₹ 57.03 million (March 31, 2019: 10.56 million) (Refer Note 54)

18. Loans

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Security deposits			
- related party (refer note 54)	50.00	953.64	-
- others	1.49	2.32	-
	51.49	**955.96**	**-**

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(all amounts in ₹ million unless otherwise stated)

19 A. Cash and cash equivalents

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Cash on hand	1.12	0.48	-
Balances with banks			
- in current accounts*	3,225.16	3,449.14	-
- in escrow accounts			
- Balances with banks for unclaimed distributions	0.26	-	-
- Others**	2.62	45,580.11	-
- in deposit accounts with original maturity of less than three months	20.00	583.02	-
	3,249.16	**49,612.75**	**-**

* Balance in current accounts includes cheques on hand as at March 31, 2020 amounting to ₹ 2,121.94 million (March 31, 2019: ₹ Nil).

** Represents balance Nil (March 31, 2019: ₹ 42,818.03 million) from proceeds of initial public offer of REIT Units (Total proceeds ₹ 47,499.96 million). As at March 31, 2019, this amount held in the Escrow account could be withdrawn for specific purposes.

19 B. Other bank balances

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Balances with banks			
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date	169.79	1,455.99	-
	169.79	**1,455.99**	**-**
Deposit for availing letter of credit facilities	169.79	750.17	-
Deposit lien marked towards the performance guarantee of EEPL	-	1.00	-

20. Other financial assets

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Interest accrued but not due			
- on fixed deposits	7.53	21.63	-
- on statutory deposits	40.39	31.97	-
- on others	4.35	2.03	-
Unbilled revenue (refer note 54)	256.91	192.33	-
Unbilled maintenance charges	59.45	71.54	-
Receivable under finance lease	16.88	73.94	-
Other receivables			
- related parties (refer note 54)	7.94	225.22	-
- others	6.01	131.55	-
	399.46	**750.21**	**-**

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(all amounts in ₹ million unless otherwise stated)

21. Other current assets

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unsecured, considered good			
Advance for supply of goods and rendering of services			
- to related parties (refer note 54)	2.78	-	-
- to others	51.32	22.08	-
Balances with government authorities	149.93	212.65	-
Prepayments	134.21	85.66	-
Other advances	12.98	2.11	-
	351.22	**322.50**	**-**

22. Unit Capital

	No. in million	Amount
As at April 1, 2018	-	-
Units issued during the year		
- pursuant to the initial public offer, issued, subscribed and fully paid-up in cash (refer note ii below)	158.33	47,499.96
- in exchange for equity interest in SPVs (refer note iii below)	613.34	183,999.64
Less: Issue expenses (refer note below)	-	(2,460.34)
Closing balance as at March 31, 2019	**771.67**	**229,039.26**
As at April 1, 2019	771.67	229,039.26
Add: Reversal of issue expenses no longer payable (refer note below)	-	81.70
Closing balance as at March 31, 2020	**771.67**	**229,120.96**

Note: Issue expenses pertaining to the Initial Public Offering (IPO) and listing of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital as at March 31, 2019 in accordance with Ind AS 32 – Financial Instruments: Presentation. Further, during the year ended March 31, 2020, excess provision no longer payable, has been reversed amounting to ₹ 81.70 million.

(a) Terms/rights attached to Units

(i) 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 Investment Manager approves dividend distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays dividends in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 – Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the same is approved by the Investment Manager.

(ii) Initial Public Offering of 158,333,200 Units for cash at price of ₹ 300 per Unit aggregating to ₹ 47,499.96 million.

(iii) Embassy Office Parks REIT acquired the SPVs by acquiring all the equity interest held by the Embassy Sponsor, Blackstone Sponsor and Blackstone Sponsor Group and certain other shareholders. The

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acquisition of equity interest in the SPVs has been done by issue of 613,332,143 Units of ₹ 300 each as per the table below.

Name of the SPV	Number of Units allotted for acquiring all the equity interest held in the SPVs				
	Embassy Sponsor	Blackstone Sponsor	Blackstone Sponsor Group (excluding Blackstone Sponsor)	Other shareholders in the SPVs	Total
MPPL	2,924,450	93,610,755	-	66,099,872	162,635,077
UPPL	6,725,285	-	-	2,746,948	9,472,233
EEPL	1,221,322	-	-	1,221,322	2,442,644
IENMPL	-	-	32,536,562	-	32,536,562
VCPPL	-	-	35,703,128	-	35,703,128
ETPL	-	-	39,446,986	1,015,611	40,462,597
EOPPL	104,613,745	-	104,613,746	-	209,227,491
QBPL	-	-	45,630,850	-	45,630,850
QBPPL	-	-	18,650,260	-	18,650,260
OBPPL	-	-	41,029,647	-	41,029,647
GSPL	-	-	15,541,654	-	15,541,654
Total number of Units issued	**115,484,802**	**93,610,755**	**333,152,833**	**71,083,753**	**613,332,143**

(b) Unitholders holding more than 5 percent Units in the Trust

Name of the Unitholder	As at March 31, 2020		As at March 31, 2019	
	No. of Units	% holding	No. of Units	% holding
Embassy Property Developments Pvt. Ltd.	115,484,802	14.97%	115,484,802	14.97%
SG Indian Holding (Nq) Co. I Pte. Ltd.	104,094,966	13.49%	104,094,966	13.49%
BRE Mauritius Investments	93,610,755	12.13%	93,610,755	12.13%
Veeranna Reddy	65,472,582	8.48%	65,472,582	8.48%
BRE/Mauritius Investments II	45,630,850	5.91%	45,630,850	5.91%
India Alternate Property Limited	39,446,986	5.11%	39,446,986	5.11%

(c) The Trust has not allotted any fully paid-up units by way of bonus shares nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further, the Trust has not issued any units for consideration other than cash from the date of incorporation till the balance sheet date, except as disclosed above.

23. Other Equity*

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Reserves and Surplus			
Retained earnings	(5,943.12)	(94.47)	-
	(5,943.12)	**(94.47)**	**-**

* Refer Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Embassy Office Parks REIT is recognised and accumulated under the heading of retained earnings. At the end of the year, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

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24. Borrowings

Particulars	As at March 31, 2020	As at March 31, 2019**	As at April 1, 2018
Secured			
Non-convertible debentures			
- Embassy REIT Series I NCD 2019 – Tranche I (refer note i)	32,351.16	-	-
- Embassy REIT Series I NCD 2019 – Tranche II (refer note i)	6,667.66	-	-
Terms loans			
- from banks (refer note iii)	10,978.43	41,269.59	-
- from financial institutions	-	16,850.86	-
- vehicle loans	30.60	42.02	-
Overdraft facility (Asset backed debt)	-	3,514.31	-
Deferred payment liability (refer note ii)	6,142.66	6,354.83	-
Obligation under finance lease	-	1.68	-
	56,170.51	**68,033.29**	**-**

Notes:

(i) In May 2019, the Trust issued 30,000 (March 31, 2019: Nil) listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series I NCD 2019 (Tranche I), debentures having face value of ₹ 1 million each amounting to ₹ 30,000.00 million with an Internal Rate of Return (IRR) of 9.4% and will mature on June 2, 2022. In November 2019, the Trust further issued 6,500 such debentures (Tranche II) with an Internal Rate of Return (IRR) of 9.05% and with same terms and conditions as Tranche I.

The Tranche I and Tranche II NCD described above were listed on the Bombay Stock Exchange on May 15, 2019 and November 28 , 2019 respectively.

Security terms

The NCD's are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking *pari passu* inter se the Debenture Holders):

1. A sole and exclusive first ranking charge created by MPPL on (a) land measuring 112.475 acres at Bengaluru together with blocks and various commercial buildings; (b) 1.022 acres (Phase 1) and 1.631 (Phase IV) acres of undivided right, title and interest in the commercial complex known as "Mfar Manyata Tech Park".
2. A sole and exclusive first ranking pledge created by the REIT and EOPPL over their total shareholding in the SPVs namely QBPPL, ETPL, VCPPL, GSPL and MPPL together known as "secured SPVs".
3. A sole and exclusive first ranking charge by way of hypothecation created by the REIT over identified bank accounts and receivables of the Trust.
4. A sole and exclusive first ranking charge by way of hypothecation created by each secured SPV over identified bank accounts and receivables of each secured SPV.
5. A negative pledge on all assets of each secured SPV except MPPL.

Redemption terms:

1. These debentures are redeemable by way of bullet payment on June 2, 2022.
2. Tranche I debentures have a redemption premium of 9.4% IRR compounded annually and Tranche II debentures have a redemption premium of 9.05% IRR compounded annually.
3. In case of downgrading of credit rating, the IRR shall increase by 0.25% – 1.25% over and above the applicable IRR calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/ decrease by 0.25% – 1.00% over and above the applicable IRR calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May 2021 to May 2022) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

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Disclosure required under SEBI circular SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated April 13, 2018

1. Details of non-convertible debentures are as follows:-

Particulars	Secured/ Unsecured	Previous due date		Next due date	
		Principal	Interest	Principal	Interest
Embassy REIT Series I NCD 2019	Secured	-	-	June 2, 2022	June 2, 2022

2. Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to Embassy REIT Series I NCD 2019.

3. Other requirements as per Guidelines for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs)

Particulars	As at March 31, 2020
Asset cover ratio (refer a below)	17.32%
Debt-equity ratio (refer b below)	0.26
Debt-service coverage ratio (refer c below)	4.55
Interest-service coverage ratio (refer d below)	5.10
Net worth (refer e below)	223,177.84

Formulae for computation of ratios are as follows basis condensed consolidated financial statements:-

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

b) Debt equity ratio = Total borrowings*/Unitholders' Equity*

c) Debt Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax/[Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the year]

d) Interest Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax/Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)

e) Net worth = Unit capital + Other equity

* Total borrowings = Long-term borrowings + Short-term borrowings + current maturities of long-term borrowings
Unitholder's Equity = Unit Capital + Other equity

(ii) Deferred payment liability

EEPL SPV has entered into a deferred payment agreement with IL&FS Solar Power Limited for ₹ 6,853.90 million (as at March 31, 2020: ₹ 7,278.74 million, March 31, 2019: ₹ 6,994.93 million), for the purpose of financing the construction and development of a solar photovoltaic electricity generation facility with a minimum capacity of 100 MW AC. The debt carries interest at an IRR of 12.72% with a fixed EMI.

Security terms

1. Exclusive first charge by way of deposit of title deeds on the project land in accordance with the mortgage documentation.
2. Charge over the entire moveable properties (both present and future) of the Embassy Energy SPV, in relation to the project (including without limitation all tangible and intangible assets).
3. The above deferred payment liability is also secured by a guarantee given by EOPPL, SPV to Embassy Office Parks REIT.

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Redemption terms:

The liability is repayable in 180 months equal instalments starting from April 2018 and to be settled by Feb 2033. Pursuant to mutual agreement with IL & FS Solar Power Limited, only 50% of EMI are payable to them till the registration of agreed 465.77 acres of land is completed in favor of Embassy Energy SPV. As at end of March 31, 2020, the land registered is 254.47 acres. The Company has accordingly paid 50% of principal and interest and the balance is withheld.

In accordance with the deferred payment agreement, the Group issued a prepayment offer to IL&FS Solar Power Limited ('lender') in respect of outstanding debt amounting to ₹ 7,278.74 million as of March 31, 2020. While the offer has been in-principle accepted by the lender, the lender is awaiting final approval by National Company Law Tribunal, Mumbai as the lender and its group entities are under a resolution process, pending which it has been classified as non-current liability.

(iii) (a) HSBC Limited [balance as at March 31, 2020: ₹ 3,361.58 million (March 31, 2019: ₹ Nil)]

First ranking mortgage of undivided share of land and building thereon (L1) situated at Embassy Manyata, Bengaluru.

First charge over the entire lease rental receivables from tenant pertaining to building (L1) situated at Embassy Manyata, Bengaluru.

Reserve account to be maintained equal to three months repayment obligations with the lender.

Repayment and interest terms	As at March 31, 2020
Repayable in 36 monthly instalments. The debt carries interest of MCLR + 0.35%	3,361.58

b) State Bank of India [balance as at March 31, 2020: ₹ 4,381.10 million (March 31, 2019: ₹ Nil)]

First ranking exclusive mortgage of undivided share of land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.

First charge over entire cash flows, receivable, book debts, and revenues from the projects to be constructed at the land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.

First charge on the Trust and Retention Account and other accounts established and maintained pursuant to Trust and Retention Account Agreement.

Repayment and interest terms	As at March 31, 2020
Repayable by way of single bullet repayment in 18 months from date of commercial operations but not later than September 30, 2023. The debt carries interest of MCLR + 1.25%	4,381.10

(c) HSBC Limited [balance as at March 31, 2020: ₹ 3,389.99 million (March 31, 2019: ₹ Nil)]

First charge over the entire cash flows of Tower 2 and Tower 3 of Embassy Oxygen, Noida, Uttar Pradesh till full liquidation of the borrowings/credit facilities along with interest and charges.

Extension of equitable mortgage over underlying Tower 2 & Tower 3 building of Embassy Oxygen situated at Plot No. 7, Sector 144, Noida, Uttar Pradesh, India.

Repayment and interest terms	As at March 31, 2020
Repayable in 120 monthly instalments, bullet repayment for remainder at the end of 10th year. The debt carries interest of MCLR + 0.15%	3,389.99

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(iv) Changes in liabilities arising from financing activities:

	As at March 31, 2020	As at March 31, 2019
Opening financial liability	**79,110.54**	**-**
Add: Acquired on business combination	-	79,110.54
Add: Proceeds from borrowings (net off issue expenses)	48,947.26	-
Less: Repayments of borrowings	(73,462.66)	-
Less: Interest paid	(1,562.48)	-
Add: Lease liability w.r.t. Right-to-use for land during the year	312.10	-
Less: Finance lease payments	(20.37)	-
Add: Finance cost (including capitalised interest)	4,459.37	-
Closing financial liability	**57,783.76**	**79,110.54**

** Balances as at March 31, 2019 includes certain borrowings secured by way of assignment/ charge/ hypothecation/ mortgage of certain project receivables, underlying land, building and movable property, plant and equipment and investment property for certain SPVs. These borrowings have been settled during the year ended March 31, 2020.

25. Other financial liabilities

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Lease deposits (refer note 54)	2,360.50	2,734.68	-
Lease liability (refer note 56)	302.58	-	-
Payable for purchase of fixed assets	455.57	46.36	-
	3,118.65	**2,781.04**	**-**

26. Deferred tax liabilities (net)

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Minimum Alternate Tax credit entitlement	(4,015.29)	(3,009.06)	
Deferred tax liabilities (net) (refer note 57)	44,422.67	44,433.45	-
	40,407.38	**41,424.39**	**-**

27. Provisions

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Provision for employee benefits *			
- gratuity	5.25	3.01	-
- compensated absences	-	2.07	-
	5.25	**5.08**	**-**

* refer note 55.

28. Other non-current liabilities

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Deferred lease rental	378.21	611.63	-
Advances from customers	8.49	30.51	-
	386.70	**642.14**	**-**

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29. Borrowings*

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Secured:			
Loans repayable on demand			
- construction loan from financial institution	-	2,344.63	-
Other short-term borrowings			
- lease rental discounting loan from bank	-	826.46	-
	-	**3,171.09**	**-**

* Balances as at March 31, 2019 includes certain loans/borrowings secured by way of assignment/ charge/ hypothecation/ mortgage of certain project receivables, underlying land, building and movable property, plant and equipment and investment property for certain SPVs. These loans have been settled during the year ended March 31, 2020.

30. Trade payables

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Trade payable			
- total outstanding dues to micro and small enterprises	2.48	-	-
- total outstanding dues other than micro and small enterprises	136.33	408.16	-
- to related parties (refer note 54)	115.94	13.71	-
	254.75	**421.87**	**-**

31. Other financial liabilities

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Current maturities of long-term debt			
- from banks	154.25	5,335.61	-
- from financial institutions	-	1,930.45	-
- deferred payment liability	1,136.08	640.10	-
Security deposits			-
- related party (refer note 54)	185.00	185.00	-
Lease deposits	7,137.07	6,017.42	-
Book overdraft	137.41	-	-
Capital creditors for purchase of fixed assets			-
- to related party (refer note 54)	14.73	50.94	-
- to others	975.66	451.15	-
- Lease liability (refer note 56)	20.35	-	-
Unclaimed dividend for 2019-20	0.26	-	-
Other liabilities			
- to related party (refer note 54)	172.62	186.87	-
- to others	629.36	5,981.13	-
	10,562.79	**20,778.67**	**-**

32. Provisions

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Provision for employee benefits *			
- gratuity	0.03	1.73	-
- compensated absences	2.34	1.28	-
	2.37	**3.01**	**-**

* refer note 55.

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33. Other current liabilities

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Unearned income	44.09	43.68	-
Advances received from customers (refer note 54)	291.43	183.63	-
Statutory dues	193.92	212.86	-
Deferred lease rentals	252.14	268.67	-
	781.58	**708.84**	**-**

34. Current tax liabilities (net)

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Provision for income-tax, net of advance tax	34.51	33.58	-
	34.51	**33.58**	**-**

35. Revenue from operations

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Facility rentals	16,689.99	-
Income from finance lease	2.28	-
Room rentals	647.40	-
Revenue from contracts with customers		
Maintenance services	1,777.43	-
Sale of food and beverages	391.89	-
Income from generation of renewable energy	1,566.25	-
Other operating income		-
- hospitality	103.40	-
- others	270.58	-
	21,449.22	**-**

Note:
Contract balances

Particulars	As at March 31, 2020	As at March 31, 2019
Trade receivables	242.25	335.86
Unbilled maintenance	59.45	71.54

36. Interest income

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
- on debentures (Refer note 54)	73.72	-
- on fixed deposits with bank	139.80	-
- on security deposits	46.86	-
- on other statutory deposits	21.77	-
- on Income-tax refund	26.31	-
- others	168.89	-
	477.35	**-**

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37. Other income

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Net changes in fair value of financial assets	18.45	-
Liabilities no longer required written back	13.29	-
Profit on sale of mutual funds	359.96	-
Miscellaneous	121.30	-
	513.00	**-**

38. Cost of materials consumed

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Purchases	126.34	-
Add: Increase/(decrease) in inventory	(7.40)	-
	118.94	**-**

39. Employee benefits expense *

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Salaries and wages	295.88	-
Contribution to provident and other funds	17.62	-
Staff welfare	63.67	-
	377.17	**-**

* refers to employee benefits expense of the hospitality segment (also refer note 53)

40. Operating and maintenance expenses

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Power and fuel (net)	609.16	-
Operating consumables	18.30	-
	627.46	**-**

41. Other expenses

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Property tax (net)	704.01	-
Rates and taxes	37.90	-
Marketing and advertising expenses	77.31	93.28
Assets and other balances written off	11.16	-
Allowances for credit loss	0.85	-
Reversal of impairment on investments	(156.98)	-
Investments written off	156.98	-
Bank charges	19.42	-
Brokerage and commission	24.10	-
Net changes in fair value of financial assets	25.16	-
Travel and conveyance	25.78	-
Corporate Social Responsibility (CSR) contribution	85.91	-
Miscellaneous expenses	234.73	-
	1,246.33	**93.28**

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42. Repairs and maintenance

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Repairs and maintenance		-
- common area maintenance	735.75	-
- buildings	76.19	-
- machinery	253.51	-
- others	149.93	-
	1,215.38	**-**

43. Finance costs (net of capitalisation)

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Interest expense		
- on borrowings from banks and financial institutions	310.15	-
- on deferred payment liability	840.19	-
- on lease deposits	312.09	-
- on lease liabilities	31.20	-
- accrual of premium on redemption of debentures *	2,309.91	-
	3,803.54	**-**

* relates to accrual of premium on redemption of Tranche I and Tranche II of Embassy REIT Series I NCD 2019

Gross interest expense is ₹ 4,771.46 million and interest capitalised is ₹ 967.92 million for the year ended March 31, 2020.

44. Depreciation and amortisation

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Depreciation of property, plant and equipment	707.68	-
Depreciation of investment property	4,412.32	-
Amortisation of intangible assets	161.24	-
	5,281.24	**-**

45 Tax expense*

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Current tax**	1,361.39	-
Deferred tax charge	(11.27)	-
Minimum Alternate Tax credit entitlement (MAT)***	(1,050.12)	-
	300.00	**-**

* refer note 57.

** includes dividend distribution tax of ₹ 22.83 million payable by SPVs on dividend distributed to Embassy Office Parks Group for the year ended March 31, 2020. Also includes current tax adjustments relating to earlier years of ₹ 42.32 million (March 31, 2019: Nil).

*** including MAT credit entitlement relating to earlier years of ₹ 373.69 million (March 31, 2019: Nil).

46. Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year attributable to Unitholders by the weighted average number of units outstanding during the year. Diluted EPU amounts are calculated by dividing the profit attributable to Unitholders by the weighted average number of units outstanding during the year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital. The Units of the Trust were allotted on March 22, 2019 and March 27, 2019.

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The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Profit after tax for calculating basic and diluted EPU	7,655.34	(94.47)
Weighted average number of Units (No. in million)	771.67	18.10
Earnings Per Unit		
- Basic (Rupees/unit)	9.92	(5.22)
- Diluted (Rupees/unit)*	9.92	(5.22)

* The Trust does not have any outstanding dilutive units.

47. Management Fees

Property Management Fee

Pursuant to the Investment Management Agreement dated June 12, 2017 as amended, Investment 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 Investment Manager to undertake the services provided to the Embassy REIT and its SPVs. Property Management fees for the year ended March 31, 2020 amounts to ₹ 486.13 million (March 31, 2019: ₹ Nil). There are no changes during the year in the methodology for computation of fees paid to Investment Manager.

REIT Management Fees

Pursuant to the Investment Management Agreement dated June 12, 2017, as amended, Investment Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. REIT Management fees accrued for the year ended March 31, 2020 amounts to ₹ 214.81 million (March 31, 2019: ₹ Nil). There are no changes during the year in the methodology for computation of fees paid to Investment Manager.

Secondment fees

Pursuant to the Secondment Agreement dated March 11, 2019, Investment Manager is entitled to fees of Rupees One Lakh (₹ 1,00,000) per month in respect certain employees of Investment Manager being deployed to the Embassy office Parks REIT in connection with the operation and management of the assets of the Embassy REIT. Secondment Fees for the year ended March 31, 2020 amounts to ₹ 1.42 million (March 31, 2019: ₹ Nil). There are no changes during the year in the methodology for computation of secondment fees paid to Investment Manager.

48. Commitments and contingencies

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Capital commitments			
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (Refer note i)	11,088.92	5,369.00	-
Contingent liabilities			
Claims not acknowledged as debt in respect of Income Tax matters (Refer note ii)	425.41	390.03	-
Claims not acknowledged as debt in respect of Service Tax matters (Refer note iii)	730.10	598.90	-
Claims not acknowledged as debt in respect of Property Tax matters (Refer note iv)	3,313.08	3,212.76	-
Others (Refer notes v and vi)			

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Based on management's best estimate the Group has provided for any claims during the year. 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

SPV	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
MPPL	9,519.23	3,859.26	-
OBPPL	51.78	893.77	-
EOPPL	1,423.43	424.23	-
Others	94.48	191.74	-
	11,088.92	**5,369.00**	**-**

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

SPV	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
MPPL	8.50	0.28	-
EOPPL	224.29	172.28	-
QBPL	77.60	145.57	-
QBPPL	3.76	3.76	-
OBPPL	72.82	-	-
IENMPL	38.44	68.14	-
	425.41	**390.03**	**-**

MPPL:

(a) The SPV has received Section 153A assessment orders for AY 2009-10 to 2015-16 making additions under Section 14A of Income Tax Act read with rule 8D of the Income-tax Rules in computing taxable income under the Income tax Act. The SPV has received demand orders to pay a sum of ₹ 8.22 million for the assessment period. Appeals were filed before CIT(A) challenging the assessment orders. As at March 31, 2020 the CIT(A) has dismissed the appeals for AY 2009-10, 2011-12 and 2012-13 upholding the assessment additions made. MPPL intends to challenge the same and file an appeal before Income-tax Appellate Tribunal ['ITAT'], within the stipulated time. Accordingly, the SPV has disclosed ₹8.22 million (March 31, 2019: Nil) as contingent liability.

(b) The SPV was originally assessed u/s. 143(3) for AY 2009-10 apart from the assessment u/s. 153A as disclosed above in (a) for disallowance under Section 14A of Income Tax Act read with rule 8D of the Income-tax Rules in computing the taxable income under the Income tax Act. The SPV has received outstanding demand orders to pay a sum of ₹ 0.28 million. As at March 31, 2020 the appeal against order of ITAT is pending for hearing before Hon'ble High Court of Karnataka. Accordingly, the SPV has disclosed ₹ 0.28 million (March 31, 2019: ₹ 0.28 million) as contingent liability.

EOPPL:

(a) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY 2016-17 and received assessment order dated 31.12.2018 with additions made u/s.14A of the Income Tax Act with demand order of ₹ 172.28 million. The SPV has filed an appeal against the assessment order at the CIT(A) and has paid ₹ 14.06 million under protest with balance demand stayed. Accordingly, the SPV has disclosed ₹ 172.28 million (March 31, 2019: ₹ 172.28 million) as contingent liability.

(b) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY 2017-18 and received assessment order dated 24.12.2019 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and addition to the income based on reconciliation differences between Form 26AS and the books of account. Aggrieved by the assessment order, the SPV has filed an appeal with CIT(A). Accordingly, the SPV has disclosed ₹ 52.01 million (March 31, 2019: ₹ Nil) as contingent liability.

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QBPL:

(a) The SPV was assessed under Section 143(3) of the Income Tax Act and has received a demand notice of ₹ 71.71 million for AY 2010-11, on account of disallowance of the deduction under Section 80IAB for certain incomes as claimed by the SPV. The CIT(A) has passed necessary order upholding the stand of the Assessing Officer. The SPV thereafter filed an appeal with ITAT against the said order of CIT(A). The ITAT has disposed the appeal in favor of the SPV. Income tax Department has moved to Hon'ble High Court of Mumbai against the ITAT order. Accordingly, the SPV has disclosed the above demand of ₹71.71 million (March 31, 2019: ₹ 71.00 million) as a contingent liability.

(b) The SPV was assessed for AY 2014-15 u/s. 143(3) of the Income Tax Act and certain additions were made and accepted. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of penalty of ₹5.89 million was received. While the said demand has been paid, the SPV has contested this demand and filed an appeal with CIT(A) against the said order. Accordingly, the SPV has disclosed the above demand of ₹ 5.89 million (March 31, 2019: ₹ 5.89 million) as a contingent liability.

(c) The SPV had received an assessment order u/s.143(3) of the Act for Assessment year 2012-13 wherein the assessing officer has raised a demand of ₹68.68 million, which was mainly on account of income from leasing of immovable property which has been treated as 'income from house property', as against the head 'profits and gains from business or profession' as declared by the SPV in its tax returns. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal in favour of the SPV. Accordingly the SPV has disclosed ₹ Nil (March 31, 2019 ₹68.68 million) as a contingent liability.

QBPPL:

The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2015-16 and certain addition were made and accepted. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of penalty of ₹3.76 million was received. While the said demand has been paid, the SPV has contested this demand and filed an appeal with CIT(A) against the said order. Accordingly, the SPV has disclosed the above demand of ₹ 3.76 million (March 31, 2019: ₹ 3.76 million) as a contingent liability.

OBPPL:

(a) The SPV had been assessed u/s. 143(3) of the Act and received a tax demand notice of ₹ 69.83 million for Assessment Year 2011-12 wherein the Assessing Officer had disallowed the profit earned by the SPV on transfer of the land at a value which was in excess of its fair value and claimed as deduction under Section 80IAB. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal in favour of the SPV. Income Tax Department filed an appeal with ITAT against the order of CIT(A). Accordingly, the SPV has disclosed the above demand of ₹ 69.83 million (March 31, 2019: Nil) as a contingent liability.

(b) The SPV has received an assessment order for AY 2017-18 wherein TDS credit has not being given in respect of merged entities. Subsequently, the SPV has filed an appeal against the assessment order with CIT(A). Accordingly, the SPV has disclosed ₹ 2.99 million (March 31, 2019: ₹ Nil) as contingent liability.

IENMPL:

(a) The SPV had received an assessment order u/s 147 r/w. s. 143(3) of Income Tax Act 1961 for the AY 2009-10 for disallowance of unrealised rent claimed against income from House Property resulting in tax demand of ₹ 2.92 million. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal against the SPV. The SPV filed an appeal with ITAT against the order of CIT(A) which during the year was dismissed by ITAT. Accordingly, the SPV has disclosed ₹ Nil (March 31, 2019: ₹ 4.05 million) as contingent liability.

(b) The SPV received an assessment order u/s 143(3) of Income-tax Act, 1961 for the AY 2010-11 with disallowance of municipal tax paid, claimed against Income from House property, disallowance of management fees and Section 14A additions made, resulting in tax demand of ₹ 12.12 million. The SPV filed an appeal before CIT(A) which was dismissed by the CIT(A). The SPV filed an appeal with ITAT against the

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order of CIT(A) which during the year was dismissed by ITAT. Accordingly, the SPV has disclosed ₹ Nil (March 31, 2019: ₹12.11 million) as contingent liability.

(c) The SPV was reassessed u/s 147 read with Section 143(3) of Income-tax Act, 1961 for the AY 2010-11 and addition on account of unexplained cash deposits was made u/s.69A of the Act, resulting in tax demand of ₹ 2.98 million. The SPV has filed an appeal before CIT(A). Accordingly, the SPV has disclosed ₹2.98 million (March 31, 2019: ₹ Nil) as contingent liability.

(d) The SPV received an assessment order u/s 143(3) of Income-tax Act, 1961 for the AY 2011-12 and certain additions were made and accepted. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of penalty of ₹12.14 million was received. The SPV has filed an appeal before CIT(A). Accordingly, the SPV has disclosed ₹12.14 million (March 31, 2019: ₹13.43 million) as contingent liability.

(e) The SPV received an assessment order u/s 143(3) of Income-tax Act, 1961 for the AY 2012-13 and certain additions were made and accepted. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of penalty of ₹14.07 million was received. The SPV has filed an appeal before CIT(A). Accordingly, the SPV has disclosed ₹14.07 million (March 31, 2019: ₹ 20.42 million) as contingent liability.

(f) The SPV received a tax demand notice of ₹5.48 million for Assessment Year 2013-14 wherein the Assessing Officer had disallowed municipal tax paid claimed against Income from House property and additions made u/s. 14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal against the SPV. The SPV filed an appeal with ITAT against the order of CIT(A), however has recorded the liability. Accordingly, the SPV has disclosed ₹ Nil (March 31, 2019: ₹ 5.48 million) as contingent liability.

(g) The SPV received a tax demand notice of ₹9.25 million for Assessment Year 2014-15 wherein the Assessing Officer had disallowed municipal tax paid claimed against Income from House property an additions made u/s. 14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed ₹9.25 million (March 31, 2019: ₹12.65 million) as contingent liability.

iii) Claims not acknowledged as debt in respect of Service Tax and Value Added Tax matters

SPV	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
MPPL	573.90	522.04	-
ETPL	64.73	12.30	-
GSPL	23.99	1.02	-
VCPPL	40.66	40.66	-
UPPL	26.82	22.88	-
	730.10	**598.90**	**-**

MPPL:

(a) The SPV had received Order-in-original dated December 23, 2015 with a demand to pay a sum of ₹ 522.04 million (including interest and penalty) from the Commissioner of Central Excise Bengaluru-V Commissionerate towards incorrectly availed Cenvat credit during the period April 1, 2006 to March 31, 2012. Appeal has been filed before CESTAT dated 18 April 2016. As at March 31, 2020 the appeal is still pending before CESTAT and the amount of ₹ 522.04 million (March 31, 2019: ₹522.04 million) is disclosed as contingent liability.

(b) The SPV had received an order dated May 26, 2011 from Assistant Commissioner of Commercial Taxes for rejecting the refund of ₹ 51.86 million towards incorrectly availed VAT credit during the period April 1, 2009 to March 31, 2010. Appeal was filed before KAT which allowed the refund in part. The SPV approached Hon'ble High Court of Karnataka which quashed the order passed by KAT and granted full refund. The State of Karnataka has filed an appeal in the Supreme Court against the High Court order. Accordingly, a sum of ₹ 51.86 million (March 31, 2019: ₹ Nil) has been disclosed as contingent liability.

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ETPL:

(a) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata for the period 2012-13 in respect of non-registration and non-payment of service tax under the category of 'Builder's Special Services' and not 'Construction of Immovable Property' service with regard to installation of parking equipment which is taxable as a service leading to ineligibility of abatement of ₹ 10.01 million, irregular availment of credit of ₹ 6.87 million and non-payment of service tax ₹ 0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of ₹ 1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the aforementioned demand and penalty amount of ₹ 35.68 million (March 31, 2019: ₹ 10.00 million) has been disclosed as a contingent liability.

(b) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata demanding ₹ 2.30 million in respect of denial of credit on construction of building and various other activities which has been utilised against output service of 'Renting of Immovable Property' service for the period 2013-14 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of ₹ 0.2 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the year ended March 31, 2019 the SPV has received favorable order and the said demand was annulled; however, the Assistant Commissioner (T&R) had filed an appeal against the Order to Central Excise and Service Tax Appellate Tribunal. The appeal has been dismissed by the CESTAT. Accordingly, the SPV has disclosed demand and penalty amount of ₹ Nil as at March 31, 2020 (March 31, 2019: ₹ 2.30 million) as contingent liability.

(c) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata in January 2020, demanding ₹ 14.52 million in respect of denial of input tax credit during construction period for the financial years 2014-15 to 2016-17 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of ₹ 1.09 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the year ended March 31, 2020, the SPV has disclosed the demand and penalty amount of ₹ 29.05 million (March 31, 2019: ₹ Nil) as contingent liability.

GSPL:

a) The SPV had received an Order-in-Original passed by the Ld. Commissioner, Customs, Central Excise and Service Tax Commissionerate, Noida demanding ₹ 11.99 million (along-with penalty of equal amount) in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of ₹ 0.90 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the previous year FY 17-18, the Company had received a favorable order and the said demand was annulled; however, the Commissioner Excise has filed an appeal against the Order to Hon'ble High Court of Allahabad. Accordingly, the SPV has disclosed the demand and penalty amount of ₹ 23.99 million (March 31, 2019: ₹ Nil) as contingent liability.

b) The SPV had received an Order-in-Original passed by the Deputy Commissioner, Service Tax, Division - III, Noida, demanding ₹ 1.02 million in respect of denial of CENVAT credit utilised on the basis of photocopy of invoices for the AY 2014-15. Against the aforesaid Order, the SPV has filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit ₹ 0.08 million to stay the recovery of the balance amount. The SPV paid full demand of ₹ 1.02 million under protest. During the year ended March 31, 2020, this matter has been settled under Sabka Vishwas (Legacy Dispute Resolution) Scheme 2019. Accordingly an amount of ₹ Nil (March 31, 2019: ₹ 1.02 million) is disclosed as contingent liability.

VCPPL:

The SPV has received a show cause cum demand notice issued by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Bombay related to period from April 1, 2012 to March 31, 2015, demanding ₹ 29.91 million along-with penalty

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of ₹ 10.75 million in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of ₹ 2.01 million to stay the recovery of the balance amount. The same was paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the said demand of ₹ 40.66 million (March 31, 2019: ₹ 40.66 million) has been disclosed as contingent liability.

UPPL:

(a) The SPV had received show cause notices dated July 3, 2015 for demand on irregular cenvat credit availed for ₹ 23.04 million relating to period from April 1, 2011 to March 31, 2016. Responses have been filed in August 2017 and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of ₹ 23.04 million (March 31, 2019: ₹ 22.88 million) is disclosed as contingent liability.

(b) The SPV had received show cause notices dated April 9, 2019 for demand of ₹ 3.78 million relating to period from April 1, 2014 to June 30, 2017 with respect to payment of salary and bonus to certain employees of the SPV which has not been considered as Management fees. Responses have been filed and is pending before the Deputy Commissioner of Service Tax. Accordingly, the aforementioned demand of ₹ 3.78 million (March 31, 2019: Nil) is disclosed as contingent liability.

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

SPV	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
MPPL	3,313.08	3,212.76	-
	3,313.08	**3,212.76**	**-**

MPPL:

(a) The SPV has received a demand order dated October 5, 2015 to pay a sum of ₹ 2,739.49 million (including interest and penalty) 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 filed an appeal before the aforementioned court and the same has been admitted by the court on June 27, 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending and as of the date of these financial statements, no further developments have taken place. SPV has obtained external legal opinion on this matter and accordingly disclosed the same as a contingent liability. The SPV paid ₹ 646.69 million (March 31, 2019: ₹ 646.69 million) under protest against the above demand.

(b) The SPV has also received a demand order dated October 9, 2017 to pay a sum of ₹ 760.07 million including penalty towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal has been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bengaluru objecting the total survey report and property tax assessment notice arising therefrom. A new demand notice dated January 17, 2019 was issued to pay a sum of ₹ 860.39 million towards the differential property tax for the period 2008-09 to 2017-18. The SPV, has submitted a letter to the Joint Commissioner dated March 29, 2019, referring to the appeals preferred by the SPV and had paid a sum of ₹ 286.80 million towards property tax demanded under protest. SPV has obtained external legal opinion on this matter which indicates that the SPV has a fair chance of success and the actual liability for payment is subject to final decision in the appeal pending before Joint Commissioner.

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Accordingly, net contingent liability of ₹ 573.59 million (March 31, 2019: ₹ 473.27 million) has been disclosed.

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

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

(a) GLSP has received a Tribunal order for AY 2007-08 to 2013-14 upholding the taxability of interest income basis information in the Annual Information Return (for AY 2007-08 only), upholding the disallowance on interest paid towards loans allegedly used for on-lending to certain parties and remanding the issue of disallowance on interest paid towards such loans. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount under dispute for all years put together is ₹ 907.40 million. GLSP has filed an appeal before the Hon'ble High Court of Karnataka on these matters. GLSP has obtained external legal opinion on this matter and accordingly disclosed the same as a contingent liability.

(b) GLSP has received a Tribunal order for AY 2005-06 to 2007-08, remanding back the case to CIT(A) with respect to the issue of disallowance on interest paid towards loans allegedly used for on-lending to certain parties. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount under dispute for all relevant years put together is ₹ 15.40 million and accordingly the same is disclosed as a contingent liability by GLSP.

(c) GLSP has received a CIT(A) order for AY 2014-15, with respect to the issue of disallowance on interest paid towards loans allegedly used for on-lending to certain parties. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount is ₹ 252.04 million. GLSP has filed an appeal before the ITAT on these matters and accordingly the same is disclosed as a contingent liability.

(d) During the year ended March 31, 2020, GLSP has received assessment order for AY 2017-18 for disallowance under Section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, Disallowance of claim under Section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of account. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed ₹ 2.83 million (March 31, 2019: ₹ Nil) as contingent liability.

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

(a) GLSP has received show cause notice and order-in-original dated August 14, 2011 and December 11, 2011 to pay a sum of ₹ 111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period April 1, 2009 to March 31, 2011. Appeal has been filed before CESTAT. As at March 31, 2020 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

(b) GLSP has received an Order-in-Original dated August 31, 2010 to pay a sum of ₹ 90.49 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period June 2007 to March 2009. Appeal was filed before CESTAT and a favorable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and their application is pending for acceptance and accordingly the same is disclosed as a contingent liability by GLSP.

vi) Other matters

(a) VCPPL (Forfeiture of security deposit matters): Orange Business Services India Technology Private Limited, earlier known as Equant Technologies Services (India) Private Limited ("Equant") had filed a summary suit bearing No. 388 of 2012 with the Hon'ble Bombay High Court alleging that the SPV incorrectly terminated the letter of intent dated July 18, 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of ₹ 40.32 million, which was withheld by the SPV on account of breach of agreed terms of the said letter of intent. The matter is currently under adjudication.

(b) EEPL: SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on February 28, 2019 from a third party subcontractor, engaged by IL&FS Development

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Company (IEDCL), the parent Company of IL&FS Solar Power Limited ('ISPL'), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorised as operational debts) aggregating up to ₹ 1,008.10 million are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated March 1, 2019, refuted all such claims *inter alia* on the basis that the payments are due from ISPL (and/or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated March 18, 2019, the sub-contractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bengaluru bench of National Company Law Tribunal claiming debt of ₹ 997.59 million and interest thereon against EEPL. During the quarter, the third party sub-contractor vide a letter dated January 2, 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under Section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated December 16, 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of ₹ 1,008.10 million dues to the sub-contractor. The matter is in the preliminary hearing stage before the NCLT, Bengaluru and pending resolution. SPV intends to contest the claim before NCLT. SPV based on the external legal opinion obtained on this matter has disclosed the same as a contingent liability.

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

The SPV commissioned the solar plant during the FY 2017-2018 and as per the previous Regulation, the charges did not apply to the SPV for a period of 10 years. The SPV filed a writ petition with the Hon'ble High Court of Karnataka challenging the KERC Order and obtained an interim Stay Order dated May 24, 2018. BESCOM filed preliminary statement of objections and also filed application seeking recalling of interim order. The application seeking recalling of interim order was rejected. The Hon'ble High Court passed the judgement on March 13, 2019 allowing the Writ Petition and quashed the order dated May 14, 2018 passed by KERC. The SPV has filed the Caveat Petition for receiving notifications in case any suit/appeal is filed by any of the parties to the said petition. KERC has filed a common writ appeal against the order dated March 13, 2019. However, EEPL has not been made a party to the said appeal. In the event an adverse order is passed in the said appeal, EEPL may also be affected.

EEPL: The Karnataka Electricity Regulatory Commission has issued an order in 2018 pursuant to which banking facilities available to non-renewable energy certificate based renewable energy generators were reduced from a period of one year to six months, and restrictions were imposed on the extent of banked energy which could be withdrawn during the peak time of day. EEPL filed a writ petition against the Karnataka Electricity Regulatory Commission and others before the Hon'ble High Court of Karnataka. The Hon'ble High Court of Karnataka pursuant to an order dated August 9, 2018 granted an interim stay on the commission's order. Pursuant to an order dated July 24, 2019, the Hon'ble High Court of Karnataka has allowed the writ petition and quashed the order dated January 9, 2018 issued by the Karnataka Electricity Regulatory Commission with a direction to Karnataka Electricity Regulatory Commission to reconsider the matter. However, KERC has filed a common Writ Appeal against EEPL and others before the Division Bench of High Court and is currently pending disposal.

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(c) MPPL: SPV has filed a writ petition in 2015 against the BBMP and others seeking to inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of ₹127.9 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice.

49. Business Transfer Agreement (BTA) between QBPL and EODPL

During the year ended March 31, 2019, QBPL had entered into Business Transfer Agreement (BTA) with EODPL on March 11, 2019 and completed the purchase of the assets and liabilities for Hospitality segment and Commercial offices segment from EODPL as per the BTA.

QBPL borrowed ₹ 4,681.93 million from Embassy Office Parks REIT to make payment for the purchase consideration. The difference between the net assets acquired and purchase consideration amounting to ₹ 1,402.19 million has been recognised as goodwill as at March 31, 2019.

During the year ended March 31, 2020, goodwill amounting to ₹ 922.71 million pertaining to hospitality division of Embassy Quadron has been impaired. Refer note 6 for further details.

Particulars	Hotel Business	Commercial Business	Total
Tangible assets acquired	7,982.42	4,148.00	12,130.42
Other current assets			134.32
Total			**12,264.74**
Liabilities assumed			
Loan from banks			(8,961.78)
Other current liabilities			(23.22)
Total			**(8,985.00)**
Fair value of net assets taken over			3,279.74
Less: BTA consideration			(4,681.93)
Goodwill on acquisition			**1,402.19**

50. Business Combination

Embassy Office Parks REIT has acquired the SPVs by acquiring all the equity interest held by the Embassy Sponsor, Blackstone Sponsor and Blackstone Sponsor Group and certain other shareholders. The acquisition of equity interest in the SPVs has been done by issue of 613,332,143 Units of ₹ 300 each amounting to ₹ 183,888.64 million and by assuming liability towards purchase of equity interest in IENMPL amounting to ₹ 3,450 million (paid subsequently on April 2, 2019).

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The accounting for the business combination has been done in accordance with Ind AS-103 “Business Combination”. Refer Note 2.1 “Basis of Business Combination” for more details.

Entity	Fair value of assets acquired	Fair value of liabilities assumed	Deferred tax liability on fair valuation of assets acquired and liabilities assumed	Fair value of net assets taken over	Purchase consideration	Goodwill on consolidation
EOPPL(Refer note i below)	66,677.98	7,268.06	8,554.93	50,854.99	62,768.25	11,913.26
EEPL	2,149.42	1,488.28	196.19	464.95	732.79	267.84
MPPL	77,213.62	27,492.06	11,947.20	37,774.36	48,790.52	11,016.16
UPPL	5,208.49	2,571.62	485.07	2,151.79	2,841.67	689.88
QBPL (Refer note ii below)	27,074.33	14,476.40	1,994.19	10,603.74	13,689.26	3,085.52
QBPPL	9,279.40	3,494.06	1,787.09	3,998.25	5,595.08	1,596.83
GSPL	6,233.07	2,875.44	657.25	2,700.38	4,662.50	1,962.12
OBPPL	13,652.04	6,382.50	1,490.14	5,779.40	12,308.89	6,529.49
ETPL	10,642.16	1,329.82	72.79	9,239.55	12,138.78	2,899.23
VCPPL	13,114.17	5,468.05	1,200.31	6,445.81	10,710.94	4,265.13
IENMPL (Refer note iii below)	15,103.00	5,003.61	2,960.00	7,139.39	13,210.97	6,071.58
Total	**246,347.68**	**77,849.90**	**31,345.16**	**137,152.61**	**187,449.65**	**50,297.03**

Notes:

i. Purchase consideration amounting to ₹ 71,078.44 million is towards issue of 209,227,490 units at ₹ 300 each. Further, an amount of ₹ 8,310.19 million is paid by SPV before the date of acquisition by Embassy Office Parks REIT, towards equity investment in MPPL of ₹ 8,309.11 million, in EEPL of ₹ 1 million and in GLSP of ₹ 0.08 million.

ii. During the year ended March 31, 2019, QBPL had entered into Business Transfer Agreement (BTA) with EODPL on March 11, 2019 and completed the purchase of the assets and liabilities for Hospitality segment and Commercial offices segment from EODPL as per the BTA. QBPL borrowed ₹ 4,681.93 million from Embassy Office Parks REIT to make payment for the purchase consideration. The difference between the net assets acquired (₹ 3,279.74 million) and purchase consideration (₹ 4,681.93 million) amounting to ₹ 1,402.19 million has been recognised as goodwill as at March 31, 2019. This transaction is not a part of the goodwill on consolidation as shown in the table above.

iii. Purchase consideration includes assumption of liability of ₹ 3,450 million towards one of the erstwhile shareholders of the SPV. The liability has been settled in cash on April 2, 2019.

iv. During the year ended March 31, 2020, goodwill amounting to ₹ 487.14 million pertaining to UPPL has been impaired. Refer note 6 for further details.

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Measurement of fair values

The valuation techniques used for measuring the fair value of material assets acquired are as follows:

Particulars	Valuation methodology
Property, plant and equipment and Investment property	Fair values have been determined by independent external property valuers, having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued. The valuers have followed "Direct comparison approach" for land except Umbel where the valuers have followed "Residual Approach", "Depreciated replacement cost approach" for the built up component, plant and machinery, capital work-in-progress and other assets and "Discounted cash flow method" for co-development. Direct comparison approach involves comparing to similar properties that have actually been sold in an arms length transaction or are offered for sale. The Residual Method is based on the assumption that the development is complete as on the date of valuation and value of the subject property is assessed by subtracting revenues from the development expenses as well as the developer margin. Depreciated replacement cost approach considers the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. The Discounted Cash Flow Methodology is based upon an estimation of future results. The methodology begins with a set of assumptions as to the projected income and expenses of the property. This methodology use market derived assumptions, including discount rates, obtained from analysed transactions.
Right-to -use trademark	The fair value of the acquired right to use trademark was established using "Relief from royalty" method. It is a methodology that assumes that if a corporation owns a trademark, then it is relieved from paying a royalty, so a hypothetical royalty payment can be estimated.
Power purchase agreement	The fair value of the power purchase agreement was established using the "Multi-period excess earnings method (MEEM)". In MEEM method, value is estimated as the present value of the benefits anticipated from ownership of the asset in excess of the returns required on the investment in the contributory assets necessary to realise those benefits.
Other assets other than those mentioned above	Book values as on the date of acquisition have been considered as fair values.
Liabilities	Liabilities includes loans and borrowings, trade payables and provision for employee benefits. Book values as on the date of acquisition have been considered as fair values.

Goodwill is attributable due to the acquisition price being dependent on the overall property valuation assuming a discounted cash flow method computed using future cash flows and other relevant assumptions as compared with the individual assets recorded at their fair values computed basis comparable approach or depreciated replacement cost basis. The acquisition was done on March 22, 2019 and thus goodwill was not assessed for impairment as at March 31, 2019. Goodwill has been tested for impairment as at March 31, 2020. Refer Note 6 for details on impairment testing.

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51. Financial instruments - Fair values

A. The carrying value and fair value of financial instruments by categories are as below:

Particulars	Carrying value March 31, 2020	Fair Value March 31, 2020	Carrying value March 31, 2019	Fair Value March 31, 2019
Financial assets				
Amortised cost				
Loans	720.20	-	1,539.59	-
Trade receivables	242.25	-	335.86	-
Cash and cash equivalents	3,249.16	-	49,612.75	-
Other bank balances	169.79	-	1,455.99	-
Other financial assets	1,588.00	-	2,966.75	-
Investments in debentures	724.38	-	-	-
Fair value through profit and loss				
Investments in mutual funds	11,549.21	11,549.21	1,944.87	1,944.87
Total assets	**18,242.99**	**11,549.21**	**57,855.81**	**1,944.87**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) – floating rates	11,163.28	-	72,115.61	-
Borrowings (including current maturities of long-term debt) – Fixed rates	46,297.56	46,243.74	6,994.93	6,994.93
Lease deposits	9,497.57	-	8,752.11	-
Trade payables	254.75	-	421.87	-
Other financial liabilities	2,893.54	-	6,901.45	-
Total liabilities	**70,106.70**	**46,243.74**	**95,185.97**	**6,994.93**

The fair value of cash and cash equivalents, fixed deposits, trade receivables, investment in debentures, borrowings at floating rates, lease deposits, trade payables, loans and other financial assets and liabilities approximate their carrying amounts and hence the same has not been disclosed in the table above.

B. Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

a) recognised and measured at fair value

b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

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Financial instruments

Quantitative disclosures fair value measurement hierarchy for assets as at:

Particulars	Date of valuation	Total	Level 1	Level 2	Level 3
Financial assets measured at fair value:					
FVTPL financial investments:					
Investment in mutual funds	March 31, 2020	11,549.21	11,549.21	-	-
Investment in mutual funds	March 31, 2019	1,944.87	1,944.87	-	-

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the years ended March 31, 2020 and March 31, 2019.

Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair value of mutual funds are based on price quotations at reporting date.

ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.

iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cash flows discounted at the current market rate.

C. Financial risk management

The Group has exposure to following risks arising from financial instruments:

- market risk
- credit risk
- liquidity risk

Risk management framework

The Board of Directors of the Manager of Embassy Office Parks Group has overall responsibility for the establishment and oversight of the Embassy Office Parks Group's risk management framework. The Embassy Office Parks Group's risk management policies are established to identify and analyse the risks faced by the group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the group's activities.

The Board of Directors of the Managers of Embassy Office Parks Group oversees how management monitors compliance with the group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the group. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

a) Market risk

Market risk is the risk that changes in market prices, such as interest rates and foreign exchange rates, will affect the Group's income and its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters.

i. Currency risk

The Group operates only in India. The management has assessed that its exposure to currency risk is insignificant.

ii. Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to its long-term debt obligations with floating interest rates.

Exposure to interest rate risk:

The exposure of the Group's borrowing to interest rate changes at the end of the reporting period are as follows:

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Particulars	As at March 31, 2020	As at March 31, 2019
Variable-rate instruments:		
Financial liabilities		
Borrowings (Non-current and current)	11,163.28	72,115.61
Variable rate instruments exposed to interest rate risks	**11,163.28**	**72,115.61**

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 1% (100 basis points) in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables remain constant.

Particulars	For the year ended March 31, 2020		For the year ended March 31, 2019	
	+ 1%	- 1%	+ 1%	- 1%
Borrowings	**(37.21)**	**37.21**	**(721.16)**	**721.16**

Fair value sensitivity analysis for fixed-rate instruments

The Group does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

iii. *Price risk*

Price risk is the risk of fluctuations in the value of assets and liabilities as a result of changes in market prices of investments. The Group has no material exposure to equity securities price risk and is not exposed to commodity risk. The Group's exposure to price risk arises from investments held by the Group in mutual funds and classified in the balance sheet as fair value through statement of profit and loss. The fair value of these investments is marked to an active market. The financial assets carried at fair value by the Group are mainly investments in liquid debt securities and accordingly, any material volatility is not expected.

Mutual funds price risk sensitivity analysis

The Group's exposure to price risk arises from investments held by the group in mutual funds and classified in the balance sheet as fair value through statement of profit and loss.

Particulars	As at March 31, 2020	As at March 31, 2019
Increase by 1% (100 basis points)	115.49	19.45
Decrease by 1% (100 basis points)	(115.49)	(19.45)

b) Credit risk

Credit risk is the potential financial loss resulting from the failure of tenants or counterparties of the Group to settle its financial and contractual obligations, as and when they fall due.

The Group has an established process to evaluate the creditworthiness of its tenants and prospective tenants to minimise potential credit risk. Credit evaluations are performed by the Group before lease agreements are entered into with prospective tenants. Security in the form of bankers' guarantees or cash security deposits are obtained upon the commencement of the lease.

The Group establishes an allowance account for impairment that represents its estimate of losses in respect of trade and other receivables. The main component of this allowance is estimated losses that relate to specific tenants or counterparties.

The allowance account is used to provide for impairment losses. Subsequently when the Group is satisfied that no recovery of such losses is possible, the financial asset is considered irrecoverable and the amount charged to the allowance account is then written off against the carrying amount of the impaired financial asset.

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Cash at bank and fixed deposits are placed with financial institutions which are regulated and have low or no risk.

As at the reporting date, there is no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Balance Sheet.

i. *Expected credit loss (ECL) assessment for customers/tenants as at March 31, 2020 and March 31, 2019*

The Group allocates each exposure to a credit risk grade based on a variety of data that is determined to be predictive of the risk of loss (including but not limited to past payment history, security by way of deposits, external ratings, audited financial statements, management accounts and cash flow projections and available press information about customers) and applying experienced credit judgement.

The following table provides information about the exposure to credit risk and expected credit loss for trade receivables:

Particulars	As at March 31, 2020		As at March 31, 2019	
	Gross carrying amount	Provision amount	Gross carrying amount	Provision amount
Up to 180 days	238.48	-	321.27	7.06
More than 180 days	19.79	16.02	57.17	35.52
	258.27	**16.02**	**378.44**	**42.58**

The movement in the allowance for impairment in respect of trade receivables is as follows:

	As at March 31, 2020
Amount as at April 1, 2019	**42.58**
Amount written off	(12.01)
Net measurement of loss allowance	(14.55)
Balance as at March 31, 2020	**16.02**

ii. *Loans: Security deposits*

Risk assessment		Year ended	Estimated gross carrying amount	Expected probability of default	ECL	Carrying amount, net of provision
Loss at 12 months ECL	Risk same since initial recognition	As at March 31, 2020	720.20	-	-	720.20
		As at March 31, 2019	1,539.59	-	-	1,539.59

iii. *Cash and bank balances*

The Group holds cash and cash equivalents of ₹ 3,249.16 million as at March 31, 2020 (March 31, 2019: ₹ 49,612.75 million) and fixed deposits with bank of ₹ 839.85 million (March 31, 2019: ₹ 3,600.05 million). The cash and cash equivalents and fixed deposits with bank are mainly held with scheduled banks which are highly regulated. The Group considers that its cash and cash equivalents and fixed deposits with bank have low credit risk based on the external credit ratings of counterparties.

iv. *Other Financial Assets*

The Group considers that its other financial assets which mainly represents unbilled revenue with its tenants and have low credit risk based on its nature and other security available.

c) Liquidity Risk

Liquidity risk is the risk that the group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The group's approach to managing liquidity is to ensure, as far as possible, that

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it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the group's reputation.

The Group monitors rolling forecasts of its liquidity position and cash and cash equivalents on the basis of expected cash flows. This is generally carried out in accordance with practice and limits set by CODM. In addition, the Group's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Exposure to liquidity risk

The table below details the Group's remaining contractual maturity for its non-derivative financial liabilities. The contractual cash flows reflect the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay.

Particulars	Carrying value as at March 31, 2020	Contractual cash flows				
		Within 1 year	1-3 years	3-5 years	More than 5 years	Total
Borrowings	57,460.84	2,251.67	55,100.28	8,579.79	10,517.04	76,448.78
Trade payables	254.75	254.75	-	-	-	254.75
Lease deposits - Current and non-current	9,497.57	2,070.42	3,109.64	4,053.75	1,083.48	10,317.29
Lease Liability	322.93	20.36	40.72	40.72	10,618.82	10,720.62
Other financial liabilities - non-current	455.57	-	455.57	-	-	455.57
Other financial liabilities - current	2,115.04	2,115.06	-	-	-	2,115.06
	70,106.70	**6,712.26**	**58,706.21**	**12,674.26**	**22,219.34**	**1,00,312.07**

Particulars	Carrying value as at March 31, 2019	Contractual cash flows				
		Within 1 year	1-3 years	3-5 years	More than 5 years	Total
Borrowings	79,110.55	8,506.71	19,261.22	18,074.92	45,788.82	91,631.67
Trade payables	421.87	421.87	-	-	-	421.87
Lease deposits - Current and non-current	8,752.11	6,017.42	1,541.84	1,003.43	480.95	9,043.64
Other financial liabilities - non-current	46.36	-	46.36	-	-	46.36
Other financial liabilities - current	6,855.08	6,855.08	-	-	-	6,855.08
	95,185.97	**21,801.08**	**20,849.42**	**19,078.35**	**46,269.77**	**107,998.62**

52. Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Group's capital structure mainly constitutes equity in the form of unit capital and debt. The projects are initially funded through construction financing arrangements. On completion, these borrowings are restructured into lease-rental discounting arrangements or debentures. The Group's capital structure is influenced by the changes in regulatory framework, government policies, available options of financing and the impact of the same on the liquidity position.

The Group monitors capital using a ratio of 'Net debt' to 'Gross asset value (GAV)' of all SPVs' including fair value of its 50% investment in GolfLinks Software Park Private Limited. For this purpose, Net debt is defined as Long-term borrowings + Short-term borrowings + current maturities of long-term borrowings - Cash and other balances - investments in mutual funds (net of NDCF to be distributed for the recent quarter). The Group's adjusted Net debt to GAV ratio as at March 31, 2020 is as follows:

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(all amounts in ₹ million unless otherwise stated)

Particulars	March 31, 2020	March 31, 2019
Net debt	47,809.68	-
GAV	331,682.60	-
Net debt to GAV	14.41%	-

53. Operating segments

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

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

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

a) Commercial Offices segment:

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

b) Hospitality segment:

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

c) Other segment:

NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less direct operating expenses (which includes (i) Operating and maintenance expenses and (ii) Other expenses). Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortisation to be used consistently, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Particulars	Commercial Offices		Hospitality		Other Segments		Total	
	For the year ended March 31, 2020	For the year ended March 31, 2019	For the year ended March 31, 2020	For the year ended March 31, 2019	For the year ended March 31, 2020	For the year ended March 31, 2019	For the year ended March 31, 2020	For the year ended March 31, 2019
Revenue from operations	18,709.58	-	1,173.39	-	1,566.25	-	21,449.22	-
Identifiable operating expenses	(2,081.97)	-	(1,067.99)	-	(129.72)	-	(3,279.68)	-
Net Operating Income (segment results for the year)	**16,627.61**	**-**	**105.40**	**-**	**1,436.53**	**-**	**18,169.54**	**-**
Other operating expenses							(1,513.12)	(94.47)
Interest, dividend and other income							990.35	-
Earnings before finance costs, depreciation, amortisation, impairment loss and tax							**17,646.77**	**(94.47)**
Share of profit after tax of equity accounted investees							1,169.33	-
Depreciation and amortisation expenses							(5,281.24)	-
Impairment loss (Refer note 6)							(1,775.98)	
Finance costs							(3,803.54)	-
Profit/(loss) before tax							**7,955.34**	(94.47)
Tax expense							(300.00)	-
Other Comprehensive Income							0.16	-
Total comprehensive income/ (loss) for the year							**7,655.50**	**(94.47)**

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An analysis of SPV wise Segment Revenues and Segment Results is given below

For the year ended March 31, 2020

Particulars	Trust	MPPL	EOPPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	EPTPL	Total
Segment Revenue:														
Commercial Office Segment	-	8,794.81	1,497.83	-	-	870.47	925.64	1,379.28	904.16	1,472.01	1,375.32	1,490.06	-	18,709.58
Hospitality Segment	-	-	-	825.62	-	-	-	-	-	347.77	-	-	-	1,173.39
Others	-	-	-	-	1,566.25	-	-	-	-	-	-	-	-	1,566.25
Total	**-**	**8,794.81**	**1,497.83**	**825.62**	**1,566.25**	**870.47**	**925.64**	**1,379.28**	**904.16**	**1,819.78**	**1,375.32**	**1,490.06**	**-**	**21,449.22**
Net Operating Income (segment results)														
Commercial Office Segment	-	8,225.28	1,411.28	-	-	661.53	841.45	1,054.29	752.21	1,177.72	1,176.47	1,327.38	-	16,627.61
Hospitality Segment	-	-	-	323.92	-	-	-	-	-	(218.52)	-	-	-	105.40
Others	-	-	-	-	1,436.53	-	-	-	-	-	-	-	-	1,436.53
Total	**-**	**8,225.28**	**1,411.28**	**323.92**	**1,436.53**	**661.53**	**841.45**	**1,054.29**	**752.21**	**959.20**	**1,176.47**	**1,327.38**	**-**	**18,169.54**

For the year ended March 31, 2019

Particulars	Trust	MPPL	EOPPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	EPTPL	Total
Segment Revenue:														
Commercial Office Segment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospitality Segment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Operating Income (segment results)	-													
Commercial Office Segment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospitality	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Information about major customers

Revenue from operations from customers amounting to 10% or more of the segment revenue is as follows (at SPV level):

Segment	Commercial Offices										Hospitality		Other Segments
	MPPL	EOPPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	EPTPL	UPPL	QBPL	EEPL
Number of customers	2	2	3	3	4	1	3	2	2	0	0	0	3
Amount	3,032.51	613.51	836.89	726.71	1,107.79	228.02	1,400.62	301.90	537.44	-	-	-	1,414.07

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(all amounts in ₹ million unless otherwise stated)

54. 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 – Investment Manager or Manager
Axis Trustee Services Limited – Trustee

The co-sponsor groups consist of the below entities
Embassy Property Developments Private Limited – Co-Sponsor
Embassy One Developers Private Limited
D M Estates Private Limited
Embassy Services Private Limited
GolfLinks Properties Private Limited

BRE/Mauritius Investments – Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
SG Indian Holding (NQ) Co. II Pte. Limited
SG Indian Holding (NQ) Co. III Pte. Limited
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Limited
BREP VII NTPL Holding (NQ) Pte Limited
BREP Asia SBS NTPL Holding (NQ) Limited
BREP VII SBS NTPL Holding (NQ) Limited
BREP GML Holding (NQ) Pte Limited
BREP VII GML Holding (NQ) Pte Limited
BREP Asia SBS GML Holding (NQ) Limited
BREP VII SBS GML Holding (NQ) Limited
BREP Asia SG Oxygen Holding (NQ) Pte Limited
BREP VII SG Oxygen Holding (NQ) Pte Limited
BREP Asia SBS Oxygen Holding (NQ) Limited
BREP VII SBS Oxygen Holding (NQ) Limited
BREP Asia HCC Holding (NQ) Pte Limited
BREP VII HCC Holding (NQ) Pte Limited
BREP Asia SBS HCC Holding (NQ) Limited
BREP VII SBS HCC Holding (NQ) Limited
India Alternate Property Limited
BREP Asia SG Indian Holding (NQ) Co II Pte. Limited
BREP VII SG Indian Holding (NQ) Co II Pte. Limited
BREP Asia SBS Holding-NQ CO XI Limited
BREP VII SBS Holding-NQ CO XI Limited

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

Directors
Jitendra Virwani
Tuhin Parikh
Vivek Mehra
Ranjan Ramdas Pai
Anuj Puri (w.e.f. August 6, 2018)
Punita Kumar Sinha (w.e.f. August 6, 2018)
Robert Christopher Heady (w.e.f. August 6, 2018)
Aditya Virwani (w.e.f. August 6, 2018)
Asheesh Mohta – Director (w.e.f. June 28, 2019, alternate to Robert Christopher Heady)

KMPs
Michael David Holland – CEO (w.e.f. August 6, 2018)
Rajesh Kaimal – CFO (w.e.f. August 6, 2018)
Ramesh Periasamy – Company Secretary (w.e.f. January 7, 2019)

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(all amounts in ₹ million unless otherwise stated)

B. Joint Venture

GolfLinks Software Parks Private Limited

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

Vikas Telecom Private Limited
Dynasty Properties Private Limited
Snap Offices Private Limited (formerly known as Stylus Commercial Services Private Limited)
Synergy Property Development Services Private Limited (Up to November 5, 2019*
Embassy Industrial Parks Private Limited
GolfLinks Embassy Management Services LLP
GolfLinks Park Management Services LLP
Wework India Management Private Limited
Embassy Shelters Private Limited
Manyata Builders Private Limited
Manyata Projects Private Limited
FIFC Condominium
Reddy Veeranna Constructions Private Limited
Embassy Construction Private Limited
Mac Charles (India) Limited
Lounge Hospitality LLP
EPDPL Coliving Operation LLP
EPDPL Coliving Private Limited
Embassy Projects Private Limited

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II. Related party transactions

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Property Management fees		
Embassy Office Park Management Services Private Limited	486.13	-
REIT Management fees		
Embassy Office Park Management Services Private Limited	214.81	-
Purchase of intangible assets		
Embassy Office Park Management Services Private Limited	8.84	-
Purchase of Investment Property		
Reddy Veeranna Constructions Private Limited	4.51	-
Common area maintenance		
Embassy Services Private Limited	561.43	-
GolfLinks Embassy Business Park Management Services LLP	24.11	-
FIFC Condominium	67.01	-
Repairs and maintenance - building		
FIFC Condominium	6.13	-
Business consultancy services (capitalised)		
Embassy Property Developments Private Limited	124.90	-
Income from generation of renewable energy from the tenants of		
Vikas Telecom Private Limited	377.32	-
Embassy Property Developments Private Limited	87.55	-
Dynasty Properties Private Limited	39.32	-
GolfLinks Software Park Private Limited	224.87	-
Security Deposit given/(repaid) to/(by) related party		
Embassy Property Developments Private Limited	(991.50)	-
Capital advances paid		
Embassy Property Developments Private Limited (refer note below)	4,884.97	-
Reddy Veeranna Constructions Private Limited	4.02	-
FIFC Condominium	9.71	-
Rental and maintenance income		
Wework India Management Private Limited	108.85	-
Snap Offices Private Limited	36.85	-
Interest income		
GolfLinks Software Park Private Limited	72.19	-
Embassy Services Private Limited	3.63	-
Embassy Property Development Private Limited	160.47	-
Reddy Veeranna Construction Private Limited	1.53	-
Other operating income		
Embassy Property Developments Private Limited	215.88	-

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Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Income from management fees		
GolfLinks Software Park Private Limited	45.00	-
Project management consultancy fees (capitalised)		
Synergy Property Development Services Private limited	91.53	-
Amount paid for civil works (capitalised)		
Synergy Property Development Services Private limited	539.28	-
Power and fuel expenses		
Embassy Services Private Limited	117.51	-
Reversal of impairment on investments		
Manyata Projects Private Limited	(156.98)	-
Investments written off		
Manyata Projects Private Limited	156.98	-
Legal and professional charges		
Embassy Services Private Limited	48.44	-
Security charges		
Embassy Services Private Limited	12.94	-
Trademark and license fees		
Embassy Shelters Private Limited	1.42	-
Purchase of consumables		
Embassy One Developers Private Limited	16.81	-
Rates and taxes		
Embassy One Developers Private Limited	2.06	-
Revenue - Room rentals, sale of food and beverages		
Jitendra Virwani	2.34	-
Embassy Property Developments Private Limited	5.25	-
Embassy One Developers Private Limited	1.96	-
Vikas Telecom Private Limited	0.31	-
JV Holding Private Limited	0.04	-
Others	4.99	-
Investment in debentures		
GolfLinks Software Parks Private Limited	2,500.00	-
Redemption of investment in debentures		
GolfLinks Software Parks Private Limited	1,775.62	-
Secondment fees		
Embassy Office Parks Management Services Private Limited	1.42	-
Trustee fees		
Axis Trustee Services Limited	2.96	-

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Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Miscellaneous expenses		
Mac Charles (India) Limited	0.48	-
Business Promotion expenses		
Lounge Hospitality LLP	0.06	-
Reimbursement of expenses (received)/paid		
Embassy Services Private Limited	29.77	-
Embassy One Developers Private Limited	(6.26)	9.54
Embassy Office Parks Management Services Private Limited	53.87	157.50
Initial refundable receipt from Co-sponsor - received/(repaid)		
Embassy Property Development Private Limited	(0.50)	0.50
Issue of Unit capital (in exchange of the Investment in equity shares of SPVs)		
Embassy Property Development Private Limited	-	34,645.44
SG Indian Holding (NQ) Co I Pte. Limited.	-	31,228.49
SG Indian Holding (NQ) Co II Pte. Limited.	-	20.24
SG Indian Holding (NQ) Co III Pte. Limited.	-	135.39
BRE/Mauritius Investments	-	28,083.23
India Alternate Property Limited	-	11,834.10
BREP Asia SG Indian Holding (NQ) Co. II Pte Limited	-	7,770.49
BREP VII SG Indian Holding (NQ) Co II Pte Limited	-	1,941.58
BREP Asia SBS Holding-NQ Co. XI Limited	-	38.24
BREP VII SBS Holding-NQ Co. XI Limited	-	10.66
BREP Asia HCC Holding (NQ) Pte Limited	-	8,548.39
BREP VII HCC Holding (NQ) Pte Limited	-	2,130.08
BREP Asia SBS HCC Holding (NQ) Limited.	-	20.36
BREP VII SBS HCC Holding (NQ) Limited.	-	12.10
BRE/Mauritius Investments II	-	13,689.26
BREP NTPL Holding (NQ) Pte. Limited	-	4,454.94
BREP VII NTPL Holding (NQ) Pte. Limited.	-	1,112.97
BREP Asia SBS NTPL Holding (NQ) Limited.	-	21.13
BREP VII SBS NTPL Holding (NQ) Limited	-	6.04
BREP Asia SG Oxygen Holding (NQ) Pte. Limited.	-	9,798.86
BREP VII SG Oxygen Holding (NQ) Pte. Limited	-	2,448.42
BREP Asia SBS Oxygen Holding (NQ) Limited	-	48.25
BREP VII SBS Oxygen Holding (NQ) Limited	-	13.36
BREP GML Holding (NQ) Pte. Limited.	-	3,712.50
BREP VII GML Holding (NQ) Pte. Limited	-	927.45
BREP Asia SBS GML Holding (NQ) Limited	-	17.54
BREP VII SBS GML Holding (NQ) Limited	-	5.01
Margin money kept on behalf of Trust		
Embassy Office Parks Management Services Private Limited	-	20.00

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III. Related party balances

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Security deposits			
Embassy Property Developments Private Limited	-	953.64	-
Embassy Services Private Limited	60.50	-	-
Advance from Customers			
Wework India Management Private Limited	1.92	-	-
Trade payables			
Embassy Services Private Limited	91.74	-	-
Embassy Office Parks Management Service Private Limited	4.66	13.71	-
GolfLinks Embassy Business Park Management services LLP	2.01	-	-
FIFC Condominium	17.53	-	-
Unbilled revenue			
Vikas Telecom Private Limited	25.05	-	-
Embassy Property Developments Private Limited	8.92	-	-
Dynasty Properties Private Limited	3.73	-	-
GolfLinks Software Parks Private Limited	24.12	-	-
Other current financial assets – other receivables from related party			
Embassy Property Developments Private Limited	-	225.22	-
Manyata Builders Private Limited	5.63	-	-
Embassy One Developers Private Limited	2.31	-	-
Other current financial liabilities			
Embassy Property Developments Private Limited	-	19.33	-
Embassy One Developers Private Limited	0.05	9.54	-
Embassy Services Private Limited	115.48	-	-
Embassy Office Parks Management Services Private Limited	56.14	158.00	-
FIFC Condominium	0.95	-	-
Current liabilities – payable for purchase of fixed assets			
Embassy Property Developments Private Limited	14.73	20.94	-
Reddy Veeranna Constructions Private Limited	-	30.00	-
Other non-current assets – capital advance			
Embassy Shelters Private Limited	206.34	340.32	-
Reddy Veeranna Constructions Private Limited	6.51	-	-
FIFC Condominium	9.71	-	-
Other current assets – Advance for supply of goods and rendering of services			
FIFC Condominium	2.78	-	-
Other non-current assets – advance paid for purchase of development rights on a land and purchase of land			
Embassy Property Developments Private Limited (refer note below)	13,998.26	8,774.00	-

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Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Trade receivables			
Embassy Property Developments Private Limited	51.48	-	-
Embassy One Developers Private Limited	1.20	-	-
GolfLinks Embassy Business Park Management Services LLP	1.86	-	-
Wework India Management Private Limited	0.17	-	-
Others	2.32	10.56	-
Lease deposits			
Wework India Management Private Limited	7.20	7.20	-
Snap Offices Private Limited	4.82	-	-
Investment in Debentures			
GolfLinks Software Parks Private Limited	724.38	-	-
Liability towards margin money kept on behalf of Trust			
Embassy Office Parks Management Services Private Limited	-	20.00	-
Corporate guarantee/letter of undertaking received for loan taken			
Embassy Property Developments Private Limited	-	2,300.00	-
Initial refundable receipt from co-sponsor			
Embassy Property Developments Private Limited	-	0.50	-
Other current financial liabilities – Security deposit			
Vikas Telecom Private Limited	105.00	105.00	-
GolfLinks Software Parks Private Limited	80.00	80.00	-

Notes:
Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement whereby EPDPL shall develop 1 msf M3 Block A bare shell building to be handed over to MPPL by agreed delivery date for a consideration of ₹ 6,550 million to EPDPL, of which ₹ 6,269.20 million has already been paid as of March 31, 2020. The carrying cost in the consolidated financial statements of the above advance is ₹ 9,403.11 million as at March 31, 2020 which includes one time fair valuation gain on purchase price allocation on acquisition by the REIT (Refer Note 50).

During the year ended March 31, 2020, to further consolidate/expand the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B bare shell building to be handed over to MPPL by agreed delivery date of March'2023 for a consideration of ₹ 6,767 million to EPDPL, of which ₹ 4,255.85 million has already been paid as of March 31, 2020. As per terms of both of these co-development agreements, consideration is contingent on pre-defined leasing timelines and Net Operating Income. Further, EPDPL is liable to pay a compensation for any delay in delivery beyond agreed date of respective blocks. MPPL has also appointed EPDPL as the development manager, to convert the bare shell buildings to warm shell and obtain the occupancy certificate for the buildings by agreed timeline for an agreed consideration. Further, interest as agreed and approved by the Board of MPPL is payable by EPDPL to MPPL upto the date of completion of the M3 Block B. The Group has obtained two independent valuation reports as required by the REIT regulations for acquisition and the average of the two valuations amounts to ₹ 8,728.62 million (including conversion of bareshell to warmshell). No fees or commission is payable to any associate of the related party in relation to the transaction.

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55. Employee benefits

I Defined contribution plan

The Group has defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Group is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the period towards defined contribution plan is as under:

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Employer's contribution to Provident Fund	12.80	-
Employer's contribution to Employee State Insurance Corporation	2.00	-
Expense recognised during the year	**14.80**	**-**

II Defined benefit plan

A. Gratuity:

In accordance with applicable Indian laws, the Group provides for gratuity, a defined benefit retirement plan (Gratuity Plan). The Gratuity Plan provides a lump sum payment to vested employees, at retirement or termination of employment, an amount based on the respective employee's last drawn salary and the number of years of employment with the Group.

a) Reconciliation of the net defined benefit obligations

(i) Change in projected benefit obligation:

Particulars	As at March 31, 2020	As at March 31, 2019
Obligations at beginning of the year	4.80	-
Current service cost	2.04	-
Interest on defined benefit obligation	0.23	-
Past service cost	0.27	-
Benefits settled	(1.84)	-
Actuarial (gains)/losses on obligations – due to experience variance	(0.57)	-
Actuarial (gains)/losses on obligations – due to change in financial assumptions	0.41	-
Actuarial (gains)/losses on obligations – due to change in demographic assumptions	-	-
Projected benefit obligations acquired as part of business combination	-	4.80
Obligations at the end of year	**5.34**	**4.80**

(ii) Change in plan assets:

Particulars	As at March 31, 2020	As at March 31, 2019
Plan assets at year beginning, at fair value	0.06	-
Expected return on plan assets (estimated)	-	-
Actuarial gain/(loss)	-	-
Interest on plan assets	-	-
Contributions	-	-
Benefits settled	-	-
Plan assets acquired as part of business combination	-	0.06
Plan assets at end of the year, at fair value	**0.06**	**0.06**

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(all amounts in ₹ million unless otherwise stated)

(iii) Net defined benefit obligations recognised in balance sheet:

Particulars	As at March 31, 2020	As at March 31, 2019
Closing obligations	5.34	4.80
Closing fair value of plan assets	(0.06)	(0.06)
	5.28	**4.74**
Liability recognised in the balance sheet		
Net liability:	5.28	4.74
Non-current	5.25	3.01
Current	0.03	1.73

As at March 31, 2020, discontinuance liability of the Group towards gratuity is ₹ 9.58 million.

b) *(i) Expense recognised in statement of profit and loss:*

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Service cost	2.04	-
Interest cost	0.23	-
Past service cost	0.27	-
Net gratuity cost	**2.54**	**-**

(ii) Remeasurements recognised in other comprehensive income:

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Actuarial (gains)/losses on obligations – due to change in financial assumptions	0.41	-
Actuarial (gains)/losses on obligations – due to change in demographic assumptions	-	-
Actuarial (gains)/losses on obligations – due to experience variance	(0.57)	-
	(0.16)	**-**

c) Other disclosures

(i) Actuarial assumptions

Principal actuarial assumptions at the reporting date:

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Discount rate	5.30% to 6.85%	7.50%
Salary increase	5.00%	5.00%
Attrition rate	2% to 5%	2% to 5%
Retirement age	58 years to 60 years	60 years

(ii) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

₹ in million

Particulars	For the year ended March 31, 2020	
	Increase	Decrease
Discount rate (50 basis points movement)	(0.27)	0.47
Employee attrition rate (50 basis points movement)	(0.39)	0.85
Future salary growth (50 basis points movement)	0.48	(0.28)

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Particulars	For the year ended March 31, 2019	
	Increase	Decrease
Discount rate (50 basis points movement)	(1.89)	(1.41)
Future salary growth (50 basis points movement)	(1.41)	(1.90)

The estimates of future salary increases, considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(iii) The Group has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance Company carries out a funding valuation based on the latest employee data provided by the Group. Any deficit in the assets arising as a result of such valuation is funded by the Group.

(iv) The expected future cash flows in respect of gratuity:

Projected benefits payable in future years from the reporting date	As at March 31, 2020	As at March 31, 2019
1st following year	0.10	-
2nd to 5th year	1.42	-
6th to 10th year	1.76	-
Beyond 10 years	14.56	-

B. Compensated absences:

The compensated absences cover the Group's liability for earned leave which are classified as other long-term benefits. According to the Group's policy on compensated absences, employees can encash their accumulated leave balance based on their last drawn gross salary.

(i) Liability recognised in the balance sheet

	As at March 31, 2020	As at March 31, 2019
Non-current	-	2.07
Current	2.34	1.28
Total	**2.34**	**3.35**

(ii) Expense recognised in statement of profit and loss:

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Compensated absence expense	0.28	
	0.28	**-**

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Other disclosures

Other disclosures are not provided for compensated absences, since the amount of provision for compensated absences is immaterial for the Group.

C. Risk exposure:

Through its defined benefit plans, the group is exposed to a number of risks, the most significant of which are detailed below:

i. **Liquidity Risk:** The Group has purchased insurance policy, which is basically a year-on-year cash accumulation plan in which the interest rate is declared on yearly basis and is guaranteed for a period of one year. The insurance Company, as part of the policy rules, makes payment of all gratuity outgoes happening during the year (subject to sufficiency of funds under the policy). The policy, thus, mitigates the liquidity risk.

ii. **Change in bond yields:** Plan assets, being a cash accumulation plan, the duration of assets is shorter compared to the duration of liabilities. Thus, the Group is exposed to movement in interest rate (in particular, the significant fall in interest rates, which should result in a increase in liability without corresponding increase in the asset).

iii. **Inflation risks:** Gratuity payments are based on last drawn salary of the employee. Increase in inflation will increase the future salary of employees, thus resulting in increase in projected benefit obligations.

iv. **Asset Liability Mismatching or Market Risk:** The duration of the liability is longer compared to duration of assets, exposing the Group to market risk for volatilities/fall in interest rate.

56. Transition to Ind AS 116

On transition, the Embassy Office Parks Group has applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with similar end date. The Embassy Office Parks Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets.

On transition, the Embassy Office Parks Group recognised a lease liability measured at the present value of the remaining lease payments. The right-of-use asset is recognised at an amount equal to the lease liability measured on the transition date. Accordingly, a right-of-use asset of ₹ 312.10 million and a corresponding lease liability of ₹ 312.10 million has been recognised. The principal portion of the lease payments have been disclosed under cash flows from financing activities. The lease payments for operating leases as per Ind AS 17 – Leases, were earlier reported under cash flows from operating activities.

On application of Ind AS 116, the nature of expenses has changed from lease rent in previous periods to depreciation cost for the right-to-use asset, and finance cost for interest accrued on lease liability.

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Impact of application of Ind AS 116 on consolidated balance sheet (increase/(decrease)):

	As at March 31, 2020
Assets	
Right-of-use assets	308.15
Total assets	**308.15**
Equity	
Retained earnings	(14.79)
Total equity	**(14.79)**
Liabilities	
Lease liabilities	322.93
Deferred tax liabilities	7.39
Total liabilities	**330.32**

Impact of application of Ind AS 116 on statement of profit and loss (increase/(decrease) in profit):

	For the year ended March 31, 2020
Increase in Depreciation	(3.95)
Increase in Interest on lease liabilities	(31.20)
Decrease in Rental expenses	20.36
Impact on Profit before tax	**(14.79)**

There is no material impact on other comprehensive income or the basic and diluted earnings per share.

A. Group as a lessor

The Embassy Office Parks Group is not required to make any adjustments on transition to Ind AS 116 for leases in which it acts as a lessor, except for a sub-lease in a joint venture. The Embassy Office Parks Group accounted for its leases in accordance with Ind AS 116 from the date of transition. The Group does not have any significant impact on account of sub-lease on the application of this standard.

i. Operating leases

The Embassy Office Parks REIT Group is primarily engaged in the business of development and lease of office space and related interiors. The Group leases out its Investment property on operating leases basis.

Rental income from non-cancellable leases is recognised on a straight-line basis over the term of the relevant lease. For more details on accounting as a lessor, refer note 2.2(q).

The table below provides details regarding the lease payments as at March 31, 2020 on an undiscounted basis:

Particulars	As at March 31, 2020	As at March 31, 2019
Not later than one year	7,265.96	5,678.21
Later than one year but within five years	12,176.48	11,214.99
Later than five years	952.53	104.66
	20,394.97	**16,997.86**

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The Embassy Office Parks REIT Group has entered into operating lease agreements with its lessees. The total lease rental income recognised in the Consolidated Statement of Profit and Loss for the year ended March 31, 2020 is ₹ 16,689.99 million (March 31, 2019: Nil).

ii. Finance leases

The Embassy Office Parks Group has provided fit-outs to the tenants through finance leases. The total finance income on net investment in lease recognised in the Consolidated Statement of Profit and Loss for the year ended March 31, 2020 is ₹ 2.28 million (March 31, 2019: Nil). The future minimum lease receipts in respect of non-cancellable lease for fit outs given on finance lease are as follows:

Particulars	As at March 31, 2020		
	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments
Not later than one year	27.01	10.13	16.88
Later than one year but within five years	14.10	5.49	8.61
Later than five years	-	-	-
	41.11	**15.62**	**25.49**

Particulars	As at March 31, 2019		
	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments
Not later than one year	86.73	12.79	73.94
Later than one year but within five years	68.69	5.11	63.58
Later than five years	-	-	-
	155.42	**17.90**	**137.52**

B. Group as a lessee

The details of the right-of-use assets (capitalised under leasehold land) held by the Group is as follows:

	Balance as on transition date (April 1, 2019)	Depreciation for the year	Carrying amount as at March 31, 2020
Leasehold land	312.10	3.95	308.15
Total	**312.10**	**3.95**	**308.15**

Rental expense recorded for short-term leases was Nil for the year ended March 31, 2020.

Refer Statement of Cash Flow for total cash outflow on account of lease payments during the year ended March 31, 2020.

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The table below provides details regarding the contractual maturities of lease liabilities as at March 31, 2020 on an undiscounted basis:

Particulars	As at March 31, 2020	As at March 31, 2019
Not later than one year	20.36	-
Later than one year but within three years	40.72	-
Later than three years but within five years	40.72	-
Later than five years	10,618.82	-

The group does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

57. Deferred tax assets, deferred tax liabilities and tax expense

(a) Deferred tax balances

Particulars	As at March 31, 2020	As at March 31, 2019
Deferred tax liabilities on		
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortisation charged for the financial reporting	(39,277.12)	(45,597.80)
Share of profit from equity accounted investee	(5,491.62)	-
Fair valuation of financial assets	-	(11.11)
Impact of financial assets and liabilities carried at amortised cost	(3.57)	-
Unbilled revenue	(179.58)	(82.54)
Fair valuation of security deposit (net of deferred income on security deposit)	(2.94)	(3.89)
Tax impact of difference in carrying amount and tax base of other assets	(737.32)	-
Others	1.38	(37.43)
Deferred tax assets on		
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortisation charged for the financial reporting	0.80	33.74
Fair valuation of security deposit (net of deferred income on security deposit)	5.01	19.14
Deferred tax on acquisition	-	96.46
Unabsorbed depreciation and carry forward losses	1,163.12	1,114.92
Tax impact of other consolidation adjustments	71.89	-
Others	27.30	35.07
Minimum Alternate Tax credit entitlement	4,015.29	3,009.06
Net Deferred Tax Asset/(Liability)	**(40,407.38)**	**(41,424.39)**

(b) The unrecognised deferred tax assets amounts to Nil. (March 31, 2019: ₹ 33.89 million).

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(c) Reconciliation of Effective Tax Rate

Particulars	For the year ended March 31, 2020	For the year ended March 31, 2019
Profit Before Tax	7,955.34	(94.47)
Enacted tax rate	29.12%	35.88%
Income tax on accounting profits	**2,316.60**	**(33.89)**
Reconciliation items:		
Effect of Non-deductible expenses	2,341.42	-
Effect of exempt income and tax holidays	(4,422.48)	-
Adjustment for tax of prior years	(117.29)	-
Impact of difference in tax rate of SPV's	859.98	-
Deductions allowed under income tax laws but not debited to Statement of profit and loss	(339.78)	-
Expenses disallowed in prior years and allowed in current year in various SPV's under tax laws	34.80	
Tax impact of share of profit from equity accounted investee	(340.51)	-
Tax impact of consolidation adjustments	(431.22)	-
Impact of deferred tax not recognised on goodwill impairment loss as per Ind AS requirement	410.55	-
Dividend distribution tax paid by SPV's presented as current tax expense in consolidated financial statements pursuant to Ind AS requirements	22.83	-
Unrecognised deferred tax asset	-	33.89
Other Adjustments	(34.89)	-
Tax expense at effective income tax rate	**300.00**	**-**

58. Details of utilisation of proceeds of IPO are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2019	Unutilised amount as at March 31, 2019	Actual utilisation upto March 31, 2020	Unutilised amount as at March 31, 2020
Partial or full repayment or pre-payment of bank/ financial institution debt of certain SPVs	37,100.00	-	37,100.00	37,100.00	-
Payment of consideration for acquisition of the Embassy One	4,681.93	4,681.93	-	4,681.93	-
General purposes including issue expenses	5,718.07	-	5,718.07	5,718.07	-
Total	**47,500.00**	**4,681.93**	**42,818.07**	**47,500.00**	**-**

59. Details of utilisation of proceeds of issue of Embassy REIT Series I NCD 2019 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2020	Unutilised amount as at March 31, 2020
Partial or full repayment or pre-payment of bank/financial institution debt of certain SPVs and granting of shareholder debt	35,550.00	35,550.00	-
General purposes including issue expenses	950.00	950.00	-
Total	**36,500.00**	**36,500.00**	**-**

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60. Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on May 19, 2020, have declared distribution to Unitholders of ₹ 6.89 per unit which aggregates to ₹ 5,316.77 million for the quarter ended March 31, 2020. The distributions of ₹ 6.89 per unit comprises ₹ 2.49 per unit in the form of interest payment, ₹ 0.23 per unit in the form of dividend and the balance ₹ 4.17 per unit in the form of amortisation of SPV debt.

Along with distribution of ₹ 13,504.15 million/₹ 17.50 per unit for the nine-months ended December 31, 2019, the cumulative distribution for the year ended March 31, 2020 aggregates to ₹ 18,820.92 million/₹ 24.39 per unit.

61. The REIT acquired the SPVs by issuing units to the erstwhile shareholders of the SPVs on March 22, 2019. The results of the SPVs have been consolidated accordingly from such date and hence the numbers for the previous year ended March 31, 2019 are not comparable.

The consolidated financial statements of the Embassy Office Parks Group for the year ended March 31, 2019 have been audited by a firm of chartered accountants other than S R Batliboi & Associates LLP.

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: May 19, 2020

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

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: May 19, 2020

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: May 19, 2020