

Embassy REIT

Half-Yearly Report FY2025-26



Building for Growth





Contents



Corporate Snapshot

Introduction and Overview	
Embassy REIT at a Glance	04
Chairman's Statement	08
CEO's Letter	10
Our Structure	12
Our Occupiers	16
Our Markets	20
Investment Objectives	28

Performance and Business Review	
Key Performance Indicators	34
Portfolio Review	40
Capital Markets and Investor Relations Updates	52

ESG Focus	
Driving Value Through ESG	64
Environment	68
Social	73
Governance	77
Board of Directors	88
Senior Management	92
Our People	98

Portfolio Overview	
Commercial Offices	102
Other Assets	130

Statutory Reports

Report on Corporate Governance	140
Statutory Disclosures	171

Financial Statements

Standalone Financial Statements	222
Consolidated Financial Statements	280

Summary Valuation

Report and Independent Property Consultant Review Report	408
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Awards and Certifications



5-Star Rating for Operational & New Development Portfolio⁽¹⁾



Embassy TechVillage was awarded the 'Best Office Park of the Year' at RICS South Asia Awards 2024



Embassy REIT Awarded 178 WELL Certifications for its Focus on Health and Well-Being



48 Buildings WELL Gold Certified⁽²⁾



World's Largest USGBC LEED Platinum 'v4.1 O+M' Office Portfolio⁽³⁾



35 Buildings Certified for LEED Net Zero Water



Member of S&P Global LargeMidcap ESG & Dow Jones Sustainability EM Indices



Member of FTSE4Good Index



Multiple Recognitions at Asia Property Awards 2023



5-star Rating for 100% Operational Portfolio⁽³⁾



12 Swords of Honor for 100% Operational Portfolio⁽³⁾



Golden Peacock Award 2023 for Sustainability

- Received 5 stars for development portfolio for 4 years in a row
- In addition, 47 buildings were WELL Pre-certified and WELL Health Safety Rating was received for 100% Operational Portfolio (excluding Embassy Business Hub for which occupancy certificate was received in Nov'23 and Embassy Splendid TechZone which was acquired in Jun'24)
- Excludes buildings for which occupancy certificate was obtained post Q2 FY2023, Embassy Business Hub which was acquired in Mar'23 and Embassy Splendid TechZone which was acquired in Jun'24

Key Highlights H1 FY2025-26

50.8* msf
PORTFOLIO

₹21,842 mn
REVENUE FROM OPERATIONS

₹17,991 mn
NOI

₹11,669 mn
DISTRIBUTIONS

90%
OCCUPANCY

8%
Y-O-Y GROWTH IN DISTRIBUTIONS



3.5 msf
TOTAL LEASE UP

13%
Y-O-Y GROWTH IN HOTEL ADRs

Notes:

- As of September 30, 2025
- *Includes completed, under-construction and proposed future office development

SECTION 1

SECTION

Introduction and Overview

Embassy REIT at a Glance
Chairman's Statement
CEO's Letter
Our Structure
Our Occupiers
Our Markets
Investment Objectives

04
08
10
12
16
20
28





Embassy REIT at a Glance

India's First Listed REIT

Embassy REIT is India's first publicly listed REIT. As Asia's largest office REIT by area, Embassy REIT owns and operates 50.8 msf of ten infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bengaluru, Mumbai, Pune, Chennai and the National Capital Region.

Embassy REIT's portfolio comprises 40.9 msf of completed operating area and is home to 274 of the world's leading companies. The portfolio also incorporates strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park that supplies renewable energy to occupiers.

Quick Facts

14

Grade-A office parks and city-centre office buildings

274

Blue-chip occupiers

250,000+

Occupiers' employees

7.2 msf

Ongoing development

Presence across

5

Major Indian cities

Our Sponsors



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

Blackstone

Blackstone is a leading global alternative investment firm that invests on behalf of pension funds, large institutions, and individuals. As of September 2025, Blackstone managed over US\$1 trillion in total assets.



Our Key Strengths



Leading presence in key office markets with top global occupiers across sectors.



Multiple embedded growth levers such as contractual escalations, mark-to-market rental reversions, on-campus development, low leverage, and inorganic growth opportunities.



World-class tenant base with strong credit covenants.



Backed by renowned sponsors with leading footprints in commercial real estate across India and globally.

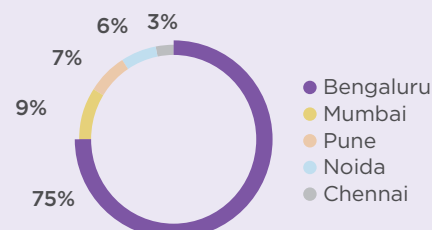


Highly experienced management team with over 20 years of experience across asset management, operations, acquisitions and capital markets.

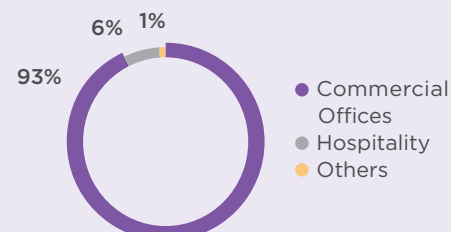
Our Portfolio

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

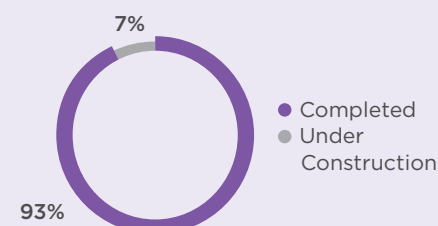
GAV Breakdown by Geography⁽¹⁾



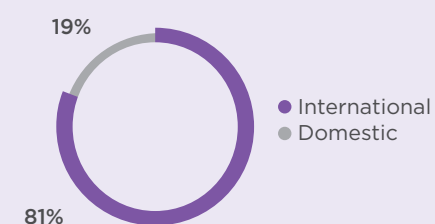
GAV Breakdown by Segment⁽¹⁾



GAV Breakdown by Construction Status⁽¹⁾



Occupier Mix by Rental Obligations⁽²⁾



Notes:

- 1) Gross Asset Value (GAV) considered per September 30, 2025, valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by Cushman & Wakefield (C&W). Valuation exercise undertaken semi-annually
- 2) Occupier mix based on Gross Annualised Rental Obligations as at September 30, 2025



Chairman's Statement

At the Forefront of India's Office Growth Cycle



SEBI's recent move to classify REITs as an equity product is an important structural reform. It places India in line with global market practice, strengthens the capital formation ecosystem for real estate, and creates a deeper, more inclusive investor base.



Mr. Jitendra Virwani
Chairman

Dear Unitholders,

The first half of FY2026 has been a period of strong delivery, strategic discipline, and continued confidence in the enduring demand for high-quality office infrastructure in India. Embassy REIT entered its seventh year as a listed entity with a clear vision - to build a world-class, institutional real estate platform anchored in long-term value creation. We are pleased to report that the REIT continues to deliver strongly on that mandate.

Our performance over the past six months reflects both the strength of the underlying business and the depth of tenant demand for modern, scalable office ecosystems. With robust leasing momentum, strong occupancy levels, continued balance sheet strength, and another quarter of record distributions, Embassy REIT remains a category leader, not only in India, but also among listed office REITs globally.

What gives us confidence is not just the quarter-on-quarter numbers, but the durability of the fundamentals behind them. India has firmly established itself as the global headquarters for talent, technology, and services delivery. Multinational and domestic enterprises continue to choose India to build, scale, and future-proof their businesses. Our REIT, with its over 50 million square foot portfolio

and deep tenant relationships, is a direct beneficiary of this multi-decade trend.

We would also like to highlight a landmark development for the broader REIT industry. SEBI's recent move to classify REITs as an equity product is an important structural reform. It places India in line with global market practice, strengthens the capital formation ecosystem for real estate, and creates a deeper, more inclusive investor base. For Embassy REIT, this reform is aligned with our long-stated ambition: to be a long-term, yield-generating, trusted investment platform for all classes of investors.

With robust leasing momentum, strong occupancy levels, continued balance sheet strength, and another quarter of record distributions, Embassy REIT remains a category leader, not only in India, but also among listed office REITs globally.

During the period, the Board was also pleased to appoint Amit Shetty as Chief Executive Officer. With his pedigreed relationships within the leasing community and strong development and asset management capabilities, Amit will take the REIT to greater heights in this growth cycle for the Indian office market.

We are also pleased to have Arvind Kathpalia rejoin the Board, now as an Independent Director. With decades of experience across finance, investments, governance, and risk, Arvind brings deep institutional expertise that will be invaluable as we continue to scale our business.

On behalf of the Board, I would like to thank all our valued unitholders for your continued trust and support. With a strong platform, a highly capable team, and a large runway for growth, we believe Embassy REIT is well positioned to deliver sustained performance today and compounding value over the long term.

Mr. Jitendra Virwani
Chairman



CEO's Letter

Strong First-Half Performance and Strategic Momentum



We distributed ₹1,167 crores in H1, up 8% YoY, including our highest-ever quarterly distribution of ₹617 crores in Q2. Embassy REIT remains one of the most reliable yield instruments in India's public markets, backed by stable cash flows and high-quality tenants.



Mr. Amit Shetty
Chief Executive Officer

Dear Unitholders,

I am really pleased to write to you in my first communication as Chief Executive Officer of Embassy REIT at such an exciting moment for our business. I am grateful to the Board of Directors for their trust in me, and I look forward to working closely with my colleagues to continue delivering sustained value to all our stakeholders.

The first half of FY2026 has been stellar, marked by strong leasing, consistent financial performance, and continued execution across our growth pipeline. Our business is in excellent health, backed by strong fundamentals and demand tailwinds that reinforce India's position as the global hub.

Across Q1 and Q2, we leased a combined 3.5 million square feet (msf) across 45 deals. This includes 2.0 msf in Q1, our highest first-quarter leasing since listing, followed by 1.5 msf in Q2. Chennai saw strong pre-leasing traction with over 560,000 sf committed at our recently acquired Embassy Splendid TechZone, while Bengaluru accounted for over 85% of Q2 leasing. With this momentum, portfolio occupancy has risen this quarter to 93% by value (90% by area), led by Bengaluru at 95%, Mumbai at 100%, Chennai at 96%, and Noida at 92%.

Our financial performance continues to compound steadily. In the first half of the year, Revenue from Operations grew 13% YoY to ₹2,184 crores, while Net Operating Income rose 15% YoY to ₹1,799 crores. We distributed ₹1,167 crores in H1, up 8% YoY, including our highest-ever quarterly distribution of ₹617 crores in Q2. Embassy REIT remains one of the most reliable yield instruments in India's public markets, backed by stable cash flows and high-quality tenants.

We further strengthened our balance sheet through disciplined and

strategic capital management. In Q1, we raised ₹4,225 crores at a blended 7.18% coupon, including the lowest-cost NCD issuance (₹750 crore at a 6.97% coupon) by the REIT in the past four years. In Q2, we completed the first-ever 10-year listed NCD by an Indian REIT, raising ₹2,000 crores from marquee investors, followed by commercial paper issuance of ₹400 crores at ~6.44%. These transactions highlight the depth of institutional confidence in our credit profile and our ability to access long-dated, cost-efficient capital.

Our growth engines remain firmly in motion. We delivered 0.9 msf of fully leased development in Bengaluru to a Fortune 500 global retailer. We also launched 2 msf of new development in Chennai, taking our active development pipeline to 7.2 msf across Bengaluru and Chennai, with 42% already pre-leased, including expansion option. In parallel, our hospitality portfolio delivered 12% EBITDA growth in the second quarter, benefiting from a 16% increase in room rates across operating hotels.

We continue to evaluate multiple inorganic growth opportunities, including a potential ~3.3 msf commercial project in Whitefield, Bengaluru, for which we have received an invitation to offer from Embassy Developments Limited, and select third-party acquisitions opportunities.

Embassy REIT enters the second half of the year with strong momentum, high visibility on earnings, and a balance sheet built for growth. India is poised to become the fourth-largest office market globally, and our institutional-grade portfolio is exceptionally well positioned to capture this growth.

As I step into this role, I remain committed to strengthening our leadership in the Indian REIT market, deepening engagement

Across Q1 and Q2, we leased a combined

3.5 million

square feet (msf) across 45 deals. This includes 2.0 msf in Q1, our highest first-quarter leasing since listing, followed by 1.5 msf in Q2. Chennai saw strong pre-leasing traction with over 560,000 sf committed at our recently acquired Embassy Splendid TechZone, while Bengaluru accounted for over 85% of Q2 leasing.

with our 270+ blue-chip occupiers, scaling our development and acquisition pipeline with discipline, and enhancing unitholder value through stable distributions and accretive growth.

I am truly excited to lead Embassy REIT at this pivotal moment. We have exceptional assets, a strong team, a deep tenant franchise, and a supportive capital base. Our focus remains clear: deliver stable distributions, scale the platform responsibly, and create enduring value for all our stakeholders.

Thank you for your continued trust and partnership.

Mr. Amit Shetty
Chief Executive Officer



Our Structure

A Best-in-Class Structure with the Strongest Safeguards for Unitholders

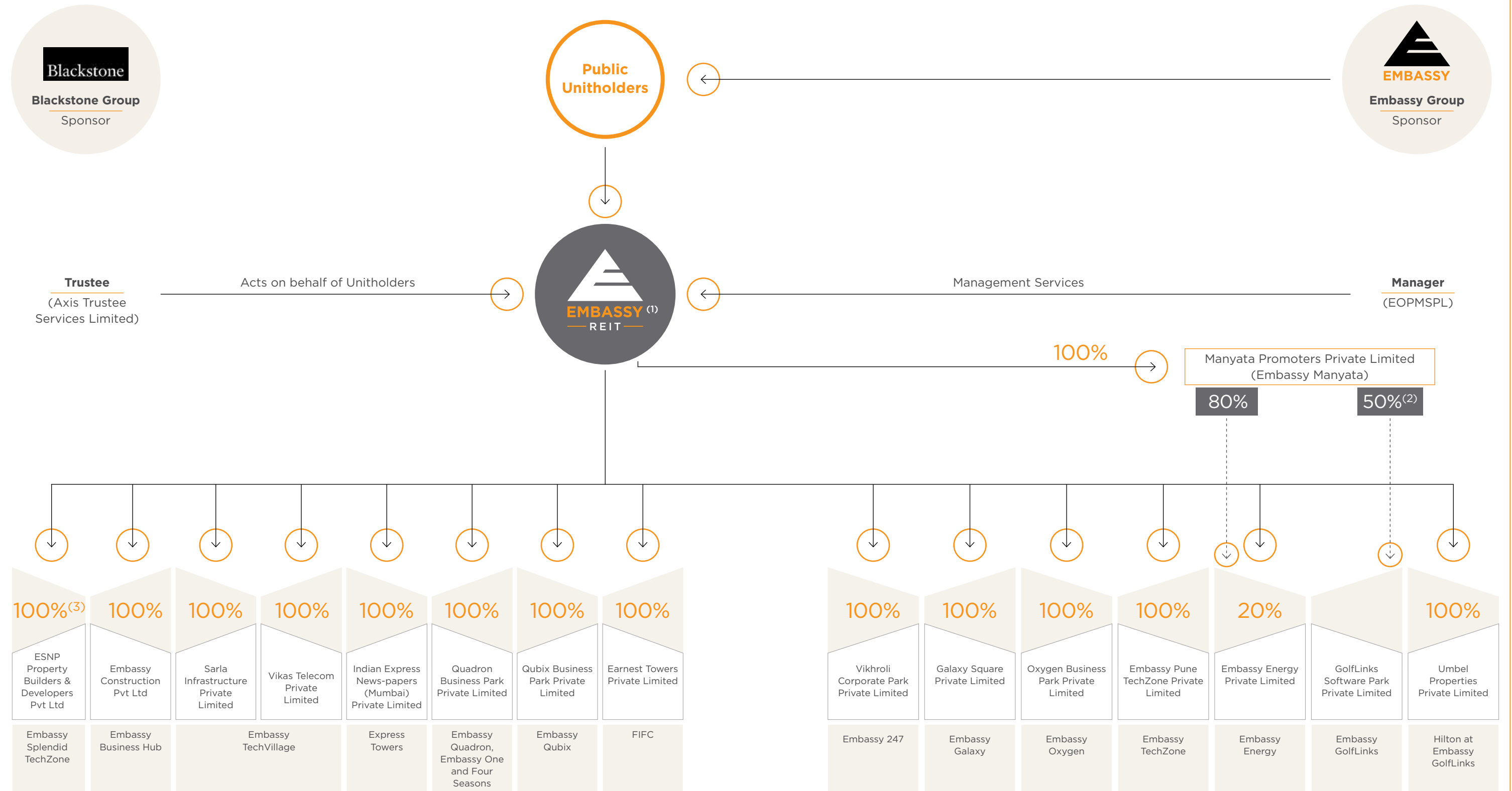
Embassy REIT's structure aligns with the regulatory framework prescribed by SEBI

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

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



Our Structure

**Notes:**

- 1) The 100% owned entities are held jointly with nominee shareholders for the Embassy REIT
- 2) Balance 50% owned by JV partner
- 3) ESNP holds the ownership interest in the completed and rent/income-generating towers as well as rights, title and interest in the under-construction portions thereof, economic interest (including 61% proportionate lease revenue share), leasehold rights, co-development rights and other rights in ESTZ, Chennai, including the right to provide common area maintenance services and common infrastructure services.



Our Occupiers

Providing Best Office Solutions to Leading Global Companies



Embassy Manyata, Bengaluru

Our occupiers are predominantly multinational corporations, and many of them are household names globally. These companies hire Indian talent for their skills and ability to run their global operations. 30% of our rentals come from technology occupiers, and 65% gross rentals are from GCCs.

Quick Facts

45%

Fortune Global 500[®] companies



\$200 bn+

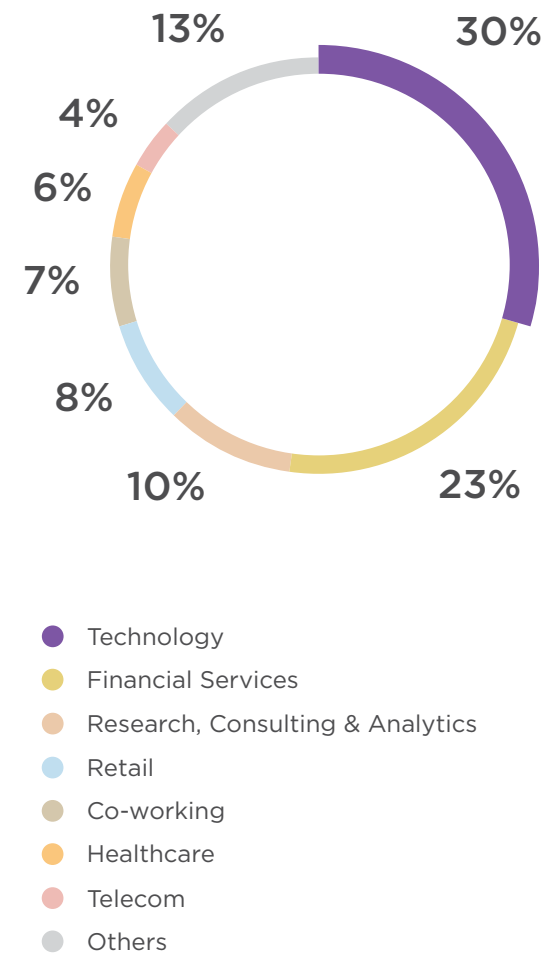
Avg. market cap of top 10 tenants*

65%

Gross Rentals from GCCs



* Includes only publicly listed companies amongst our top 10 tenants

Industry Diversification⁽¹⁾

Note:

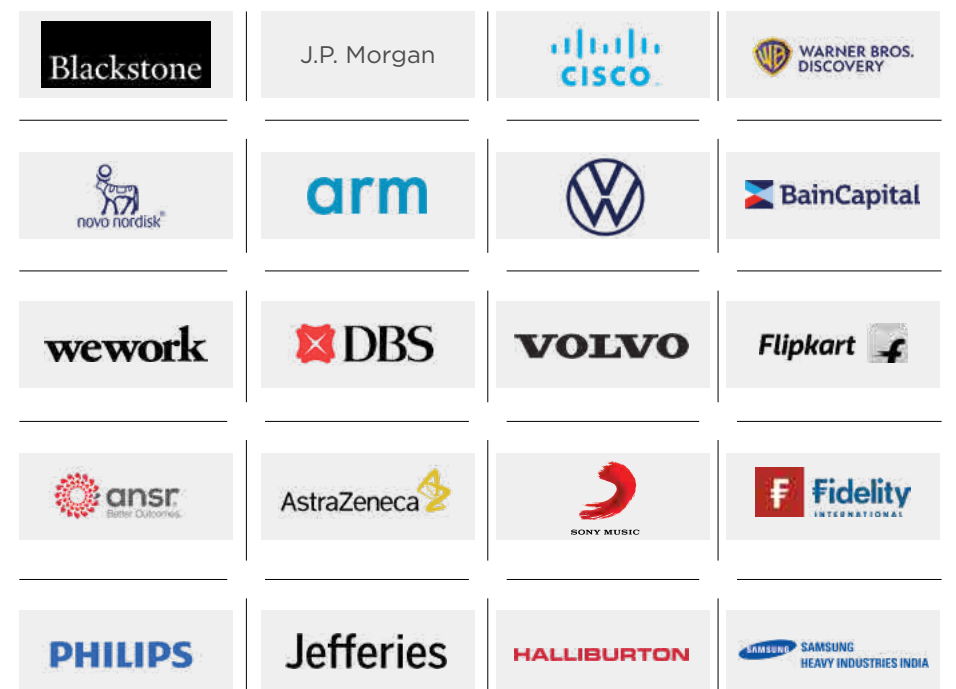
¹⁾ Based on Gross Rental Obligations as of September 30, 2025



▶ Embassy TechVillage, Bengaluru

GCCs and Tech occupiers constitute over 70% of our total occupier base, which now boasts of 274 marquee names

Top 10 Occupiers	Sector	% of Rentals
JP Morgan	Financial Services	6.8%
IBM India	Technology	6.4%
ANSR	Consulting	5.2%
Fortune 500 Retail Major	Retail	3.9%
WeWork India	Co-working	3.5%
Large US Bank	Financial Services	2.8%
NTT Data	Technology	2.7%
Cognizant	Technology	2.5%
Global Software Co.	Technology	2.1%
ANZ Support Services	Financial Services	1.9%
Total		37.8%



Actual legal entity name may differ



Our Markets

India: The Office to the World

India remains optimally positioned to drive global offshoring demand, led by favorable demographics, skilled talent availability and cost-efficient high-quality spaces offered in India's gateway cities.

India's Dual Structural Advantage Continues^(1,2)

28 years

India's Median Age,
Favorable Demographics
vs Global Peers

1/10th

Avg. Salary vs Global
Tech Professionals

2.5 mn+

Stem Graduates
in Annually

~\$1-2 PSF

Monthly Office Rents in
Gateway Cities

GCC Evolution in India - Support to Transformative⁽³⁾

5% OUTPOST

Technological and
operational support to
global business

42% SATELLITE

End to end technological
support to select business lines

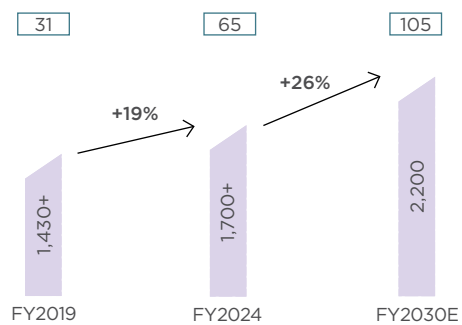
44% PORTFOLIO HUB

Develop unique
capabilities and pilot
innovative tech projects

9% TRANSFORMATION HUB

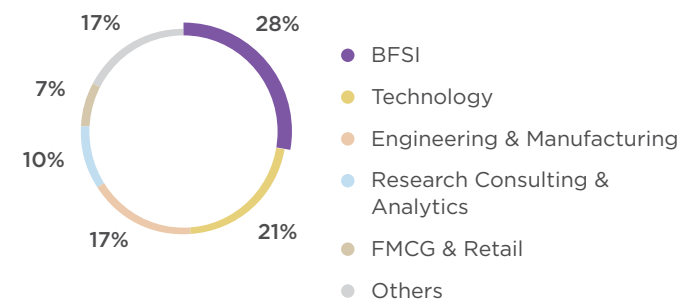
Drive tech transformations
and deliver bottom
line impact

Over 500 New GCCs Expected to be Setup by 2030⁽³⁾



● Number of GCCs □ GCC Market Size (USD \$bn)

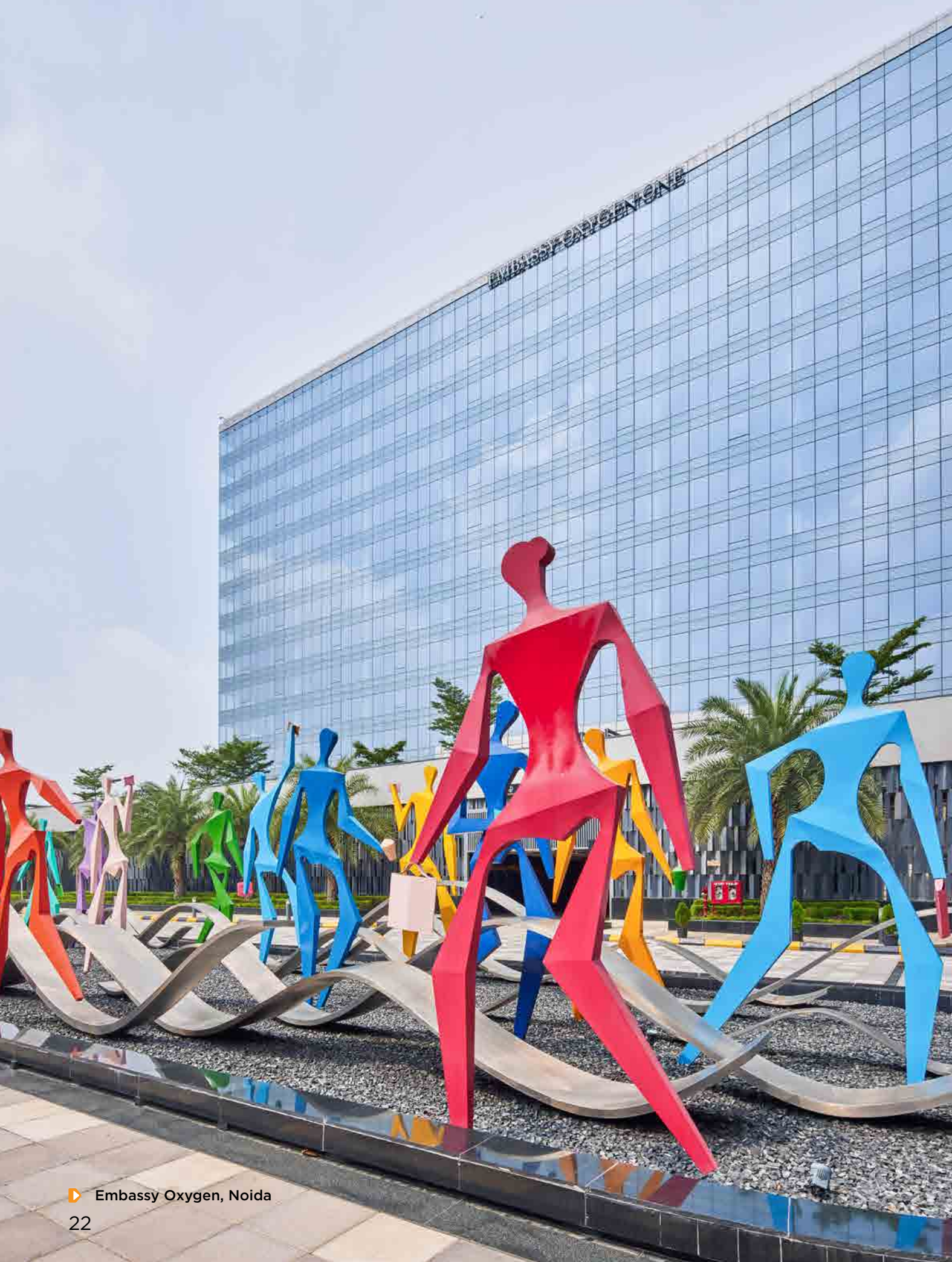
Sector Agnostic GCC Leasing⁽⁴⁾ 9M CY2025 GCC Absorption - 24 msf



Sources:

- 1) Morgan Stanley: 'The New India: Why This Is India's Decade', Oct, 2022
- 2) NASSCOM: 'Technology Sector in India , A Strategic Review', Feb, 2024; 'GCC 4.0 India Redefining Globalization Blueprint', Jun 2023
- 3) NASSCOM Zinnov: 'India GCC Landscape Report, The 5 Year Journey', Sep 2024. Represents the % of GCCs in the respective stages of maturity
- 4) CBRE data for 9M CY 2025

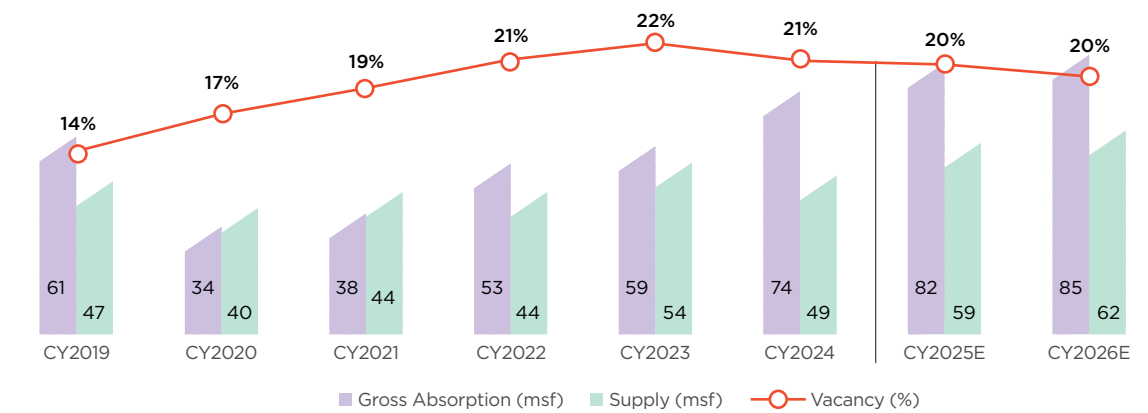




India Office - Occupier Driven Absorption

Gross Absorption in CY2025 estimated to beat previous year's record high of 74.4 msf by 10% driven by continued demand from GCCs.

Demand and Supply Trends⁽¹⁾



Citywise Performancy (Jan'25 - Sep'25)

City	Gross Absorption (msf)	Supply (msf)	Vacancy (%)
Bangalore	15.3	9.6	13%
Mumbai	10.6	3.2	19%
NCR	9.1	6.6	25%
Pune	7.4	10.2	25%
Chennai	7.1	4.3	15%
Embassy REIT Markets	49.6	33.9	19%
Hyderabad	6.7	5.0	28%
Kolkata	1.5	0.4	29%
Other Markets	8.2	5.4	28%
Grand Total	57.8	39.3	20%

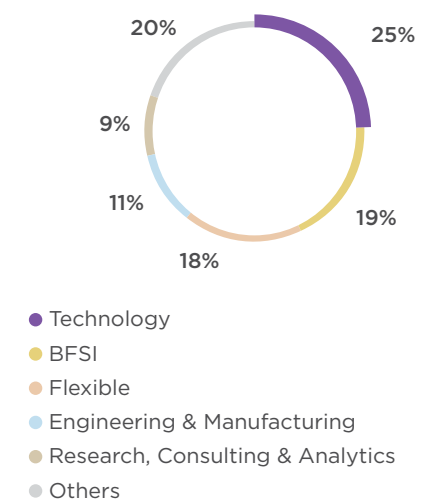
Source: CBRE

Note:

¹⁾ Refers to market data for 7 Indian Cities – Bengaluru, Pune, Mumbai, NCR, Chennai, Hyderabad and Kolkata (excludes Noida non IT in Delhi NCR and PCMC in Pune)

Sectorwise Leasing

9M CY 2025 Absorption - ~58 msf⁽¹⁾



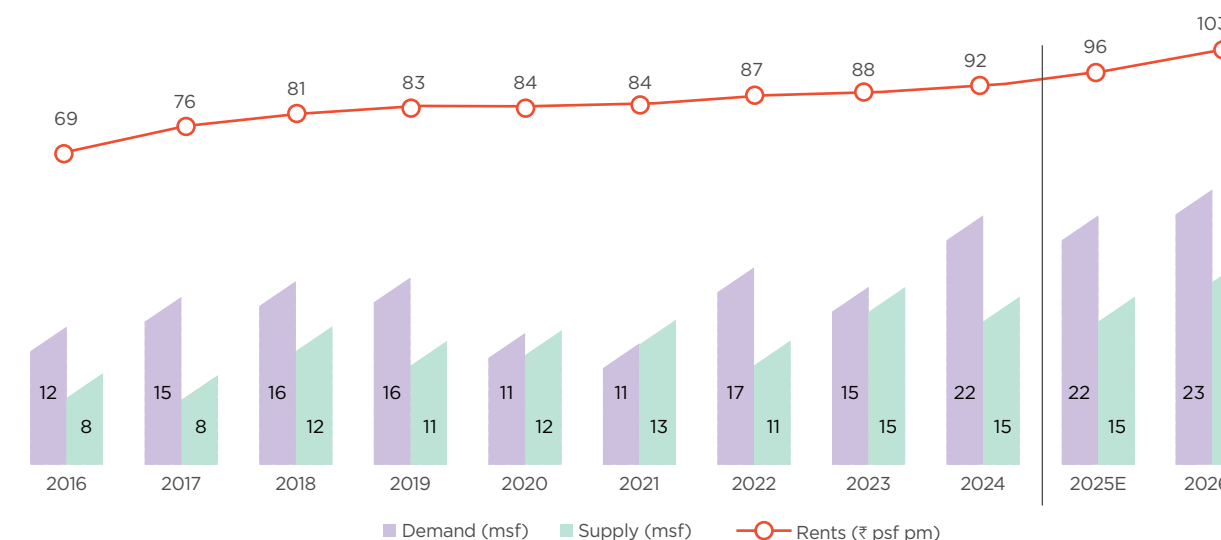


Our Markets

Bengaluru – India's Leading Office Market

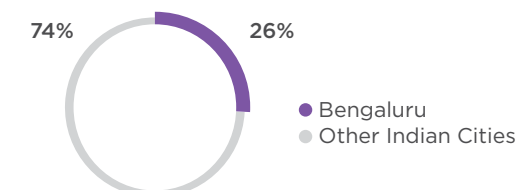
On the back of sustained demand from GCCs, Bengaluru continues to lead India's office absorption.

Balanced Demand-Supply Aiding Rent Growth



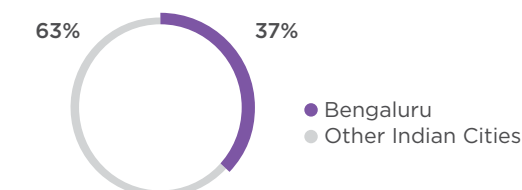
Dominant Share of Pan-India Leasing Demand

9M CY 2025 Leasing: ~58 msf⁽¹⁾



Bangalore Remains India's Principal GCC Destination

9M CY25 GCC Absorption ~24msf⁽¹⁾



- 75% of REIT's current portfolio⁽²⁾ and 50%⁽³⁾ of the active developments are focused in Bengaluru
- By 2030, Karnataka is expected to host 330 of the Forbes 2000 firms⁽⁴⁾

Notes:

Source: CBRE

¹⁾ Refers to office gross absorption in top 7 Indian cities (excludes Noida non-IT in Delhi NCR and PCMC in Pune) as per CBRE

²⁾ Based on % of GAV considered as per September 30, 2025, valuation of the portfolio undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

³⁾ Based on under construction area

⁴⁾ Karnataka – Leading the Way for Global Capability Centers (GCCs), 2024 report



Our Markets

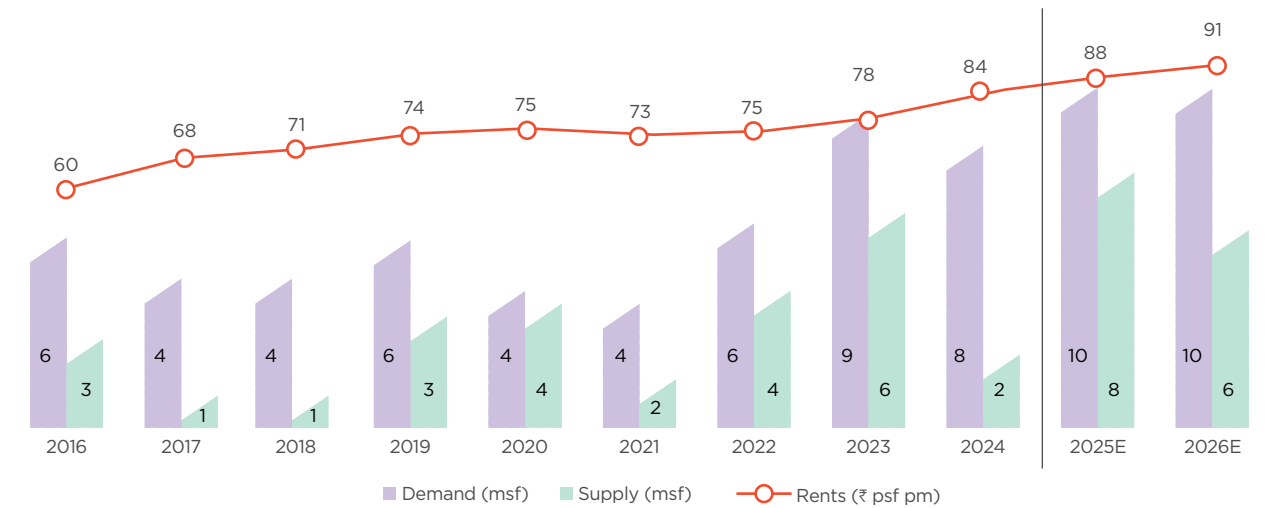
Chennai – New Growth Market in India

Supported by an established education infrastructure and abundant STEM talent, the Chennai office market continues to attract top global firms.

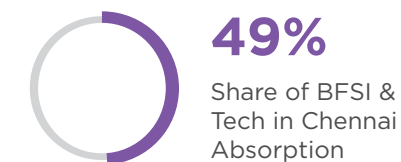
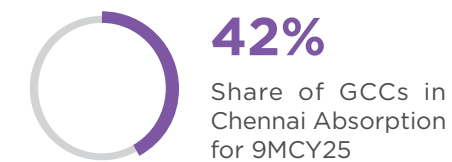


▶ Embassy Splendid Tech Zone, Chennai

Demand Outstripping Supply Aiding Rent Growth



Growth Market with Strong Fundamentals

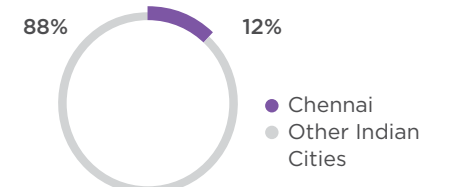


~91 msf
Office Stock⁽¹⁾

30k – 40k
Fresh engineering graduates per year

Strong Share of Pan-India Leasing

9M CY25 Absorption: ~58msf⁽²⁾



- 3.6 msf or 50%⁽³⁾ of the REIT's active developments are focused in Chennai

Notes:

Source: CBRE

1) As of September 30, 2025

2) Refers to gross absorption data for top 7 cities – Bangalore, Pune, Mumbai, NCR, Chennai, Hyderabad and Kolkata (excludes Noida non-IT in Delhi NCR and PCMC in Pune)

3) Based on under construction area



Investment Objectives

Creating Value Maximising Growth

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

▶ Embassy TechVillage, Bengaluru

Inorganic Growth Opportunities

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

Acquisition criteria



Large-scale, high-quality trophy assets with global occupiers



Located in top six cities⁽²⁾ and dominant in respective micro-markets



Stable cash flows with strong embedded growth – both MTMs on leases and new development potential



Accretive acquisition for Unitholders, with optimum financing mix of debt and equity

Notes:

- 1) There can be no assurance that Embassy REIT will enter into any definitive arrangements for any of the acquisition deals in pipeline
- 2) Refers to Bengaluru, Mumbai, Pune, Chennai, NCR & Hyderabad



▶ Embassy TechZone, Pune

Our Strategy

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

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

01

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

Leasing up vacant space

Delivering on-campus development

02

Disciplined acquisition strategy with strong balance sheet including

Right of First Offer ('ROFO') assets to drive growth

Third-party acquisitions with focus on long-term growth

03

Proactive asset management to drive value through

Proactive property management

Focus on occupier retention and total business ecosystem

Adherence to world-class ESG standards

04

Industry-leading Corporate Governance

Majority of Directors are Independent

Strong safeguards related to Leverage, Related Party Transactions and Unitholders' Interests

SECTION

2

Performance and Business Review

Key Performance Indicators

34

Portfolio Review

40

Capital Markets and Investor Relations Updates

52



Embassy Qubix, Pune



Key Performance Indicators

Delivering a Stellar Business Performance

With 3.5 msf of total leasing, 0.9 msf of new office deliveries and portfolio occupancy touching 90%, we delivered highest quarterly distributions since listing with strong fundamentals.

Proactive Capital Management

31%

Net Debt to GAV

**60%**

Fixed Rate Debt

**7.35%**

Avg Debt Cost

**~110 bn**

Available Debt Headroom

AAA/StableRating of listed NCDs
by CRISIL

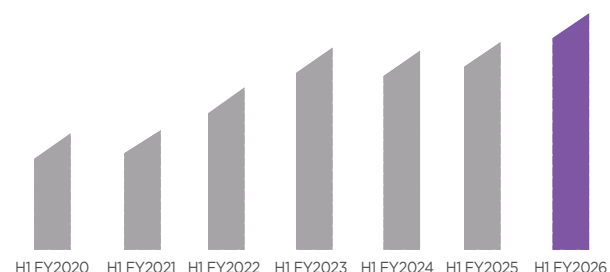


▶ Embassy TechVillage, Bengaluru

Revenue from operations

(₹ in mn)

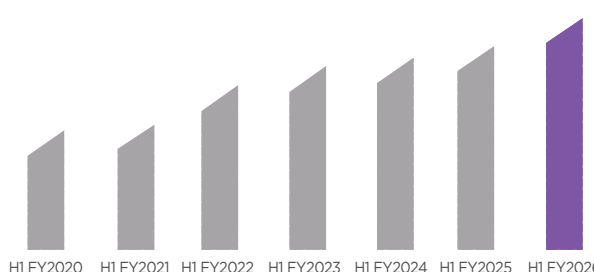
10,557 10,564 14,728 16,865 18,029 19,315 21,842



Net operating income

(₹ in mn)

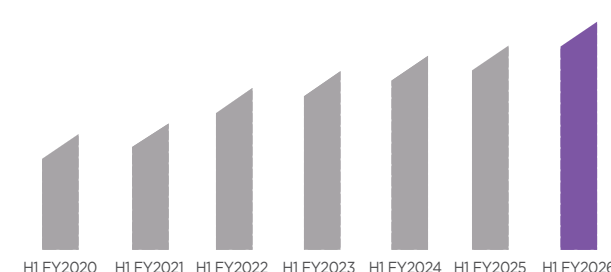
8,912 9,383 12,449 13,812 14,565 15,621 17,991



EBITDA

(₹ in mn)

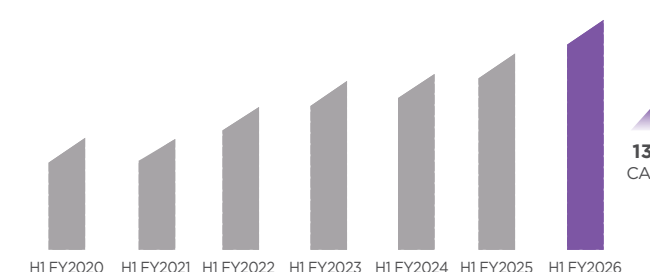
8,563 9,237 12,060 13,382 14,532 15,579 17,413



Cash Flow from operations

(₹ in mn)

8,281 8,049 10,944 12,464 12,978 14,741 17,258



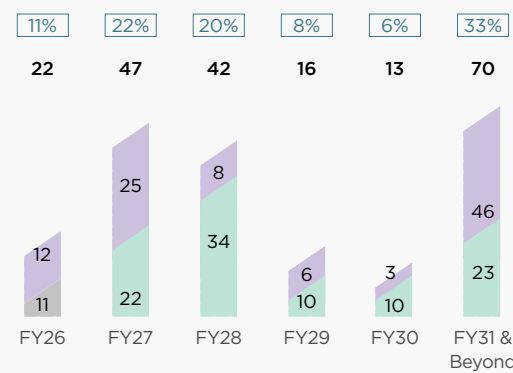
**Portfolio Value Update**

Particulars (₹ mn)	September 30, 2025	% Change over Sep'24
Gross Asset Value (GAV) ^(1,2)	639,803	8%
Add: Other Assets	51,075	-
Less: Other Liabilities	(58,968)	-
Less: Gross Debt	(209,239)	-
NET ASSET VALUE (NAV)	422,671	-
Number of Units (mn)	~948	-
NAV per Unit (₹)	445.91	7%

Particulars	September 30, 2025
Net Debt to GAV ⁽¹⁾	31%
Net Debt to EBITDA ⁽³⁾	5.29x
Interest Coverage Ratio	-
- excluding capitalised interest	2.5x
- including capitalised interest	2.2x
AVAILABLE DEBT HEADROOM	~110 bn

Principal Maturity Schedule

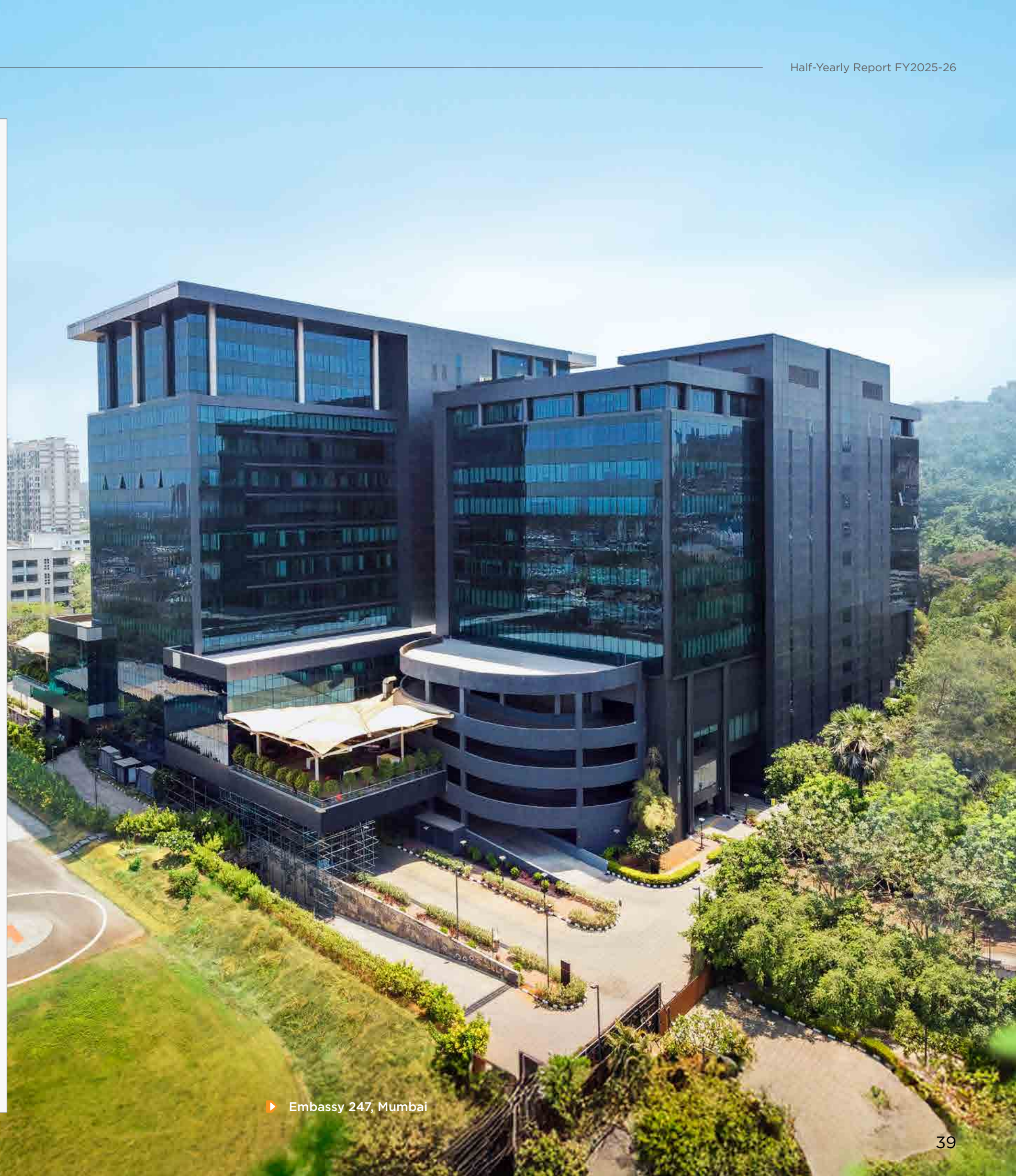
(₹ in bn)



● Commercial Paper at REIT Level ● SPV Level Debt
 ● REIT Level Debt □ % Total Debt Maturity

Notes:

- 1) Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually.
- 2) Given Embassy REIT owns 50% economic interest in GLSP, GAV includes fair value of equity investment in GLSP basis equity valuation method.
- 3) Net Debt to EBITDA calculated as per financial covenants agreed under the financing documents for REIT NCDs.



▶ Embassy 247, Mumbai

Portfolio Review

A World-Class Portfolio

Portfolio Summary
Commercial Offices

Asset	Location	Leasable Area (msf)			Total	WALE (yrs)	Occupancy (%) ⁽¹⁾	Rent (₹ psf pm)			GAV ⁽⁷⁾ as of Sep'25 (₹ mn)		
		Completed	Under Construction	Proposed Development				In-place	Market	MTM (%)	Completed	Under Construction	% of total
Embassy Manyata ⁽²⁾	Bangalore	13.4	2.2	0.4	16.0	8.5	94%	94	100	7%	2,18,432	23,283	38%
Embassy TechVillage	Bangalore	9.2	0.4	-	9.6	9.5	95%	89	100	12%	1,40,838	3,434	23%
Embassy GolfLinks ⁽³⁾	Bangalore	3.1	-	-	3.1	10.9	100%	157	160	2%	40,088	-	6%
Embassy One	Bangalore	0.3	-	-	0.3	8.1	100%	147	147	(0%)	5,640	-	1%
Embassy Business Hub	Bangalore	0.4	1.0	-	1.4	12.9	91%	58	68	18%	4,318	2,688	1%
Bangalore Sub-total		26.4	3.6	0.4	30.3	9.3	95%	100	107	8%	4,09,316	29,405	69%
Express Towers	Mumbai	0.5	-	-	0.5	3.7	100%	280	300	7%	21,090	-	3%
Embassy 247	Mumbai	1.2	-	-	1.2	3.0	100%	115	121	5%	20,087	-	3%
FIFC	Mumbai	0.4	-	-	0.4	3.7	100%	321	320	(0%)	16,577	-	3%
Mumbai Sub-total		2.0	-	-	2.0	3.5	100%	190	198	4%	57,753	-	9%
Embassy TechZone	Pune	3.0	-	2.4	5.5	5.5	82%	56	48	(14%)	23,035	2,506	4%
Embassy Quadron	Pune	1.9	-	-	1.9	5.2	21%	57	46	(19%)	9,451	-	1%
Embassy Qubix	Pune	1.5	-	-	1.5	4.1	77%	50	48	(5%)	10,085	-	2%
Pune Sub-total		6.4	-	2.4	8.8	5.1	63%	54	48	(12%)	42,570	2,506	7%
Embassy Oxygen	Noida	3.3	-	-	3.3	9.2	89%	57	50	(12%)	25,868	-	4%
Embassy Galaxy	Noida	1.4	-	-	1.4	9.9	100%	45	48	7%	10,661	-	2%
Noida Sub-total		4.6	-	-	4.6	9.4	92%	53	49	(7%)	36,529	-	6%
Embassy Splendid TechZone ⁽⁴⁾	Chennai	1.4	3.6	-	5.0	12.1	96%	72	74	2%	8,742	8,942	3%
Chennai Sub-total		1.4	3.6	-	5.0	12.1	96%	72	74	2%	8,742	8,942	3%
Sub-Total (Commercial Offices)		40.9	7.2	2.8	50.8	8.5	90%	93	98	5%	5,54,911	40,853	93%

Hospitality

Asset	Location	Room Keys			Total	Occupancy (%) ⁽¹⁾	GAV ⁽⁷⁾ as of Sep'25 (₹ mn)		
		Completed	Under Construction	Proposed Development			Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bangalore	247 Keys	-	-	247 Keys	73%	7,838	-	1%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	230 Keys	41%	9,723	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bangalore	619 Keys	-	-	619 Keys	69%	17,721	-	3%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	518 Keys	-	518 Keys	NA	-	4,984	1%
Sub-Total (Hospitality)		1,096 Keys	518 Keys	-	1,614 Keys	64%	35,281	4,984	6%

Others⁽⁵⁾

Asset	Location	Capacity (MW)			Total	Generated (mn units) ⁽¹⁾	Average Tariff ⁽⁶⁾	GAV ⁽⁷⁾ as of Sep'25 (₹ mn)		
		Completed	Under Construction	Proposed Development				Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW	-	-	100MW	20	6.5	3,772	-	1%
Sub-Total (Others)		100MW	-	-	100MW			3,772	-	1%
Total		40.9 msf/1,096 Keys/100MW	7.2 msf/518 Keys	2.8 msf	50.8 msf/1,614 Keys/100MW			5,93,965	45,838	100%

Notes:

- 1) Represents occupancy as at September 30, 2025 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for three months period ended September 30, 2025

2) Areas for Blocks 1A & 1B and Block A-2 in Embassy Manyata, classified as “held for sale,” have been removed

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

4) Details include 100% of Embassy Splendid TechZone (ESTZ). ESNP is entitled to 61% of lease revenue and 100% of common area maintenance (CAM) in ESTZ (Refer Page 26, Note 5 for additional details)

5) Comprises Solar Park located at Bellary district, Karnataka

6) Average blended realised tariff for the quarter ended September 30, 2025

7) GAV considered as per September 30, 2025 valuation of the portfolio undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise for the entire portfolio is undertaken semi-annually



Portfolio Review

Growth Focused Investments

Delivered at Embassy Manyata

Block L4

0.9 msf

Total area

100% Occupied

by Fortune 500 Retail Major



Current Development

Note:

1) Oct'25 Picture

Upcoming Delivery at Embassy Manyata, Bengaluru

Block D1 and D2



Current Development

1.4 msf

Total area

100%

Pre-leased to Australian Bank⁽¹⁾

Feb'26

Target delivery



Perspective

Notes:

1) Includes expansion option of 284k sf available with Australian Bank

2) Oct'25 Pictures



Upcoming Delivery at Embassy Splendid TechZone, Chennai

Block 10



0.4 msf

Total area

100%

Pre leased to Global Healthcare Tech Co

Completed

Yet to receive OC

Current Development

Block 4



Current Development

0.6 msf

Total area

25%

Pre leased to multiple tenants⁽¹⁾

Dec'25

Target Delivery



Perspective

Notes:

- 1) Includes expansion Option of 12k sf available with Dexian
- 2) Oct'25 pictures

Block 1



0.6 msf

Total area

35%

Pre leased⁽¹⁾

Jun'26

Target delivery

Current Development



Perspective

Note:

- 1) Including expansion option of 213k sf with an existing tenant in Embassy Splendid TechZone

Development in Progress⁽¹⁾

as of September 30, 2025

Asset	Projects	Development		Pre-committed/ Leased ⁽²⁾	Occupier ⁽³⁾	Estimated Completion Date	Balance cost to be spent (₹ mn)
		Area (msf)	Keys	Area (%)			
Base-Build Projects (Completed)							
Embassy TechVillage	Block 8 ⁴	1.9	NA	97%	Multi-tenanted (Primarily by GCCs)	Completed	1,714
Embassy Manyata	Block L4 ⁵	0.9	NA	100%	Fortune 500 Retail Major	Completed	623
Sub-total		2.8	0	98%			2,337
Base-Build Projects (Under Construction)							
Embassy Splendid TechZone	Block 10	0.4	NA	100%	Global Healthcare Co.	Completed. OC awaited	495
Embassy Splendid TechZone	Block 4	0.6	NA	23%	Dexian, Global Accounting Firm ⁶	Dec-25	799
Embassy Manyata	Block D1 & D2 Redevelopment	1.4	NA	79%	Australian Bank ⁷	Feb-26	2,507
Embassy TechVillage	Hilton Hotels	NA	518	NA	NA	Oct-26	6,061
Embassy Splendid TechZone	Block 1 ⁸	0.6	NA	-	-	Jun-26	1,639
Embassy TechVillage	Block 6	0.4	NA	-	-	Jun-27	1,587
Embassy Manyata	Block B Redevelopment	0.9	NA	71%	Global Bank ⁹	Jun-27	4,676
Embassy Business Hub	Phase 2	1.0	NA	-	-	Sep-27	5,743
Embassy Splendid TechZone	Block 5, 6, 7 & 8	2.0	NA	-	-	Dec-29	9,529
Sub-total		7.2	518	31%			33,037
Infrastructure and Upgrade Projects ^(10,11)							
Embassy Manyata	H1 Refurbishment	NA	NA	NA	NA	Jun-26	1,307
Embassy TechVillage	Metro Works	NA	NA	NA	NA	Mar-27	410
Embassy Oxygen	Upgrades	NA	NA	NA	NA	Sep-26	860
Embassy Splendid TechZone	Master Plan Upgrade	NA	NA	NA	NA	Mar-27	1,056
Others	Various	NA	NA	NA	NA	Various	2,162
Sub-total		NA	NA	NA			5,795
Total (Under Construction)		7.2	518	31%			41,169

- Notes:
- 1) Excludes Embassy GolfLinks as it is a portfolio investment

2) Excludes all expansion options available to the occupier

3) Actual legal entity name may differ

4) Occupancy Certificate for Block 8D (Embassy TechVillage) received in Q3FY25 and for remaining blocks (Block A,B and C) was received in Q4FY25

5) Occupancy Certificate for Block L4 (Embassy Manyata) was received in Q2FY26

6) Expansion Option of 12k sf available with Dexian, which when exercised will result in 25% pre-commitment on the building

7) Expansion Option of 296k sf available, which when exercised will result in 100% precommitment on the building

8) Expansion Option of 213k sf available with an existing tenant, which when exercised will result in 35% precommitment on the building

9) Expansion Option of 250k sf available, which when exercised will result in 100% precommitment on the building

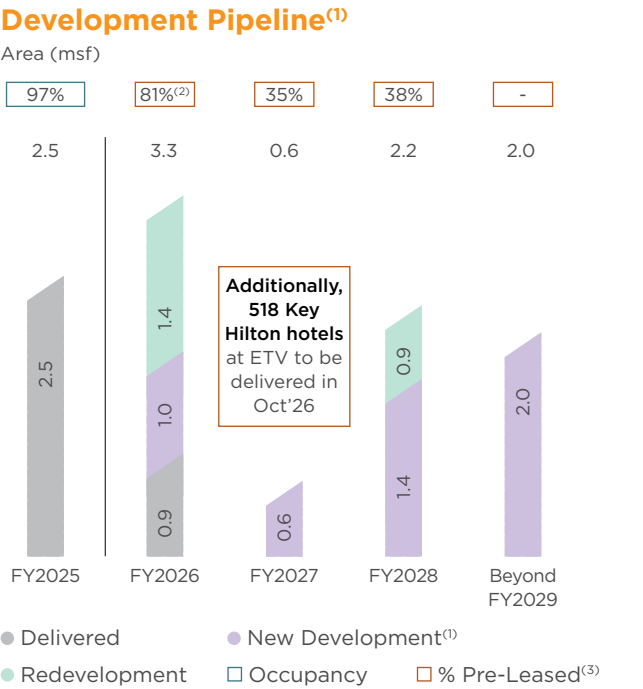
10)Over the next 3 years

11) Includes select infrastructure and upgrade projects across the portfolio such as Lobby upgrades, Food Court, Refurbishments amongst various others

Proposed Development

As of September 30, 2025

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



- Notes:
- 1) Excludes 518 key Hilton hotels at Embassy TechVillage

2) Refers to pre leasing occupancy (incl. expansion option) for the upcoming developments of 2.4 msf in FY2026

3) Includes expansion options of 284k sf with an Australian bank & 251k sf with a global bank in Embassy Manyata and expansion options of -225ksf with two tenants in Embassy Splendid TechZone





Portfolio Review

Commercial Office Update

Leasing Highlights

3.5 msf

Leased across 45 deals

2.0 msf

New leases at 31% re-leasing spreads

0.8 msf

Renewed at 10% renewal spreads

0.7 msf

Pre-commitments across Bengaluru & Chennai



61%

Leasing driven by GCCs



▶ Embassy GolfLinks, Bengaluru



Embedded Rent Escalations of 12% - 15% Aids NOI Growth

Area (msf)

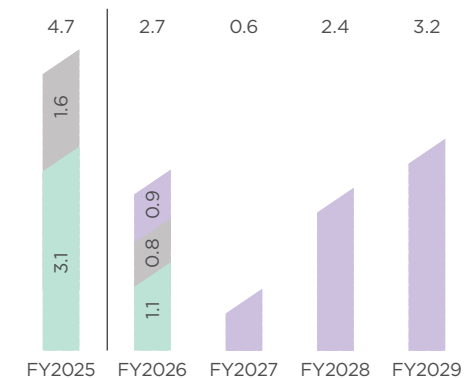


● Successful Rent Escalation
● Area Due for Escalations

Rent Escalations Due	13%	14%	14%	14%
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19% of Leases expiring with 10% Blended MTM⁽¹⁾ till FY2029

Area (msf)



● Renewed ● Exited
● Area due for expiry

Rents Expiring ⁽²⁾	2%	2%	7%	8%
-------------------------------	----	----	----	----

Notes:

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



Notable Deals Signed for the Half year ended September 30, 2025

Quarter	Occupier ⁽¹⁾	Asset	City	Area ('000 sf)	Sector	Remarks
Q1	Global Healthcare Co.	Embassy Splendid TechZone	Chennai	435	Healthcare	Pre Lease
Q1	Cognizant	Embassy Oxygen	Noida	255	Technology	New Lease
Q1	IBM India	Embassy TechZone	Pune	254	Technology	Renewal
Q1	Australian Bank	Embassy Manyata	Bangalore	157	Financial Services	Pre Lease
Q1	GCC Service Co.	Embassy Manyata	Bangalore	144	Research, Consulting & Analytics	New Lease
Q1	Concentrix	Embassy Manyata	Bangalore	82	Technology	New Lease
Q1	MetLife	Embassy Oxygen	Noida	75	Financial Services	New Lease
Q1	Dexian	Embassy Splendid TechZone	Chennai	74	Engineering & Manufacturing	Pre Lease
Q1	Others	Various	Various	543	Various	Various
Sub-total				2,018		
Q2	Indian Tech Co.	Embassy Manyata	Bangalore	233	Technology	New Lease
Q2	JP Morgan	Embassy GolfLinks	Bangalore	225	Financial Services	Renewal
Q2	ANSR	Embassy Manyata	Bangalore	217	Research, Consulting & Analytics	New Lease
Q2	Global Software Co.	Embassy TechVillage	Bangalore	105	Technology	New Lease
Q2	WeWork India	Embassy TechVillage	Bangalore	95	Co-Working	New Lease
Q2	Trellix	Embassy GolfLinks	Bangalore	92	Technology	Renewal
Q2	Global Accounting Firm	Embassy Splendid TechZone	Chennai	64	Research, Consulting & Analytics	Pre Lease
Q2	RSM	Embassy Manyata	Bangalore	68	Research, Consulting & Analytics	New Lease
Q2	Others	Various	Various	368	Various	Various
Sub-total				1,468		
Total				3,486		

Note:

- 1) Actual legal entity name may differ



Capital Markets and Investor Relations Updates

Responsible Communication with Stakeholders

In H1 FY2026, we engaged with over 70 institutional investors across geographies and attended 4 broker conferences

We are Particularly Focused On



Engaging proactively with our Unitholders



Embracing transparency and quality in disclosures



Addressing Unitholders' grievances and queries swiftly and accurately

Periodically, we put out a consolidated set of information in the public domain for our current and prospective unitholders' consumption, which includes:

- Financial statements
- Earnings presentation
- Supplementary databook
- Valuation report (semi-annually)
- Half yearly / Annual Report (semi-annually)





H1 FY2026 Highlights

12%

Annualized Total Returns since Listing⁽¹⁾

100%

Payout Ratio

US\$4 bn

Free Float Market Capitalization

110,000+

Total Unitholders

29x

Increase in Unitholders since Listing

19

Sell Side Analyst Coverage

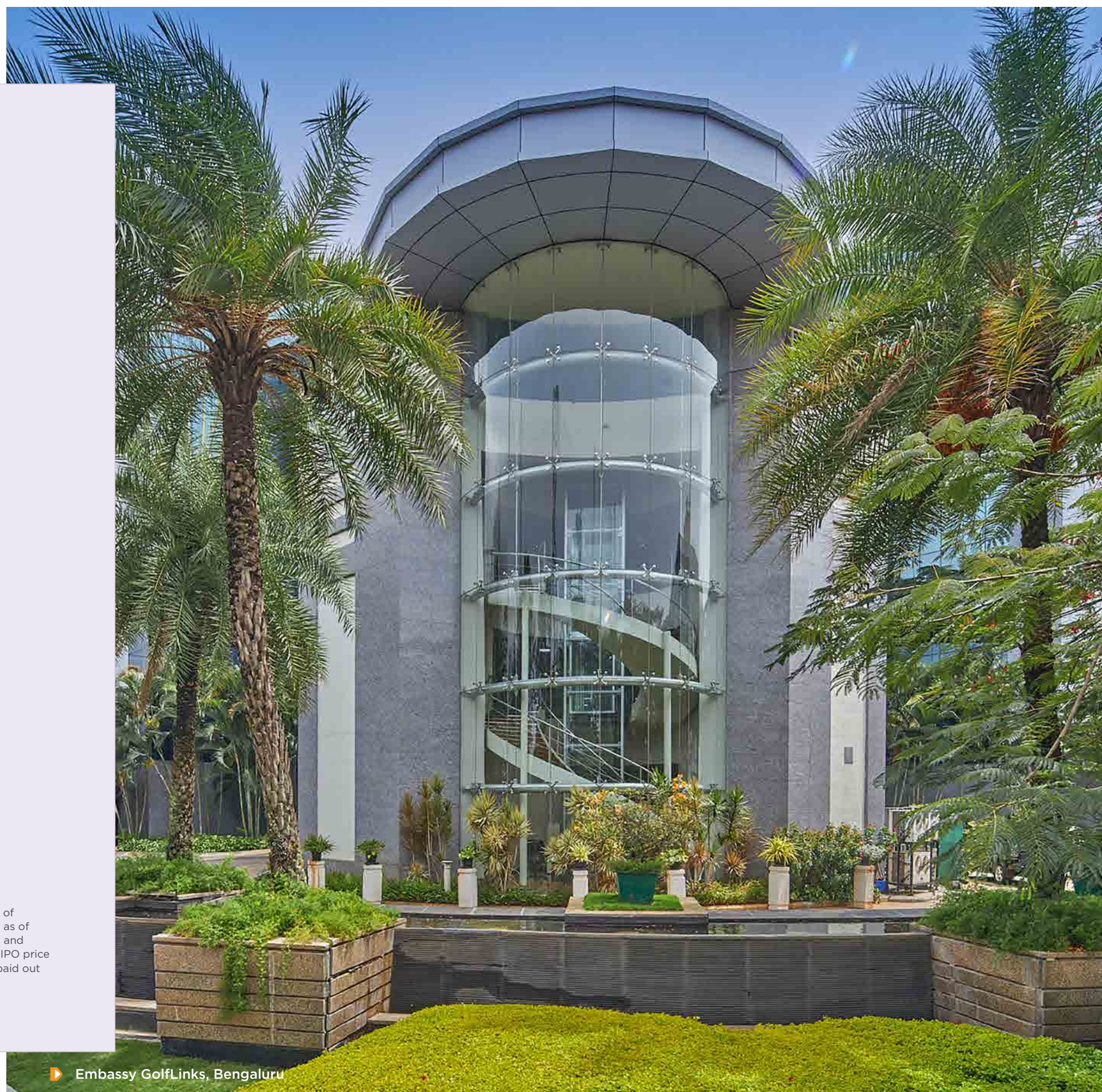
~70+

of Investors Engaged

Notes:

1) Includes annualized capital appreciation of 5.38% (on the basis of NSE closing price as of September 30, 2025 of ₹421.93 per unit) and 6.59% distribution yield (on the basis of IPO price of ₹300 per unit and total distributions paid out since listing)

2) All Data as on September 30, 2025



▶ Embassy GolfLinks, Bengaluru

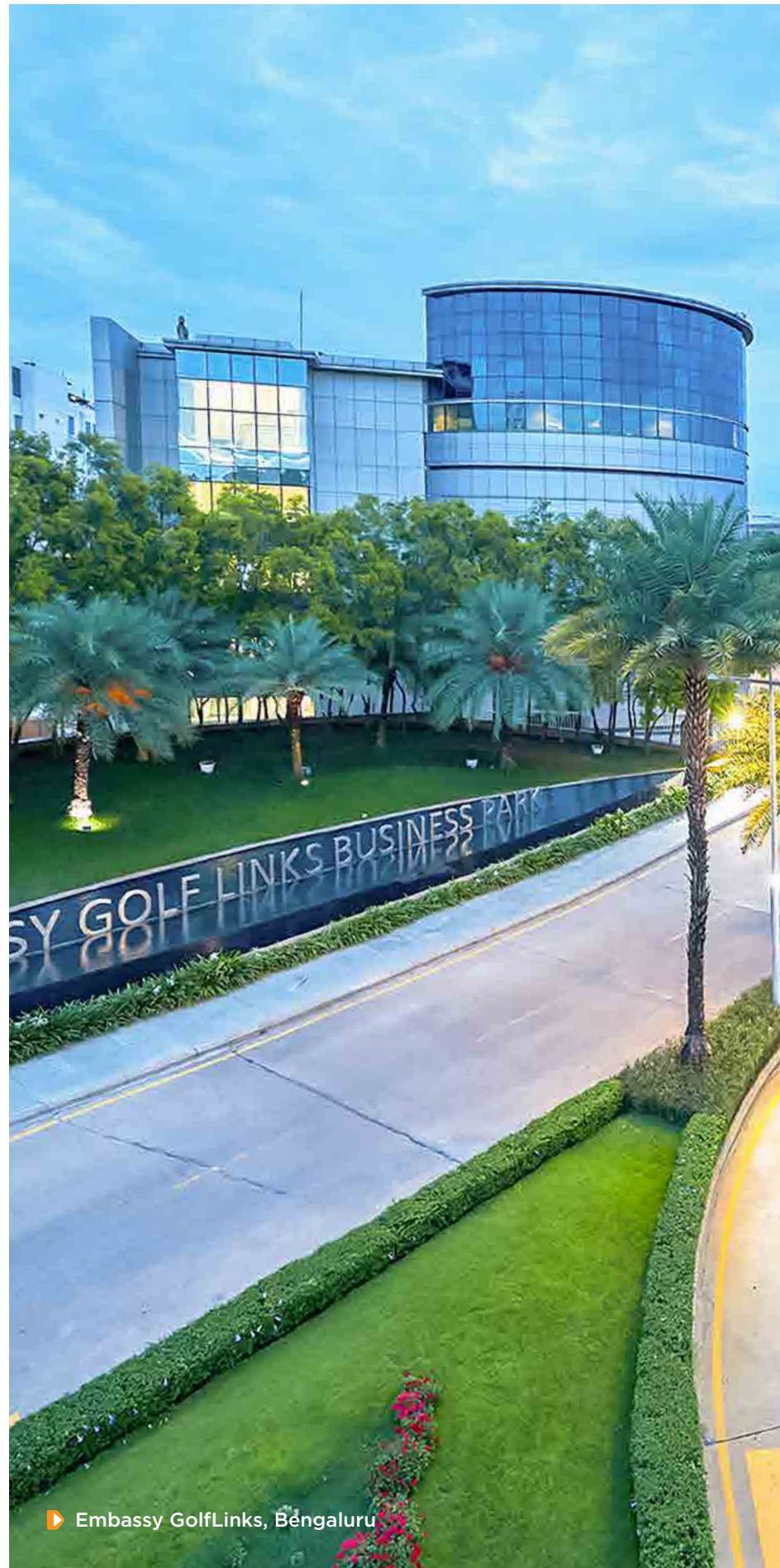
Analyst coverage

Embassy REIT is covered by following broking houses:

- | | |
|---------------------------------|----------------------------------|
| ▶ Ambit Capital | ▶ Avendus Spark |
| ▶ Axis Capital | ▶ B&K Securities |
| ▶ Bank of America | ▶ Bank of Baroda Capital Markets |
| ▶ CLSA | ▶ Geojit |
| ▶ Goldman Sachs | ▶ HSBC Securities |
| ▶ ICICI Securities | ▶ IIFL Securities |
| ▶ Investec | ▶ Jefferies |
| ▶ JM Financial | ▶ JP Morgan |
| ▶ Kotak Institutional Equities | ▶ Morgan Stanley |
| ▶ Nuvama Institutional Equities | |

**Key index inclusions**

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

**Investor Engagement in H1 FY2026****Q1 FY2026****June 02, 2025**

Participation in
Bank of America
2025 India
Conference

June 04, 2025

Participation in
Morgan Stanley
2025 India Invest
Forum

June 18, 2025

Participation in
Aventus Spark
India REIT & INVIT
Conference

September 08, 2025

Participation in JP
Morgan 10th Annual India
Conference

Q2 FY2026**August 26, 2025**

Meetings with
institutional investors
in Mumbai

September 03 - 04, 2025

Meetings with
institutional investors
in Singapore

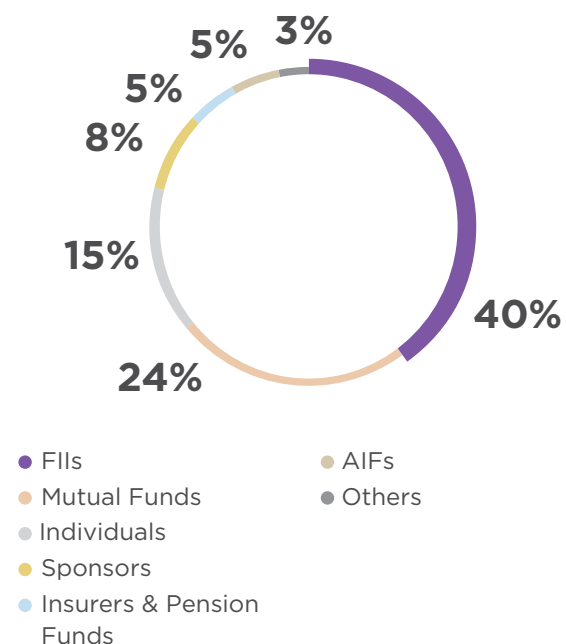
September 22, 2025

Meetings with
institutional
investors in London

Note: Data as of September 30, 2025



Unitholding Pattern as of September 30, 2025



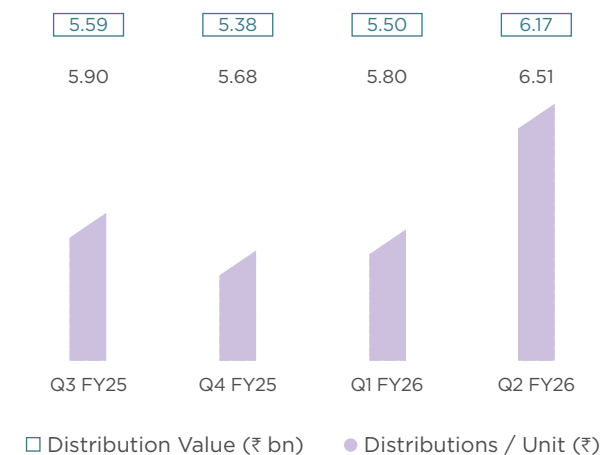
Top Institutional Investors

FIIs	Capital Group
	Bain Capital
	The Vanguard Group
	BlackRock
	JP Morgan AM
	Carmignac
DIIIs	ICICI Prudential Mutual Fund
	HDFC Mutual Fund
	SBI Mutual Fund
AIFs	Kotak Real Estate Fund

Note:

- 1) FII- Foreign Institutional Investors, DII- Domestic institutional Investors, AIFs - Alternate Investment Funds, Others-Trusts, Non resident Indians, Clearing Members and Body Corporates

Distributions in Last 4 Quarters



Delivering on Distributions

₹11.67 bn in H1 FY2026

₹ 132 bn distributions paid since listing

₹12.31

DPU paid in H1 FY2026

8%

Y-o-Y Growth in Distributions

Trading Snapshot for H1 FY2026

Particulars	30-Sep-25	
Units Outstanding	947,893,743	947,893,743
Unit Price Performance (₹)	NSE	BSE
Opening Price: April 01, 2025	368.00	361.30
Closing Price: September 30, 2025	421.93	422.08
52-Weeks-High (₹ per unit)	421.93	422.08
52-Weeks-Low (₹ per unit)	352.46	352.04
Market Capitalisation (₹ billion)		
September 30, 2025	399.94	400.09
Trading Volume for H1 FY2026		
Units (Million)	99.93	34.72
₹ Billion	38.87	13.40
Average Daily Trading Volume (ADTV) for H1 FY2026		
Units	799,473.50	277,731.88
₹ million	310.97	107.19

Note: Data as of September 30, 2025



Embassy GolfLinks, Bengaluru



Embassy GolfLinks, Bengaluru

Financing

~₹20 bn

First Indian REIT to issue 10 year paper.
Raised at a blended rate of 7.33%

7.35%

Average in place
cost of debt

~₹53 bn

Debt refinanced in H1, achieving
proforma interest savings of 75 bps

60%

Fixed rate debt on ₹210 bn
total debt book

Key Listed Debt Raises

Commercial Paper Tranche V & VI - ₹6.75 bn (Tenor: 11 months)

- Raised CP at 7.08%
- Robust Demand from Mutual Funds

Commercial Paper Tranche VII - ₹4 bn (Tenor: 8 months)

- Raised CP at 6.44%
- Lowest rate achieved for CP in EOP REITs history

Series XIII Tranche A&B NCD - ₹20bn (Tenor: 34 & 36 months)

- Raised NCD at average rate of 7.21%, paid Quarterly
- Used for refinancing of existing debt leading to savings of 77 bps annually
- Robust demand from institutional investors with 11 different investors participating in the issuance

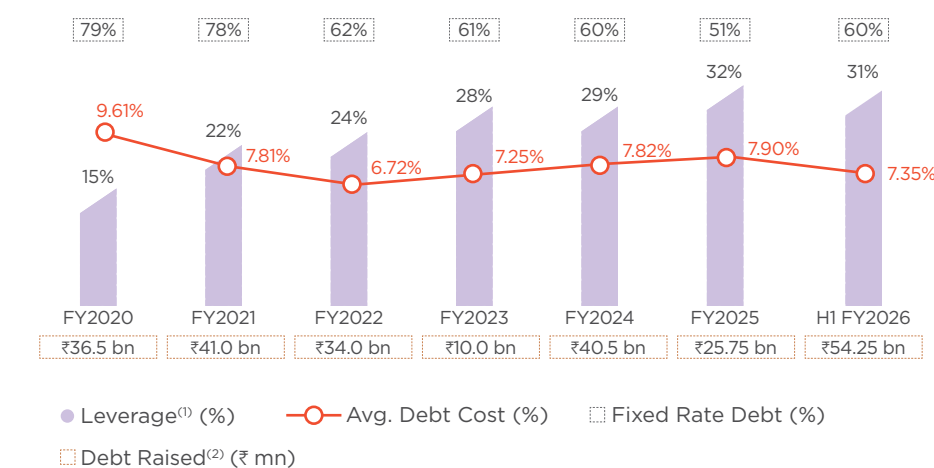
Series XIV NCD - ₹7.5 bn (Tenor: 20 months)

- Raised NCD at 6.97%, paid Quarterly
- Raised NCD at under 7% for the first time in the last four years

Series XV NCD - ₹20 bn (Tenor: 120 months)

- Raised NCD at an effective coupon rate of 7.33%, paid Quarterly
- First Indian REIT to achieve a 10-year NCD issuance
- 1.4x oversubscription; participation from 15+ top-tier Insurance, Pension and Mutual Fund investors

Active Debt Management to Optimize Cost of Capital



Notes:

- 1) Data based on Net Debt to GAV ratio. For H1 FY2026 net debt to GAV based on net debt as of September 30, 2025 and GAV considered per September 30, 2025, valuation of the portfolio undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W.
- 2) Refers to Non Convertible Debentures & Commercial Papers raised at REIT level.

SECTION 3

ESG Focus

Driving Value Through ESG	64
Environment	68
Social	73
Governance	77
Board of Directors	88
Senior Management	92
Our People	98





Driving Value Through ESG

Beyond Total Business Ecosystem



▶ Embassy Qubix, Pune

ESG Focus at Embassy REIT

Embassy REIT is focused on providing best-in-class wellness and sustainability-oriented workspaces to our marquee occupier base of over 270. Over the years, we have initiated numerous programs focusing on the environment, social and wellness aspects and have adopted a best-in-class governance structure since our listing. In the past few years, we have moved beyond driving ad-hoc sustainability programs and have adopted a holistic Environmental, Social and Governance (ESG) framework focused around 3 key pillars - Resilient Planet, Revitalized Communities and Responsible Business.

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

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



Our ESG Strategy and Framework

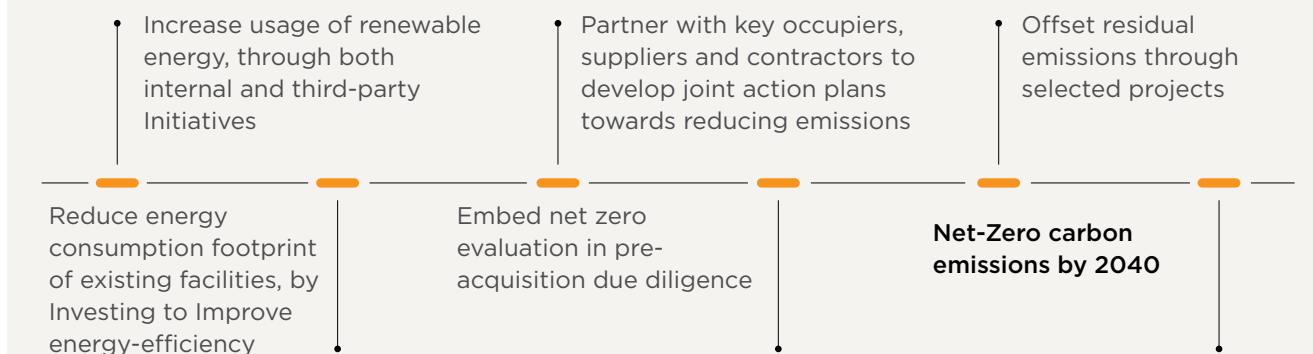
Our ESG strategy focuses on evolving and implementing sustainable interventions that contribute towards building a safer, healthier and greener environment for our staff, occupiers, vendors and the communities in which we operate, while delivering enhanced returns for our investors. Our ESG Framework is driven by our vision to “Reimagine spaces” for a sustainable tomorrow for all our stakeholders. On the back of a successful 3-year roadmap up to FY2025 and on largely achieving the targets that we had set for ourselves; we have launched a new 5-year sustainability roadmap till FY2030, reiterating our commitment to adopt best-in-class sustainability practices. These new targets are also aligned with our ESG framework that comprises 3 pillars - Resilient Planet, Revitalized Communities and Responsible Business.



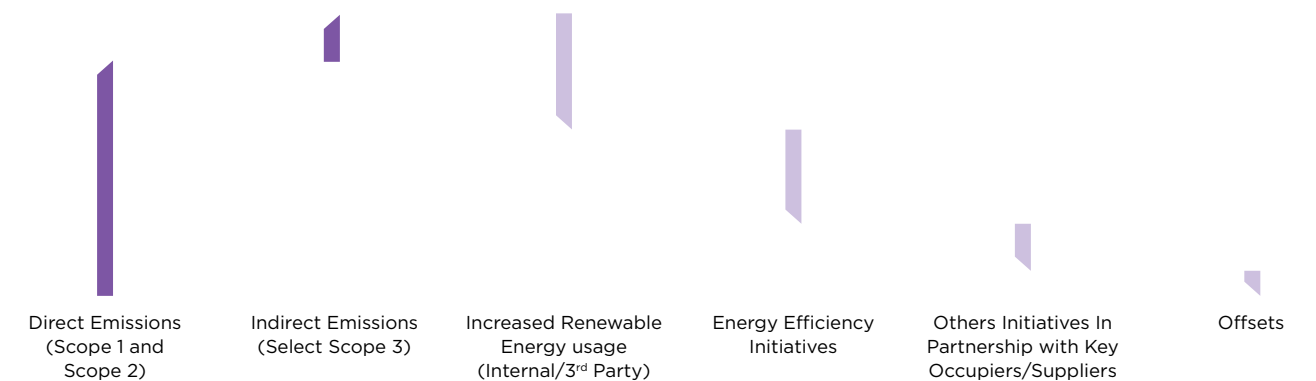
Pathway to Net Zero

In March 2022, we announced our commitment to achieve net zero-carbon emissions by 2040 across our operational portfolio, three decades ahead of India's 2070 target set at the Glasgow COP26 summit in 2021. This commitment is aligned with the broader goals of our occupiers, unitholders, and other key stakeholders, who share our vision of a more sustainable future.

Our 5-point Strategy to Achieve Net-Zero



Pathway to Net-Zero Carbon Operations by 2040



Notes:

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

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

SCOPE 1

Direct emissions from sources owned or controlled by Embassy REIT.

SCOPE 2

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

SCOPE 3

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

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



Environment

Resilient Planet

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



Resource Efficiency



Energy and Emissions

We have committed to transition to a net-zero carbon portfolio by growing the share of clean and sustainable energy sources to build and operate our properties and offset carbon emissions at every stage of our assets' lifecycle. To this end, we target to increase the proportion of renewable energy consumption in our operational properties to 80% by FY2030. Further, in line with our sustainability efforts, we design and operate buildings aligned with LEED (Leadership in Energy and Environmental Design) requirements certified by the United States Green Building Council (USGBC), the most widely used green building rating system globally and aim to achieve Bureau of Energy Efficiency (BEE) certification on energy ratings for 75% of the portfolio. To reduce our carbon footprint, we are also promoting the use of electric vehicles, cycles and cleaner and greener fuels across our properties. We are certified for ISO 50001, Energy Management System, taking another step ahead in creating a robust framework towards energy conservation and reducing emissions.

Key Initiatives taken in H1 FY2026

- Air Handling Units across our key office parks have been retrofitted with Electronically Commutated fans, achieving over 40% energy savings and enhancing sustainable operations.
- Advanced energy and water smart meters have been deployed across our major office parks to enable efficient and transparent resource monitoring.
- District cooling systems have been introduced across multiple blocks at Embassy Manyata, improving comfort, while reducing energy use and operational costs.



Water Stewardship

We understand the importance of water stewardship in urban metropolitan areas where our properties are situated. Our goal to achieve water neutrality across all our businesses is based on the tenets of reducing, reusing, and recycling. In line with this we aim to increase the consumption of recycled water by 20% by FY2030. We remain committed to minimizing wastewater discharge and promoting water recycling across our office parks. All our assets are equipped with Sewage Treatment Plants (STP) and rainwater harvesting systems. Sensor-based taps, smart meters and other water efficient fixtures have been installed to monitor and to reduce water wastage.



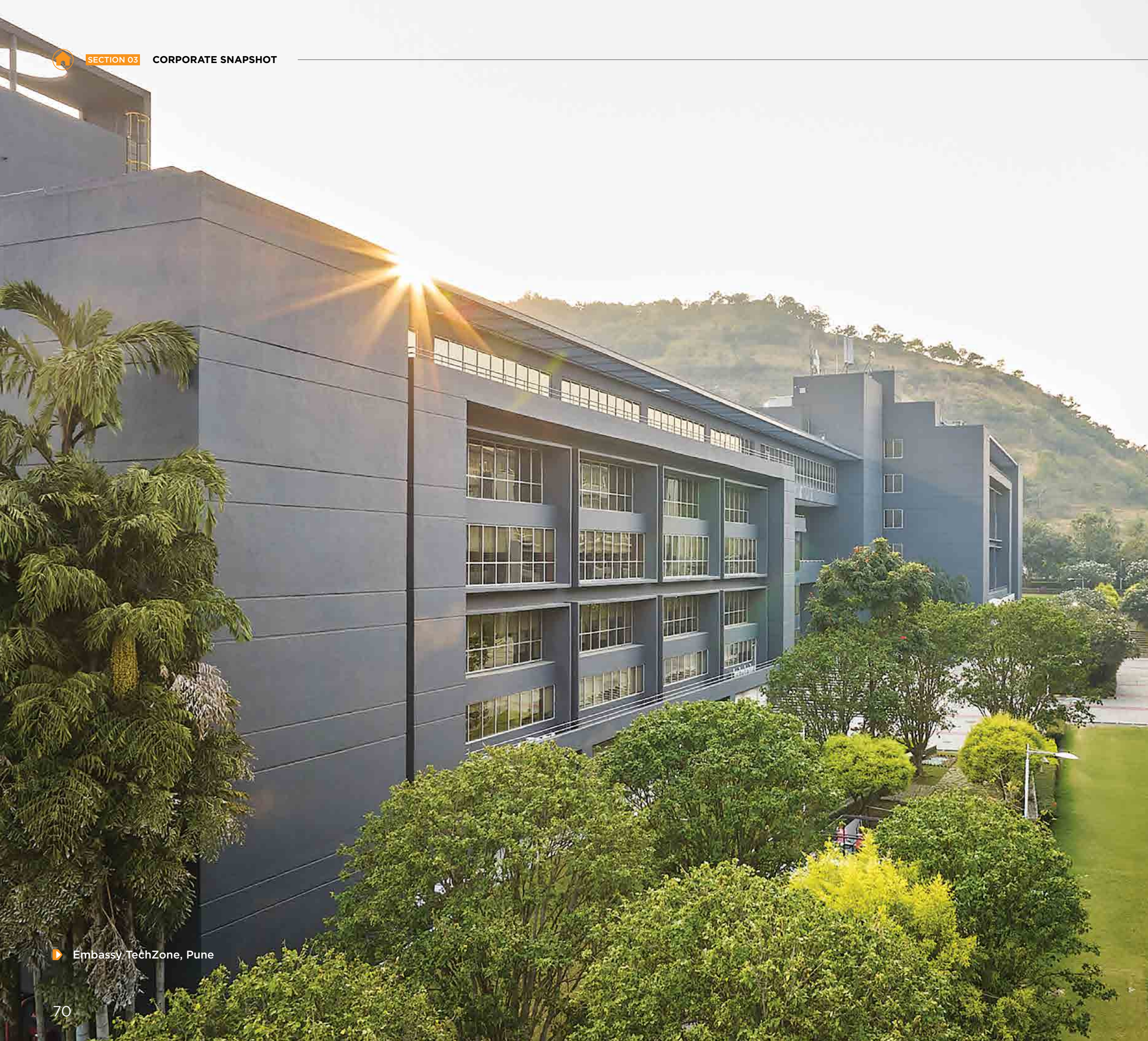
Waste Management

We seek to be a zero-waste campus, and we minimize, recover and reuse the waste we generate. We have partnered with authorized vendors to treat hazardous waste and ensure that the waste is discarded as per regulatory guidelines. A traceability assessment for all the waste generated on our campuses is helping us track and reduce the amount of operational waste reaching landfills. We launched a cigarette waste management program across our portfolio, as we continue to focus on diversion of waste away from landfills.



Biodiversity

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



Sustainable Supply Chain

ESG performance of Suppliers

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

Local Sourcing

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

Certified Materials

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



Case Study

Ramped Up the Consumption of Renewable Energy at Embassy Oxygen in Noida

Embassy REIT successfully increased the supply of green energy at Embassy Oxygen, a 3.3 msf office park in Noida. With this, renewable energy usage in the park increased by 80%, thereby reducing 18,000 tons of carbon dioxide emissions year on year – a giant stride in the REIT’s sustainable journey.



Social

Revitalized Communities

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

Human Capital



Employment Practices and Engagement

We are an equal opportunity employer and strive to create a holistic workplace for our workforce. We ensure diversity in our employee profile in terms of gender, ethnicity, caste and creed. Our hiring practices are meritocratic, and our compensation policy is solely

dependent on our employees' qualifications, experience, skill set and performance. We aim to create a diverse, inclusive, high-performing and engaged workforce by implementing equitable practices, infrastructure and engagement strategies for our employees. As

of September 2025, 26% of our workforce were women. We also conduct a third-party independent survey annually to understand and improve the employee engagement levels in the organization.



Training and Development

We recognize the importance of developing internal talent and investing in future talent, and we encourage our employees to engage in continuous learning

and development. Our learning and development programs are designed to help our employees in developing their professional competencies and potential for

career growth advancement. These programs help to upskill our employees and maintain our culture of continuous learning.



Health, Safety and Well-being

We are focused on providing best-in-class sustainable buildings for our employees, occupiers, indirect property management staff, visitors, and others by improving quality of life and creating healthier and safer work environments. 'Biophilic design' elements, efficient filtration

and HVAC systems and indoor air quality monitoring systems are installed to improve the wellness aspects of our buildings. Our complete portfolio is ISO/IMS certified for quality management (ISO 9001), environmental management (ISO14001),

occupational health and safety management (ISO45001), and data security (ISO27001).



Community Connect



Corporate Social Responsibility (CSR)

At Embassy REIT, we nurture and contribute to the economic, social and environmental development of our communities. Our CSR goal is to improve the quality of life in urban and rural communities around our

business parks. Underpinned by the philosophy 'together we can do more', we champion collective action for increased social impact through partnerships with other corporates, non-government organizations

(NGOs) and the government. A dedicated CSR committee oversees our Corporate Social Responsibility initiatives, and our endeavors comply with Section 135 of the Companies Act 2013.



Some of our key projects include:

Education

We have adopted 17 government schools and 13 Anganwadis, which we support with multi-year projects to enable sustained support for student development through holistic and innovative learning programs. In H1 FY2026, 7,819 students benefited from our education CSR projects implemented along with our NGO partners Colours of Life and Lila Poonawalla Foundation.

Health and Hygiene

We have designed a holistic health program covering preventive and detective measures to tackle common health issues for government school students across 5 cities. During H1

FY2026, 9,718 students benefited from our healthcare CSR projects implemented along with our NGO partner Bangalore North Round Table.

Environment

We are a proud partner of The Anonymous Indian Charitable Trust's (TAICT) EcoGram project, which aims to propagate sustainable waste, water and soil management, benefiting 5,241 households. Further, we have undertaken revitalization of the Thimmasandra and Tarahunise lakes in North Bengaluru and are undertaking civil works, planting saplings, and conducting clean-up drives under the project.

Sustainable Infrastructure

We have been actively investing in community infrastructure upgrades around our properties to benefit the public at large. We are currently constructing new toilets and 4 new classrooms on the first floor in Government PU College, Rajankunte and in the process of renovation of 7 Classrooms in Government High School, Thanisandra, that will benefit over 867 students.

Sports

To promote national sports, we are also contributing to train one equestrian rider for Asian games, along with our implementing partner International Horse Agency.



Corporate Connect

We aim to bring together corporate leaders from across the private and public sectors on a common platform to discuss and work towards shared challenges and visions. Most of our education, health and education infrastructure CSR projects are being carried out in partnership with our occupiers under the Corporate Connect umbrella. These initiatives help us in amplifying our CSR projects and aligning our CSR mandates

with our 270+ corporate occupiers, thereby promoting long-lasting relationships and partnerships. We have completed 110+ projects till date in partnership with 50+ corporates.

Under corporate connect, we also curate thought-leadership platforms that provide opportunities for interactive discussions on meaningful causes to pursue the common goal of sustainable development. Over the

last few years, Embassy has created 18 such forums that bring together like-minded corporates, government officials, NGOs and other members of the social development sectors to contemplate pressing social issues that need immediate attention. The primary objective of these forums is to learn from each other and to explore possible synergies in the outreach space.



Customer Centricity

We believe that corporate occupier engagement and satisfaction is critical to the success of our business. Several cultural and entertainment programs are undertaken at our campuses to engage our occupiers' employees and foster a sense of culture. We have created an ESG occupier

forum with participation from our key occupiers, and we hold periodic meetings to discuss and partner for key ESG initiatives. We undertake a customer satisfaction (CSAT) survey each year to understand and improve the occupier satisfaction levels with our services and facilities. Further, as part of our

standard leasing contracts, we have initiated the inclusion of 'Green Lease' clauses which entail mutual sharing of utilities management data as well as declaring a common statement of intent to jointly work towards our ESG goals.



Case Study

Embassy REIT Partnered with Commonwealth Bank of Australia to Host Pride Walk at Embassy Manyata

At Embassy REIT, we believe that our office parks are more than just workplaces. They are communities built on inclusivity, respect, and shared values. We were pleased to join hands with our valued occupier, Commonwealth Bank of Australia to host the Pride Walk at Embassy Manyata, to celebrate diversity and create an environment where everyone belongs. This year's Pride March, which brought together over 250 participants, was also a tribute to Wear it Purple Day, and featured vibrant performances, engaging activities, and a colourful march filled with energy.



Governance

Responsible Business

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

Ethics and Responsibility



Sustainable Finance

Our capital structure is aligned with our sustainability strategy, and we continue to actively seek opportunities to raise green/social/sustainable funds at competitive rates by leveraging our green credentials. We are the first organization in the Indian real estate sector to have received a green loan certification from Climate Bonds Initiative, an investor-focused international not-for-profit organization working to mobilize global capital for climate action towards a low carbon and climate resilient economy.

As at H1 FY2026, our sustainable finance portfolio stands at ₹31 billion. We continue to engage with financial institutions and agencies to expand our green loan book, in support of our sustainability initiatives.



Asset Acquisition and Site Selection

We are committed to ensuring that our investment evaluation criteria take into account relevant ESG considerations. For this, we have created an ESG checklist, and all proposed acquisitions now undergo ESG due diligence using this checklist which is certified by external advisor(s) and presented to the Investment committee. Additionally, we have strong related party safeguards in place for all acquisitions. ESG due diligence has been undertaken for all of our acquisitions including the most recent acquisition of Embassy Splendid TechZone in Chennai, completed in June 2024. Also, for all future acquisitions, we aim to bring the asset under the purview of our net zero commitment within 5 years post the completion of the acquisition.



Disclosures

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

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



Case Study

Embassy REIT Receives 5-Star Rating for its Development Portfolio, Fourth Year in a Row

Embassy REIT was awarded a 5-star rating for its development portfolio for the fourth year in a row by GRESB in its 2025 annual sustainability assessment. With a 100% score for our development portfolio, we were recognized as the 'Global sector leader' for office developments and also ranked 1st in Asia amongst 39 listed office asset owners. Furthermore, Embassy REIT received a 93% score and a 5-star rating for its standing investments, scoring a perfect 100% on the management pillar.



Corporate Governance

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



Our Governance Structure

Embassy REIT is managed by Embassy Office Parks Services Private Limited (EOPMSPL), herein, referred to as the 'Manager'. The CEO of the Manager holds responsibility for the day-to-day functioning of Embassy REIT and is accountable to the Board of Directors. The Board consists of seven Non-Executive Directors, five of whom are Independent Directors, and the rest are Nominee Directors. Together, they bring to the table many decades of experience and expertise in diverse fields such as Finance, Investment, Healthcare and Business Administration. The Board is chaired by a Non-Executive Director and has 14.3% women representation as of September 2025.

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

Our Policies

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

- Code of Conduct and Ethics for Directors, Senior Management and Other Employees
- Distribution Policy
- Whistleblower Policy
- Code on Unpublished Price Sensitive Information and Dealing in securities of the Embassy Office Parks REIT

- Policy on Related Party Transactions
- Corporate Social Responsibility Policy
- Risk Management Policy
- Investors and Other Stakeholders' Grievance and Redressal Policy
- Anti-Money Laundering Policy and Anti-Bribery and Corruption Policy
- Prevention of Sexual Harassment Policy
- Environment, Social and Governance Policy
- Policy for Processing and Claiming of Unclaimed Amounts
- Policy for Appointment of Unitholder Nominee Director
- Board Diversity Policy
- Borrowing Policy
- Policy for Determining Materiality of Information for Periodic Disclosures

Our ESG Governance

At Embassy REIT, an ESG committee has been established to drive the organization's ESG agenda. The ESG committee is a cross-functional committee of the Manager and is chaired by the CEO, with the Head of Asset Management as the Secretary. The ESG committee reports to the Management Committee and is responsible for aligning Embassy REIT's ESG objectives with its business objectives by

creating a three-year ESG road map, overseeing all ongoing and proposed ESG initiatives, analyzing current and emerging ESG trends that may have an impact on the business, operations, performance, stakeholders needs and interests, and by advising the Board on appropriate actions for the same.

In addition, we are dedicated to integrating ESG in our governance

systems, including the linkage of KRAs of the senior executives to ESG performance. We follow a growth-and-distributions-linked management fee structure to ensure overall alignment of business operations with Unitholder interests.





Strong Regulatory Framework

Asset

- Minimum 80% of value in completed and income producing asset
- Minimum 90% of distributable cash flows to be distributed
- Restrictions on speculative land acquisition
- Acquisition or sale price of new asset cannot deviate from average valuation of two independent valuers by +/-10%
- Fairness opinion from independent valuer required if related party leases exceed 20% of the underlying asset's rentals

Manager

- 5 out of 7 members of the Board are independent directors
- Manager can be removed with approval of 60% unrelated Unitholders
- Alignment with Unitholder interests due to a distribution-linked management fee structure
- Unitholders holding not less than 10% of the total outstanding units of the REIT, either individually or collectively, shall be entitled to nominate one director on the board of directors of the Manager

Debt

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

Related Party Safeguards

- Sponsors are prohibited from voting on their related-party transactions
- Majority Unitholder approval required for acquisition or disposal of asset which exceeds 10% of REIT value

Regulatory Compliance

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

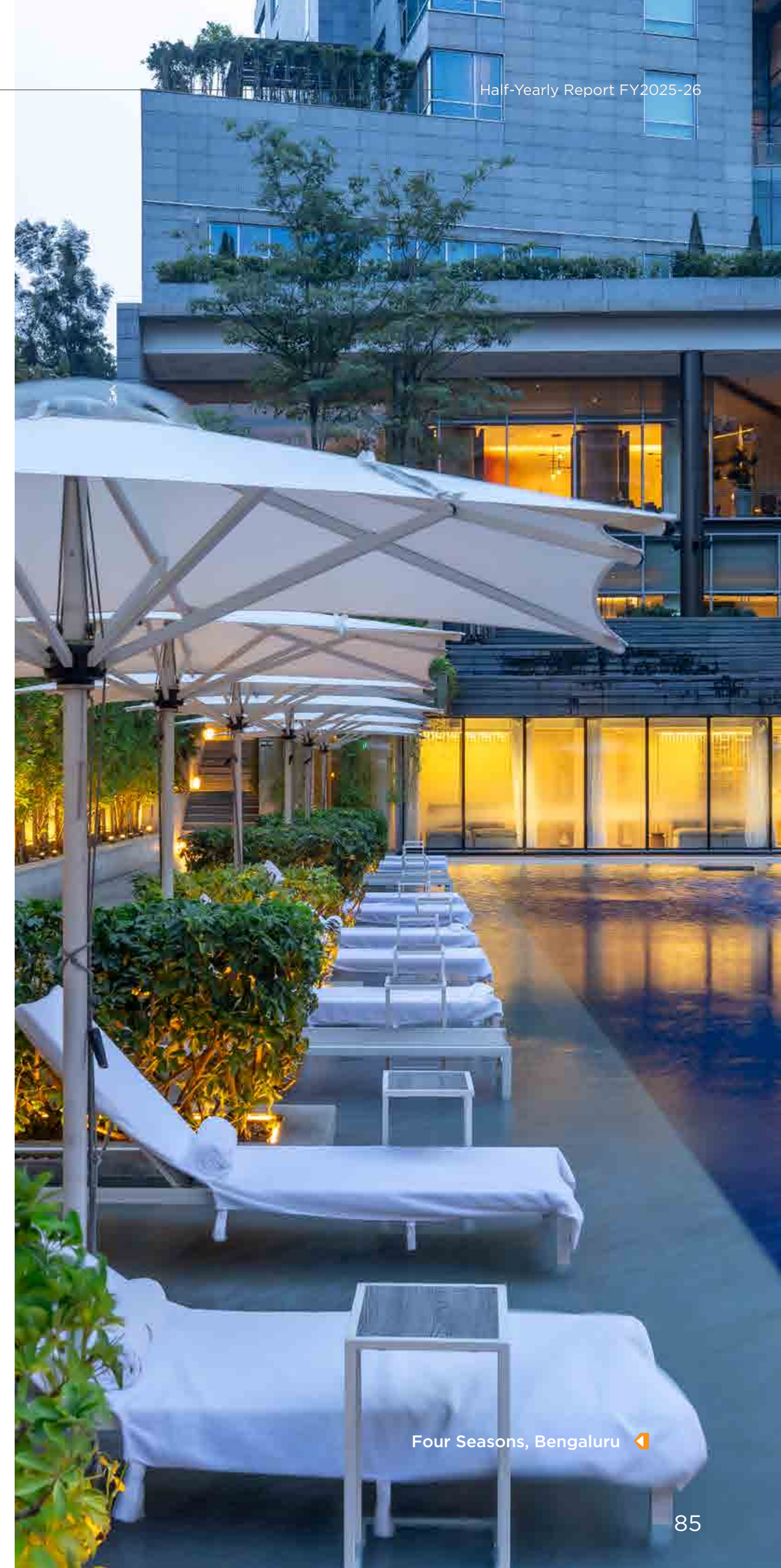
Risk Management

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



FY2030 ESG Roadmap Progress

Focus Area	Initiative	Target	H1 FY2026 Progress	Focus Areas
 Energy Management	Renewable energy consumption share	80% By FY2030	62%	Evaluate options to expand installed renewable energy capacity for our portfolio
	Achieve portfolio certifications on energy ratings	75% By FY2030	43%	Plan to achieve energy ratings for non-certified parks
	Achieve reduction in scope 1&2 emissions	40% By FY2030	42%	Evaluate options for increased energy savings across the portfolio
	Scope 3 emissions inventory	By FY2030	In Progress	Continue to identify & track scope 3 emissions
	Maintain portfolio green building certifications	100% By FY2030	100%	Renewal of green building certifications based on expiry
 Water Stewardship	Increase consumption of recycled water	20% By FY2030	42%	Maintain high efficiency of STPs across the portfolio
 Employee Practices & Engagement	Employee participation in volunteering programs	20% By FY2030	2%	Evaluate ways to drive participation in Embassy volunteering programs
 Health Safety & Well Being	Maintain zero fatalities across the portfolio	Zero By FY2030	Zero	Ensure training and drive awareness of EHS
 ESG Performance of Suppliers	Periodic performance & ESG audits for suppliers	100% By FY2030	100%	Maintain continuous performance and ESG audits for identified key suppliers



Certifications and Awards

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

BUILDING CERTIFICATIONS



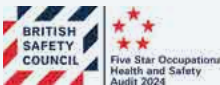
World's Largest USGBC LEED Platinum 'v4.1 O+M' Office Portfolio⁽¹⁾



35 Buildings Certified for LEED Net Zero Water



Portfolio Score of 60; 48 Buildings WELL Gold Certified⁽²⁾



5-star Rating for 100% Operational Portfolio⁽²⁾



ISO 9001/14001/45001 /27001/50001 Certification for 100% Operational Portfolio

ESG BENCHMARKS



5-star Rating for Operational & New Development Portfolio⁽³⁾



Member of FTSE4Good Index, 4.1 Score in 2025 (95th Percentile)



Member of S&P Global Large Midcap ESG & Dow Jones Sustainability EM Indices, 68 Score in 2025



B Rating in 2024

AWARDS



12 Swords of Honor for 100% Operational Portfolio⁽²⁾



Multiple Recognitions at Asia Property Awards 2023



Mahatma Award for Sustainable and Responsible Business Practices



Global Sector Leader for Office Developments with a 100% Score



'Best Office Park of the Year' at RICS South Asia Awards 2024⁽⁴⁾

Notes:

1) Operational Portfolio data excludes buildings for which occupancy certificate was obtained post Q2FY2023, Embassy Business Hub which was acquired in Apr'23 and Embassy Splendid TechZone which was acquired in Jun'24

2) In addition, 47 buildings were WELL Pre-certified and WELL Health Safety Rating was received for 100% Operational Portfolio

3) Received 5 stars for development portfolio 4 years in a row

4) Embassy TechVillage named the 'Best Office Park of the Year' at RICS South Asia Awards 2024

Key Performance Highlights

Aspect		Units	H1 FY2026	FY2025	FY2024
Resilient Planet	Energy and Emissions				
	Contribution of renewable energy in portfolio	%	62	55	53
	Renewable power consumption (wheeled and rooftop)	GJ	6,42,484	10,20,955	8,76,498
	Reduction in emissions through solar power consumption	tCO2e	1,29,746	2,33,402	2,00,377
	Water				
	Water withdrawal	1000m ³	1,161	2,300	2,293
	Water recycled (% of withdrawal)	1000m ³	933 (80%)	1,662 (72%)	1,481 (65%)
	Waste				
	Waste generated - Hazardous waste (Oil)	KL	29	57	67
	Waste generated - Hazardous waste	Tons	15	42	17
Revitalised Communities	Waste generated - Non-hazardous waste	Tons	3,616	5,578	4,800
	Waste generated - Other waste	Tons	23	48	98
	Human Capital				
	Employees trained	Nos.	59	118	119
	Average training hours per employee	Hours	1	18	19
	Corporate Occupiers				
	Green leases signed during the period	%	81	100	99
	CSR and Corporate Connect				
	Total CSR spend	Rs. Mn	60	117	129
	Education support - Students benefitted	Nos.	7,819	16,231	16,565
	Health and hygiene - Students impacted	Nos.	9,718	15,364	26,162
	Community health - Free and subsidized treatments provided	Nos.	7,708	14,537	12,185
	Environment - Waste recycled	MT	208	435	218

CERTIFICATION				
CURRENT SCORE	5-star 2025	4.1 2025	68 2025	B 2024
PREVIOUS SCORE	5-star 2024	3.9 2024	66 2024	B 2023



Governance

Board of Directors



Mr. Jitendra Virwani

Non-executive Director, Chairman

Mr. Jitendra Virwani, Chairman of the Embassy Group of Companies, has been instrumental in shaping Embassy REIT since its inception. With four decades of experience in real estate and property development, he founded the Embassy Sponsor and has since overseen the Group's expansion to over 70 mn square feet across commercial, residential, industrial warehousing, retail, and hospitality spaces. He is a fellow of the Royal Institution of Chartered Surveyors.



Mr. Aditya Virwani

Non-executive Director

Aditya Virwani is the Managing Director of Embassy Group and Embassy Developments Ltd., and serves on the board of Embassy Office Parks REIT. Formerly the Group's Chief Operating Officer, he has been instrumental in steering Embassy's evolution from a privately held real estate developer into an institutional-grade platform with a diverse portfolio spanning commercial, residential, hospitality, and other asset classes.

Mentored closely by his father and Group Chairman Jitendra Virwani, Aditya spent his formative years building deep operational experience across the business. He played a key role in the successful launch of India's first listed REIT, marking a historic milestone in the country's real estate sector.

Today, Aditya is focused on shaping Embassy's next phase of growth — strengthening core businesses, unlocking new markets, and driving innovation across the platform. Passionate about social impact, he is deeply involved in Embassy's CSR initiatives, particularly in education and sustainability, with a long-term commitment to empowering underprivileged communities through access to quality education.



Mr. Arvind Kathpalia

Independent Director

Mr. Arvind Kathpalia holds a bachelor's degree in arts and a master's degree in business administration from the University of Delhi. With more than 40 years of experience in financial services, his most recent position was as the Group Head of Kotak Mahindra Bank Limited. Following his employment with Kotak Mahindra Bank Limited, he provided advisory services to certain entities within the Kotak group. He is also a Board Member of Multi Commodity Exchange of India Limited and Truhome Finance Limited.

Mr. Kathpalia earlier served as a Unitholder Nominee Director on the Board of Embassy REIT's Manager from June 04, 2024 to October 08, 2025.



Dr. Ranjan Pai

Independent Director

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



C C M M M

Mr. Vivek Mehra
Independent Director

Mr. Vivek Mehra, is a well-respected senior Chartered Accountant with an illustrious professional career spanning over 46 years and experience spanning across sectors in Taxation, accounting, risk management and Regulatory domains of Merger & Acquisition specialising in Cross-border Investment and Transaction Structuring. He has held various leadership roles till April 2017 in PwC as Partner/ Executive Director. He was the founder and national leader for PwC Regulatory and M&A Tax Practices and has been elected on PwC Governance Oversight Board for two consecutive terms. Mr. Mehra is extending his expertise as an Independent Director and esteemed Board Member for Havells India Limited, DLF Limited, HT Media Limited, Chambal Fertilisers and Chemicals Limited, Jubilant Pharmova Limited, Embassy Office Parks Management Services Private Limited, among other prominent companies. He is also on the Board of Governors of 'Grassroot Trading Network for Women'- a SEWA venture and 'The Asthma, Bronchitis and Cancer Lung Foundation of India'. He graduated in 1975 with a Bachelor of Commerce (Hons.) Degree from Shri Ram College of Commerce, University of Delhi. He has been a fellow member of the Institute of Chartered Accountants of India since 1979. Mr. Mehra had given his valuable contribution as a member of the Federation of Indian Chambers of Commerce and Industry (FICCI) Steering Committee and National Executive Committee.



C C M M

Dr. Punita Kumar-Sinha
Independent Director

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



M M M M M

Dr. Anoop Kumar Mittal
Independent Director

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

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

Ⓒ Chairperson

Ⓜ Member



Governance

Senior Management



Mr. Amit Shetty
Chief Executive Officer

Mr. Amit Shetty was the Chief Operating Officer of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT and responsible for Embassy REIT's leasing, capital projects, & operations functions. He brings over 20 years of experience in leading office leasing, asset sales, construction & operations management across India. Prior to joining Embassy REIT, Amit worked with Honeywell and CBRE where he held a variety of senior leadership roles and led some of the key corporate real estate developments in the country.



Mr. Abhishek Agrawal
Chief Financial Officer

Mr. Abhishek Agrawal is the Chief Financial Officer of the Manager and has been associated with Embassy REIT since August 2020. He has previously been the interim Chief Financial Officer, prior to which he handled the role of Finance Controller. Prior to joining the Manager, he was associated with S. R. Batliboi & Associates LLP and B S R & Co. LLP in Assurance and Audit Services.



Ms. Shwetha Reddy
Chief Marketing Officer

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



Mr. Abraham Koshy
Chief Design Officer

Mr. Abraham Koshy brings over 20 years of experience in Real Estate Design Management. As an architect, he has extensively worked with architects, designers, hotel operators and building consultants both from India and abroad to successfully coordinate and oversee the design of more than 100 projects comprising Residential, Office, Retail and Hospitality projects.



Mr. Manish Kumar Manu
Chief Development Officer

Mr. Manish Kumar Manu is the Chief Development Officer at Embassy REIT, leading development projects from design to delivery, and other strategic initiatives. He has over 11 years of experience across investment banking, venture capital, strategy and has previously worked with Goldman Sachs and the Times Group. Manish's academic credentials include an MBA from Indian Institute of Management Indore and a bachelor's degree from National Institute of Technology Kurukshetra.



Mr. Rishad Pandole
Head - Leasing

Mr. Rishad Pandole holds a bachelor's degree in Economics and minor in Marketing and Finance from the University of Rochester, New York. He has over 20+ years of experience in the real estate industry. He has previously worked as the Leasing Head for Blackstone owned 100% assets from 2017 to 2018, where his last held position was of Head, Corporate Solutions (Commercial). He has been associated with the Manager since 2018.



Mr. Brijesh D'souza
Head - South Leasing

Mr. Brijesh D'souza holds a Master's degree in Business Administration. He has over 17 years of experience in the real estate industry. Prior to joining Embassy REIT, Brijesh worked with CBRE where he held a variety of leadership roles and led some of the key corporate real estate relationships across the country.



Mr. Ray Vargis Kallimel
Head - Asset Management

Mr. Ray Vargis Kallimel is the Head of Asset Management of the Manager. He has over 17 years of experience in real estate and finance sector. He has previously worked with Cushman & Wakefield India Pvt. Ltd. and has been associated with various functions of Embassy Group companies since 2012. He holds a master's degree in Commerce from the University of Mumbai, and a master's degree in Business Administration from the Oral Roberts University.



Mr. Raghu Sapra
Head - Hospitality

Mr. Raghu Sapra holds a Diploma in Hotel Management and Catering Technology from the Institute of Hotel Management, Mumbai. He has over 27 years of experience in the hospitality sector and has worked with reputed international hotel brands like Radisson, Hyatt, Marriott and Hilton. Prior to his role in Embassy REIT, he worked for 5 years with Hilton, and his last role with them was as General Manager of Hilton Mumbai.



Ms. Vinitha Menon
Head - Company Secretary and Compliance Officer

Ms. Vinitha Menon is a qualified Company Secretary and holds a bachelor's degree in Commerce. She has 15 years of experience in managing statutory and compliance functions across a spectrum of industries. Her expertise spans listed and private companies, including those in warehousing & logistics, industrial gases manufacturing, real estate, and ITes. She was part of the core team that successfully concluded the IPO of Snowman Logistics Limited. She brings experience in company secretarial matters, arbitration, and interfacing with regulatory bodies and government authorities. She has technical competence on a broad range of issues in the areas of general corporate and business laws, contract laws, labour laws, and compliance.



Mr. Donnie Dominic George
General Counsel

Mr. Donnie Dominic George is a Law graduate from Gujarat National Law University and has more than 15 years of experience. In his prior assignment, he was working as Vice President with the Lodha Group, where he was heading a vertical within the Legal team responsible for all non-litigation legal mandates and consumer litigation. He has also worked with Bharucha & Partners as a Senior Associate handling Mergers & Acquisitions, Foreign Direct Investment and General Corporate, Regulatory, and Banking & Finance segments for their clients. In his current role at Embassy Office Parks Management Services Private Limited, he is supporting the senior management on the legal, compliance and regulatory framework, and acts as a business legal partner.



Mr. Amit Anil Kharche
Head – Acquisitions

Mr. Amit Anil Kharche is a seasoned real estate professional with over 12 years of experience spanning leasing, valuations, acquisitions, and corporate finance. An MBA graduate from the Indian Institute of Management (IIM) Ahmedabad, he has built deep expertise in the real estate sector.

Since the listing of Embassy REIT in 2019, Amit has been a key contributor to its success and currently serves as Head of Acquisitions. In this role, he drives investment decisions, shapes critical financial strategies, and leads capital structure optimization to maximize stakeholder value.



Ms. Sakshi Garg
Head – Investor Relations

Ms. Sakshi Garg is the Head of Investor Relations of the Manager and is responsible for effectively communicating the REIT's investment thesis and long-term strategy to external stakeholders, including investors, research analysts and media, among others. She has over 12 years of experience across investment banking, fund raising and internal audit, including around 7 years at Goldman Sachs. She is a qualified Chartered Accountant from the Institute of Chartered Accountants of India. She also holds a bachelor's degree in commerce from the University of Delhi and a master's degree in business administration from Indian Institute of Foreign Trade, Delhi.



Mr. Paul Thomas Jayaraj
Head – SEZ and Approvals

Mr. Paul is the Head of SEZ and Approvals of the Manager. His role inter-alia involves end-to-end management of project approvals across various phases through effective liaison with statutory authorities, close coordination with various stakeholders. He has over 35 years of experience and has previously worked with ANZ, Siemens and Motorola and holds a bachelor's degree in Commerce.



Ms. Deepthi Dasan
Head - Human Resources

Ms. Deepthi Dasan serves as the Head of Human Resources at Embassy REIT, where she leads the organization's people strategy and drives initiatives that enable business transformation and growth. With over 15 years of progressive experience in Human Resources, she brings deep expertise in building high-performing teams and fostering an engaging workplace culture.

Her experience spans the full spectrum of HR, including Performance Management, Talent Acquisition, Learning & Development, Employee Relations, and Rewards & Recognition. She has played a key role in leading IT and HR integration programs and Talent Management initiatives, contributing to organizational capability building and business alignment.

A certified Hogan professional, she leverages psychometric insights to strengthen talent strategies and leadership development.

● Management Committee

● Debenture Committee

Ⓜ Member



Our People

(As on September 30, 2025)

CEO's Office

Molahalli Amit Vikram Shetty
Rajeshwari Roy
Ritwik Bhattacharjee
Rushikesh Jayawant Bhosale

Acquisitions

Amit Anil Kharche
Rahul Chhajer
Sayana Sheth

Asset Management

Ray Vargis Kallimel
Ajay Thomas Vergis
Ashwini Kumar
Dharmendra Kumar
Mandar Vijay Inamdar
Nagaraj Naik
Raiju John Balan
Rajiv Banerjee
Sandeep Prabhakar Manjrekar
Sandeep Shrikisan Tapadia
Vadlamani Venkata Bhanoji Rao
Walmik Harishchandra Shelke

Commercial Leasing

Rishad Naval Pandole
Brijesh Lawrence Michael Dsouza
Abhilash V K
Dennis Joseph Valanatt
Devansh Suhasaria
Kalyani Shekhar Jaiswal
Keerthana C P
Mamta Chand
Prashant Rawat
Ritesh Yallappa Ganiger
Sajeev P
Saurabh Arun Todi
Shine Joseph
Sushant Shankar Chakraborty
Tej Ram Sharma
V Sachin Govind
Vishal Vashisth

Counsel and Compliance

Donnie Dominic George
Vinitha Menon
Apoorva Ravi
Bindu C C
Gautham Nambiar
Lavanya Kumar
Medha N Kagali
Namitha S Kutnikar
Yalavarti Srimukha

Developments

Manish Kumar Manu

Design Management

Abraham Theverthundyil Koshy

Finance and Accounts

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

Corporate Finance

Nidhi Chauhan
Devesh Agarwal
Narayan Kedia

Fit outs & Upgrades

Mahesh H U
Mukesh Aggarwal
Naveen R
Prabhu Balasubramanian

Hospitality Business

Raghu Sapra
Angad Pahwa
Pawan Kumar Singh

Human Resources & Administration

Deepthi Dasan
Ashwini S
Prabhulinga H

Information Technology

S N Bibin
Anil Dattu Patil

Investor Relations

Sakshi Garg
Shamanth N Vasisht

Marketing and Communication

Shwetha Reddy
Tithi Chandranath Jha
Uday Philip

Procurement

Anuradha Rao
Ravindra B
Sridharappa

Projects and Capex

Naveen Kumar J
Anindya Chowdhury
Pramod S R
Praveen Uppalapati
Vinay M A

Quality & Safety

Padmanaban Narayanasamy

Retail

Loyal Rudolph Pinto
Sangram Singha
Hindol Chakravarty

SEZ and Approvals

Paul Thomas Jayaraj
Cristina John Joseph
Hareesha Haramagatta Ramachandrappa
Pranam Battepati

Taxation

Lata Vishnoi
Nidhi Bajaj
Nikita Shah
Samarth Jain
Subhashini G N

Treasury

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



SECTION

4

Portfolio Overview

Commercial Offices
Other Assets

102
130



Embassy TechVillage, Bengaluru



Commercial Offices

EMBASSY MANYATA BUSINESS PARK

BENGALURU

Embassy Manyata Business Park is one of India's largest contiguous and most-well known business parks. Spanning 16 msf, Embassy Manyata is located in a prominent growth corridor, which connects the international airport to the city centre.

Key Statistics

16 msf

Leasable Area

13.4 msf

Completed Area

2.6 msf

Development Area

₹241,715 mn

Market Value

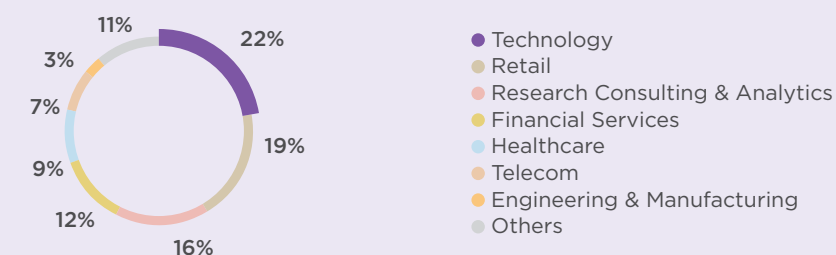
94%

Occupancy

64

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.

1) Blocks 1A & 1B and Block A-2 in Embassy Manyata, classified as "held for sale," have been excluded from business information (including not limited to total area, occupancy, and number of buildings). However, the financial information (including but not limited to revenue, NOI, NDCF, and GAV) continue to reflect their contribution, as these assets remain part of the overall financial reporting as on September 30, 2025





Commercial Offices

EMBASSY TECHVILLAGE BENGALURU

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

Key Statistics

9.6 msf

Leasable Area

9.2 msf

Completed Area

0.4 msf

Development Area

₹149,256 mn

Market Value*

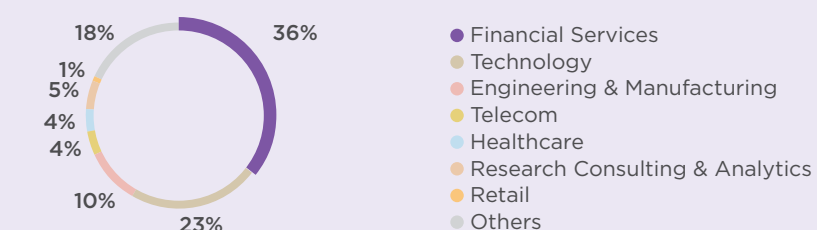
45

Occupiers

95%

Occupancy

Occupier Mix



Notes:

All data as of September 30, 2025.

*Market value includes 2 under-construction hotels - Hilton and Hilton Garden Inn (518 Keys) at Embassy TechVillage

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Commercial Offices

EMBASSY GOLFLINKS BENGALURU

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

Key Statistics

3.1 msf

Leasable Area

3.1 msf

Completed Area

₹40,088 mn

Market Value*

100%

Occupancy

30

Occupiers

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

Occupier Mix

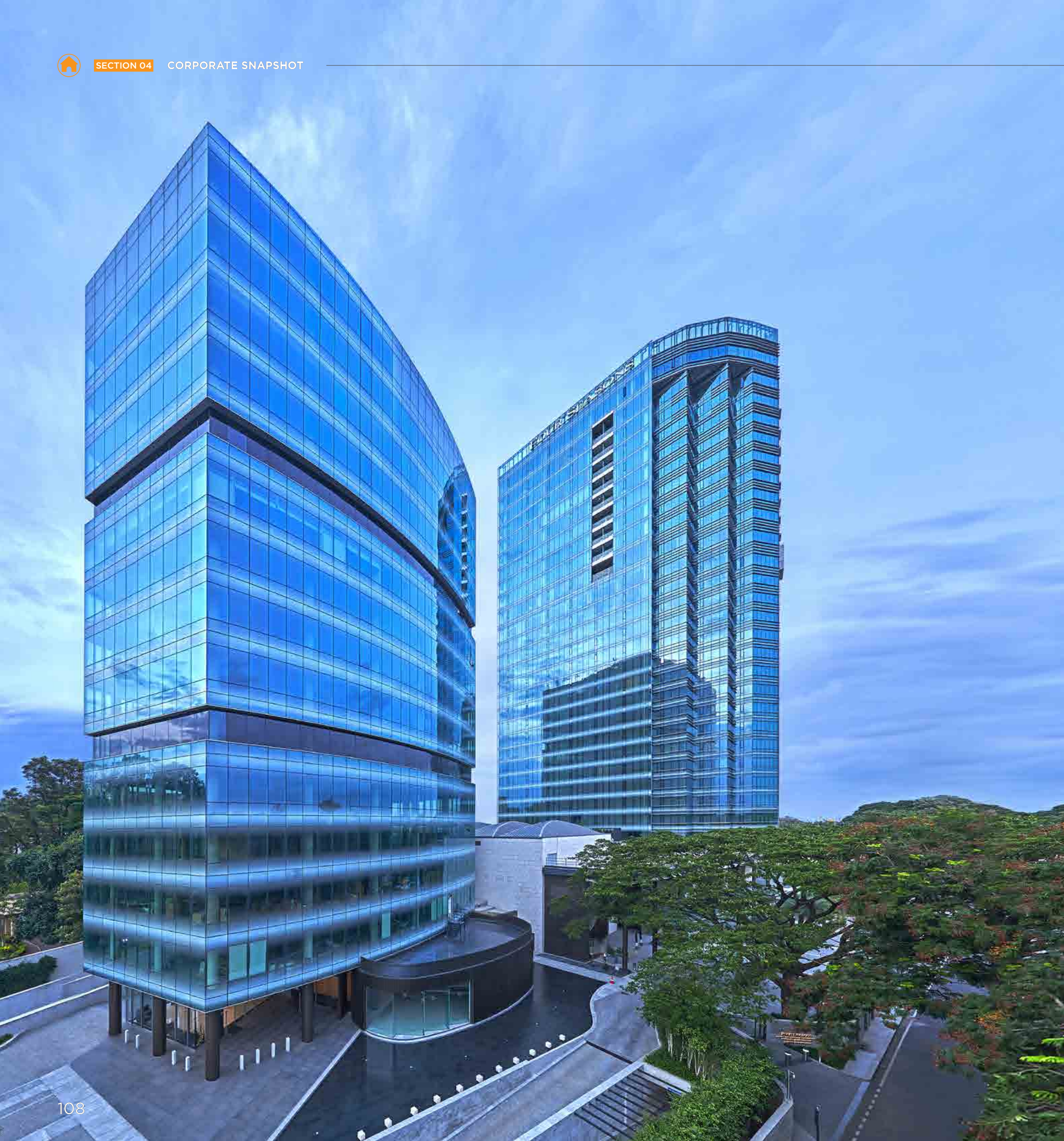


Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY ONE

BENGALURU

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

Key Statistics

0.3 msf

Leasable Area

0.3 msf

Completed Area

₹5,640 mn

Market value

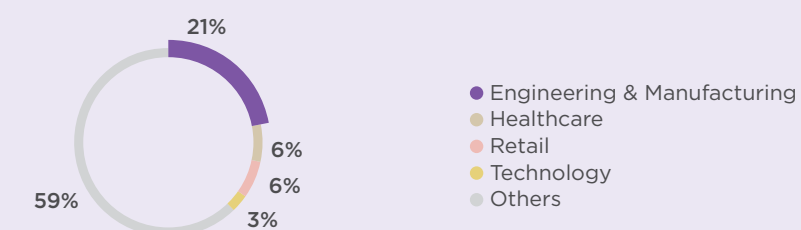
100%

Occupancy

14

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Commercial Offices

EMBASSY BUSINESS HUB

BENGALURU

Embassy Business Hub, a 59-acre campus-style business park, is situated in the high visibility growth corridor of North Bengaluru and is close to both the airport and Embassy REIT's 16 msf flagship property Embassy Manyata Business Park.

Key Statistics

1.4 msf

Leasable Area

0.4 msf

Completed Area

1.0 msf

Development Area

₹7,006 mn

Market Value

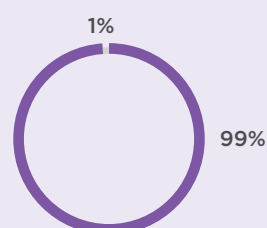
91%

Occupancy

1

Occupiers

Occupier Mix



● Engineering & Manufacturing
● Retail

Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY EXPRESS TOWERS

MUMBAI

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

Key Statistics

0.5 msf

Leasable Area

0.5 msf

Completed Area

₹21,090 mn

Market Value

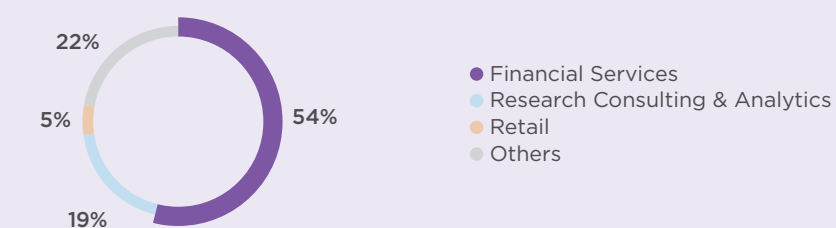
100%

Occupancy

30

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Commercial Offices

EMBASSY 247

MUMBAI

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

Key Statistics

1.2 msf

Completed Area

1.2 msf

Leasable Area

₹20,087 mn

Market Value

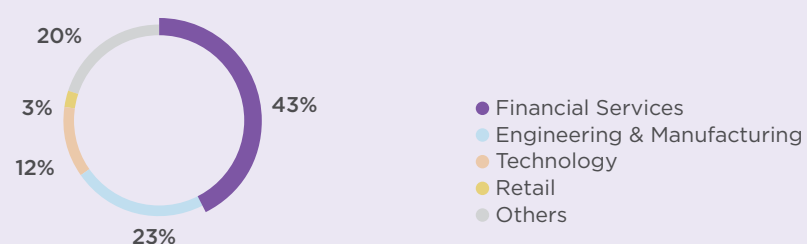
100%

Occupancy

26

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

FIRST INTERNATIONAL FINANCE CENTRE (FIFC)

MUMBAI

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

Key Statistics

0.4 msf

Leasable Area

0.4 msf

Completed Area

₹16,577 mn

Market Value

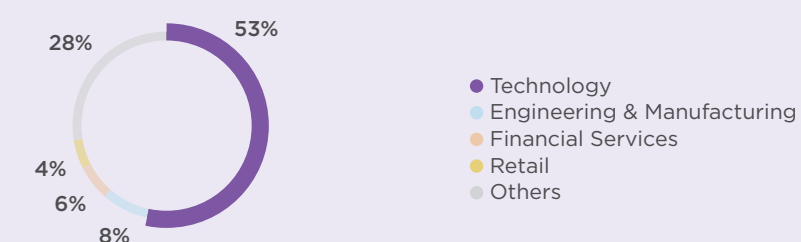
100%

Occupancy

8

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Commercial Offices

EMBASSY TECHZONE

PUNE

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

Key Statistics

5.5 msf

Leasable Area

3.0 msf

Completed Area

2.4 msf

Development Area

₹25,541 mn

Market Value

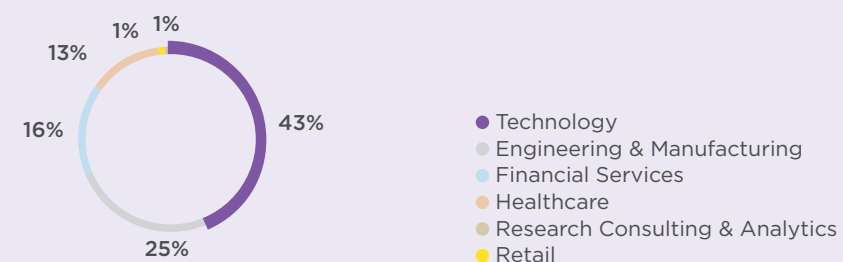
82%

Occupancy

23

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY QUADRON PUNE

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

Key Statistics

1.9 msf

Leasable Area

1.9 msf

Completed Area

₹9,451 mn

Market Value

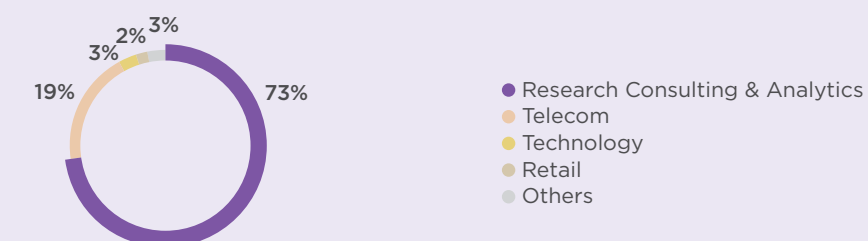
21%

Occupancy

5

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Commercial Offices

EMBASSY QUBIX PUNE

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

Key Statistics

1.5 msf

Leasable Area

1.5 msf

Completed Area

₹10,085 mn

Market Value

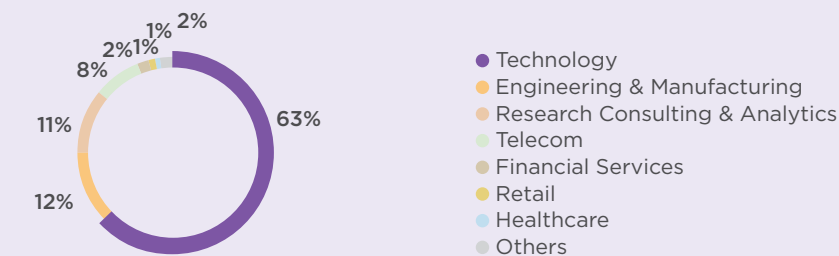
77%

Occupancy

25

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY OXYGEN NOIDA

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

Key Statistics

3.3 msf

Leasable Area

3.3 msf

Completed Area

₹25,868 mn

Market Value

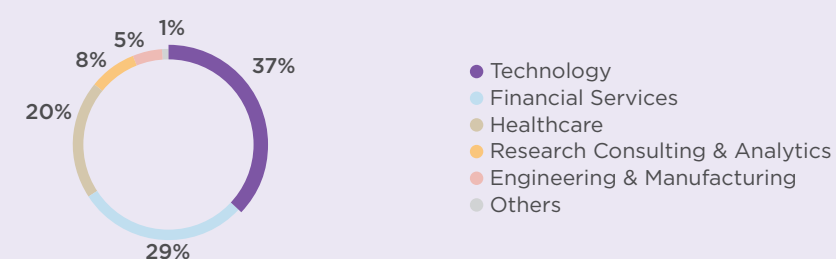
89%

Occupancy

18

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY GALAXY

NOIDA

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

Key Statistics

1.4 msf

Leasable Area

1.4 msf

Completed Area

₹10,661 mn

Market Value

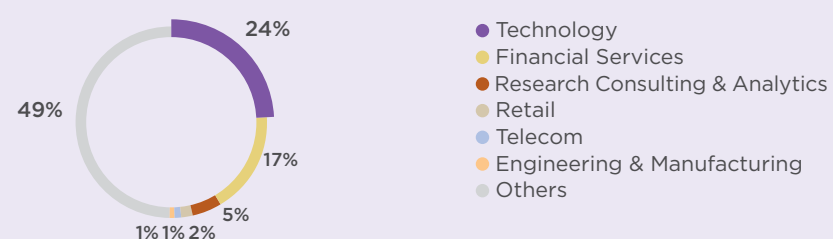
100%

Occupancy

24

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Commercial Offices

EMBASSY SPLENDID TECHZONE

CHENNAI

Embassy Splendid TechZone is a large-scale, best-in-class integrated office park situated on Pallavaram-Thoraipakkam Road in Chennai. Spanning approximately 26 acres, ESTZ is located in one of Chennai's fastest growing commercial office micro-markets, OMR 2.

Key Statistics

5.0 msf

Leasable Area

1.4 msf

Completed Area

3.6 msf

Development Area

₹17,684 mn

Market Value

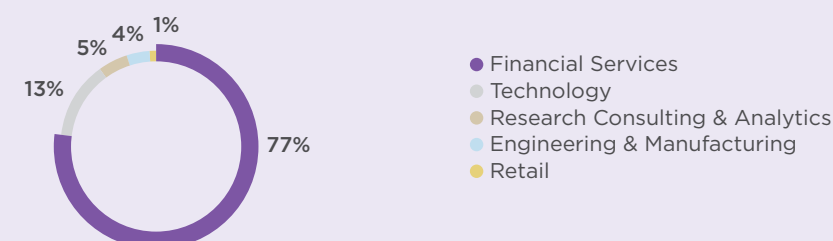
96%

Occupancy

8

Occupiers

Occupier Mix



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Other Assets

HILTON HOTELS EMBASSY MANYATA BENGALURU

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

Key Statistics

₹17,721 mn

Market Value

619

Hotel Keys



69%*

Occupancy

Over 100k sf

Retail and Convention Centre

Hilton

5-Star Business

Hotel Category

Hilton Garden Inn

3-Star Business

Hotel Category

*For the three months ending
September 30, 2025

Notes:

*All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Other Assets

HILTON EMBASSY GOLFLINKS BENGALURU

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

Key Statistics

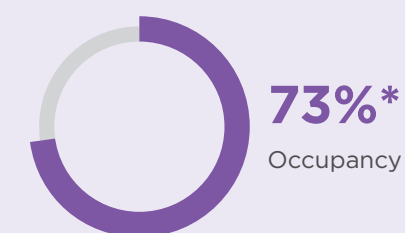
₹7,838 mn

Market Value

247

Hotel Keys

* For the three months ending
September 30, 2025



Notes:

*All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.



Other Assets

FOUR SEASONS EMBASSY ONE

BENGALURU

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

Key Statistics

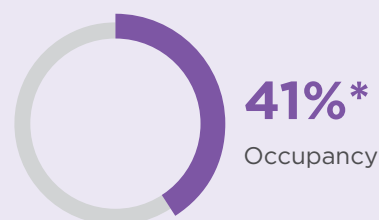
₹9,723 mn

Market Value

230

Hotel Keys

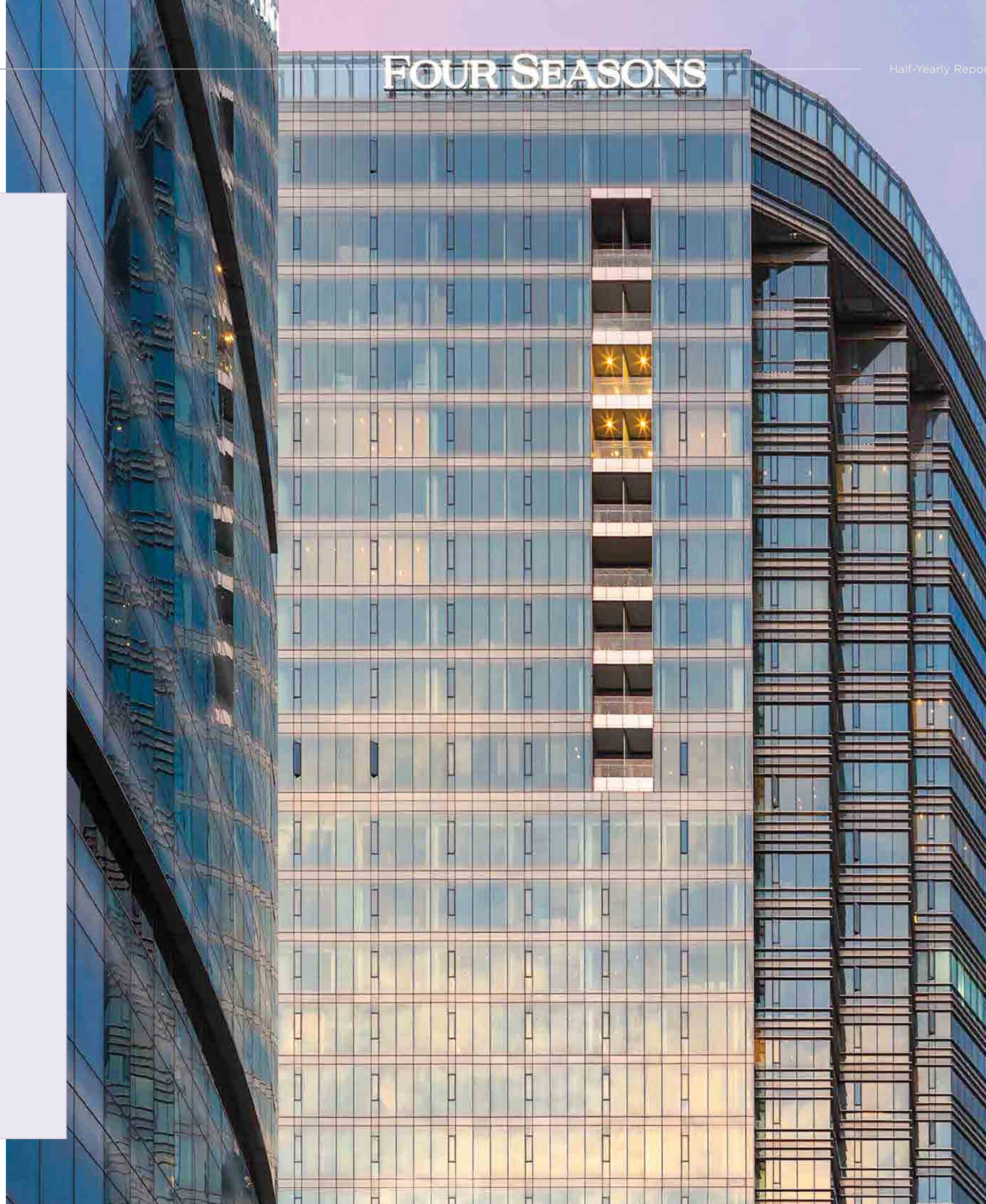
*For the three months ending
September 30, 2025



Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.





Other Assets

EMBASSY ENERGY KARNATAKA

Embassy Energy is our 460-acre solar park (with a 100 MW capacity), supplying green energy to our properties in Bengaluru. The plant has a capacity of 215 mn units per annum and offsets up to 200 mn kg of CO₂ annually.

Key Statistics

₹3,772 mn

Market Value

2018

Year Of Commencement

460 acres

Site Area

215 mn units

Annual Capacity

100 MW

Capacity

Notes:

All data as of September 30, 2025.

Market Value or Gross Asset Value (GAV) considered per Sep'25 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semiannually.

SECTION

5

Statutory Reports and Financial Statements

Report on Corporate Governance	140
Statutory Disclosures	171
Standalone Financial Statements	222
Consolidated Financial Statements	280
Summary Valuation Report and Independent Property Consultant Review Report	408



Report on Corporate Governance

Overview

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

Authorization Structure

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

Manager

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

Trustee

Axis Trustee Services Limited is the Trustee of Embassy REIT. The Trustee is a registered intermediary with

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

The Trustee is not an Associate of either the Sponsors or the Manager. The Trustee is responsible for safe custody of the assets of the Embassy REIT and holds the assets in trust for the benefit of the Unitholders.

Governance Statement

For the half year ended September 30, 2025, the Manager and Embassy REIT have complied with the provisions of the Trust Deed, the REIT Regulations, the Corporate Governance policies and all other applicable laws, except as mentioned below under the point “Details of non-compliance by Embassy REIT, penalties, strictures imposed on Embassy REIT by stock exchange or SEBI, or any statutory authority, on any matter related to capital markets, during the last three years”.

Board of Directors:

The Manager has 7 (seven) Directors. All the Directors of the Manager are Non-Executive Directors, more than one half of whom are Independent Directors including one Woman Director. The profiles of the Directors are set forth on pages 88-91 of this report.

Mr. Jitendra Virwani was elected as the Chairperson of the Board of Directors of the Company for the Financial Year 2025-26.

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

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

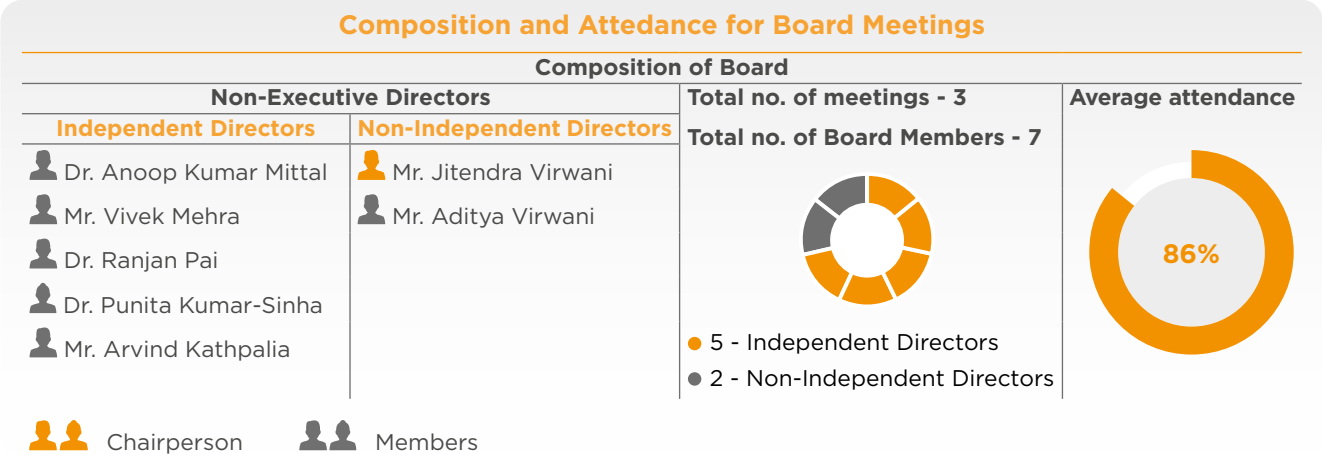
Please see below details of the Directors of the Manager:

Brief Particulars	Directorship in other listed company(ies) and category of directorship
Name: Mr. Jitendra Mohandas Virwani Designation: Non – Executive Director DIN: 00027674 Date of appointment: 30/03/2017 No. of units held in Embassy REIT: Nil Relationship, if any, among the Directors: Mr. Jitendra Mohandas Virwani is the father of Mr. Aditya Virwani	- Unitech Limited – Nominee Director - Embassy Developments Limited- Chairman (Non-Executive Non-Independent Director) - WeWork India Management Limited - Director

Brief Particulars	Directorship in other listed company(ies) and category of directorship
Name: Mr. Vivek Mehra Designation: Independent Director DIN: 00101328 Date of Appointment: 09/06/2017 Date of re-appointment: 01/10/2021 No. of units held in Embassy REIT: 6,400 Relationship, if any, among the Directors: Nil	- HT Media Limited - Independent Director - Jubilant Pharmova Limited - Independent Director - Chambal Fertilisers and Chemicals Limited - Independent Director - DLF Limited - Independent Director - Havells India Limited - Independent Director
Name: Dr. Anoop Kumar Mittal Designation: Independent Director DIN: 05177010 Date of appointment: 06/08/2023 No. of units held in Embassy REIT: Nil Relationship, if any, among the Directors: Nil	- Welspun Enterprises Limited - Independent Director - Berger Paints India Limited - Independent Director - JSW Infrastructure Limited - Independent Director - Hindustan Zinc Limited - Independent Director - Interarch Building Solutions Limited - Independent Director
Name: Dr. Ranjan Ramdas Pai Designation: Independent Director DIN: 00863123 Date of appointment: 09/06/2017 Date of re-appointment: 01/10/2021 No. of units held in Embassy REIT: Nil Relationship, if any, among the Directors: Nil	- United Breweries Limited – Independent Director - Dr. Agarwal’s Health Care Limited – Independent Director
Name: Dr. Punita Kumar-Sinha Designation: Independent Director DIN: 05229262 Date of appointment: 06/08/2018 Date of re-appointment: 06/08/2023 No. of units held in Embassy REIT: Nil Relationship, if any, among the Directors: Nil	- Aadhar Housing Finance Ltd - Independent Director - Ventive Hospitality Limited - Independent Director - One Mobikwik Systems Limited - Independent Director
Name: Mr. Arvind Kathpalia Designation: Independent Director DIN: 02630873 Date of appointment: 13/11/2025 No. of units held in Embassy REIT: Nil Relationship, if any, among the Directors: Nil	Multi Commodity Exchange of India Limited – Non-Independent Director
Name: Mr. Aditya Virwani Designation: Non – Executive Director DIN: 06480521 Date of appointment: 06/08/2018 No. of units held in Embassy REIT: 5200 Relationship, if any, among the Directors: Mr. Jitendra Mohandas Virwani is the father of Mr. Aditya Virwani	- Mac Charles (India) Limited – Non-Independent Director - Embassy Developments Limited – Additional Non-Independent Director

Report on Corporate Governance (Contd..)

Meetings of the Board of Directors:



1.

3 Board Meetings were held during the half year ended September 30, 2025, i.e., on April 23, 2025, April 29, 2025, and July 31, 2025. The necessary quorum was present physically and/or through Audio-Visual Electronic Communication means in all the meetings. The time gap between any two board meetings was less than 120 days.

2.

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

3.

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

4.

None of the Directors is a member of more than ten Board committees (considering only Audit Committee and Stakeholders' Relationship Committee) or Chairman of more than five committees across all public limited companies (listed or unlisted).
5.

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

6.

The Board passed seven resolutions through circulation during the half year ended September 30, 2025, covering matters which were subsequently noted by the Board in their meeting held on July 31, 2025. The details of the circular resolutions are set out below:

On May 17, 2025, the Board:

(i)

Approved the fees payable to the Statutory Auditors of the Embassy REIT group and the Manager for the Financial Year 2025-26;

(ii)

Noted the appointment / re-appointment of the Statutory Auditors in certain SPVs of Embassy REIT and to approve related matters; and

(iii)

Approved the revised Annual Action Plan for the Financial Year 2025-26.

On June 09, 2025, the Board:

(i)

Took on record and recommended the detailed valuation report of Embassy Office Parks REIT dated June 05, 2025, provided by Ms. L Anuradha, MRICS, Independent Valuer, with independent property consultant review services provided by Cushman & Wakefield (India) Private Limited for the Financial Year ended March 31, 2025;

- (ii)

Approved and recommended the Annual Report including the Management Discussion and Analysis section of Embassy Office Parks REIT for the Financial Year ended March 31, 2025;
- (iii)

Approved convening of the Seventh Annual Meeting of the Unitholders of Embassy Office Parks REIT and the Notice thereof;

On June 13, 2025, the Board took on record the Settlement Application proposed to be filed with the Securities and Exchange Board of India ("SEBI") in connection with the show cause notice issued by SEBI dated May 30, 2025, and approved related matters.

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

Name of the Director	Category	Number of Board Meetings attended during the half year ended September 30, 2025	Whetherattended the Annual Meeting of the Unitholders held on July 02, 2025
Mr. Vivek Mehra	Independent Non-Executive Director	3	Yes
Dr. Anoop Kumar Mittal	Independent Non-Executive Director	3	Yes
Dr. Ranjan Pai	Independent Non-Executive Director	3	Yes
Dr. Punita Kumar-Sinha	Independent Non-Executive Director	3	Yes
Mr. Arvind Kathpalia	Independent Non-Executive Director	2	Yes
Mr. Jitendra Virwani	Non-Independent Non-Executive Director	2	Yes
Mr. Aditya Virwani	Non-Independent Non-Executive Director	2	Yes

Board Support

The Company Secretary is responsible for the collection, review, and distribution of all documents presented to the Board and its Committees for decision-making. Additionally, the Company Secretary oversees the preparation of agendas, the convening of Board and Committee meetings, and attends all such meetings. In this role, the Company Secretary advises the Board and its Committees on compliance and governance principles, ensuring that minutes are accurately recorded and that all necessary information is available for informed decision-making.

Beyond ensuring compliance with statutory and regulatory requirements, the Company Secretary acts as a formalized liaison between the Board, management, and external stakeholders.

Web-Based Application for Agenda and Pre-Read Distribution

To enhance efficiency and reduce paper consumption, Embassy REIT has implemented a secure web-based application for distributing Board and Committee agendas and pre-reads. Directors can access these materials electronically via a web browser. The application is designed to meet the highest standards of security and integrity required for the storage and transmission of sensitive documents.

Post-Meeting Follow-Up Mechanism

Embassy REIT has established a robust governance mechanism to ensure that key decisions and recommendations from the Board and its Committees are promptly communicated to the relevant functional departments. Follow-ups, reviews, and action taken reports are systematically presented at subsequent meetings, ensuring continuity and accountability in the decision-making process.

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

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



Report on Corporate Governance (Contd..)

Meeting of Independent Directors:

The Independent Directors had met separately on April 29, 2025, without the presence of Non-Independent Directors and the Management and discussed, inter-alia, the performance of Non- Independent Directors and the Board as a whole and the performance of the Chairperson of the Board of Directors of the Company after taking into consideration the views of Non-Independent Directors.

The Board has constituted the following Committees:

Board Committees	Audit Committee Mr. Vivek Mehra Dr. Anoop Kumar Mittal Dr. Punita Kumar-Sinha Dr. Ranjan Pai Mr. Jitendra Virwani Mr. Arvind Kathpalia	Nomination and Remuneration Committee Dr. Ranjan Pai Dr. Anoop Kumar Mittal Mr. Vivek Mehra Mr. Aditya Virwani	Stakeholders' Relationship Committee Dr. Punita Kumar-Sinha Mr. Vivek Mehra Mr. Aditya Virwani Mr. Arvind Kathpalia
	Corporate Social Responsibility Committee Dr. Punita Kumar-Sinha Mr. Jitendra Virwani Mr. Aditya Virwani	Risk Management Committee Mr. Vivek Mehra Dr. Anoop Kumar Mittal Dr. Punita Kumar-Sinha Dr. Ranjan Pai Mr. Jitendra Virwani Mr. Arvind Kathpalia	Investment Committee Dr. Ranjan Pai Dr. Anoop Kumar Mittal Mr. Vivek Mehra
	Debenture Committee Mr. Aditya Virwani Mr. Amit Shetty Mr. Abhishek Agrawal	Securities Committee Mr. Aditya Virwani Dr. Anoop Kumar Mittal Mr. Jitendra Virwani	Management Committee Mr. Amit Shetty Mr. Abhishek Agrawal Mr. Donnie Dominic George
Chairperson Members			

During the half year ended September 30, 2025, all recommendations of the Committees of the Board have been accepted by the Board.

Please see below details of each committee:

Audit Committee:

The Audit Committee comprises Six Members. The Audit Committee is chaired by Mr. Vivek Mehra. Dr. Anoop Kumar Mittal, Dr. Ranjan Pai, Dr. Punita Kumar-Sinha Mr. Jitendra Virwani and Mr. Arvind Kathpalia act as Members of the Committee.

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

- Providing recommendations to the Board of Directors regarding any proposed distributions;
- Overseeing the Embassy REIT's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;

- Giving recommendations to the Board of Directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the statutory auditors of the Embassy REIT and the audit fee, subject to the approval of the Unitholders (if required under applicable law);
- Reviewing and monitoring the independence and performance of the statutory auditors of the Embassy REIT, and effectiveness of audit process;
- Approving payments to statutory auditors of the Embassy REIT for any other services rendered by such statutory auditors;
- Reviewing the annual financial statements and auditors' report thereon of the Embassy REIT, before submission to the Board of Directors for approval, with particular reference to:
 - changes, if any, in accounting policies and practices and reasons for such change;
 - major accounting entries involving estimates based on the exercise of judgment by management;
 - significant adjustments made in the financial statements arising out of audit findings;
 - compliance with listing and other legal requirements relating to financial statements;
 - disclosure of any related party transactions; and
 - modified opinions in the draft audit report;
- reviewing, with the management, the quarterly financial statements before submission to the board for approval;
- Reviewing, with the management, the statement of uses/application of funds raised through an issue of units or other securities (if applicable) by Embassy REIT (public issue, rights issue, preferential issue, etc.) and the statement of funds utilised for purposes other than those stated in the offer documents/ notice, and making appropriate recommendations to the Board of Directors for follow-up action and monitoring the use of proceeds of offerings of securities of the Embassy REIT, as applicable;
- Reviewing and monitoring the Embassy REIT's auditors' independence and performance, and effectiveness of the audit process;
- Approval or any subsequent modifications of transactions of the Embassy REIT with related parties, as may be required under applicable law;
- Scrutiny of inter-corporate loans and investments of the Embassy REIT, as applicable;
- Reviewing valuation reports required to be prepared under applicable law, periodically, and as required, under applicable law;
- Evaluating internal financial controls and risk management systems of the Embassy REIT;
- Reviewing, with the management, the performance of statutory and internal auditors of the Embassy REIT, and adequacy of the internal control systems, as applicable;
- Reviewing the adequacy of internal audit function of the Embassy REIT, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- Reviewing the findings of any internal investigations by the internal auditors of Embassy REIT in matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board of Directors;
- Reviewing the procedures put in place by the Manager for managing any conflict that may arise between the interests of the Unitholders, the parties to the Embassy REIT and the interests of the Manager, including related party transactions, the indemnification of expenses or liabilities incurred by the Manager, and the setting of fees or charges payable out of the Embassy REIT's assets;
- Discussing with statutory auditors and valuers of the Embassy REIT prior to commencement of the audit or valuation, respectively, about the nature and scope, as well as post-audit/ valuation discussion to ascertain any area of concern;
- Reviewing and monitoring the independence and performance of the valuer of the Embassy REIT;
- Giving recommendations to the Board of Directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the valuer of the Embassy REIT;



Report on Corporate Governance (Contd..)

- u. Evaluating any defaults or delay in payment of distributions to the Unitholders or dividends/ distributions by the Asset SPVs to the Embassy REIT and payments to any creditors of the Embassy REIT or the Asset SPVs, and recommending remedial measures;
- v. Reviewing periodically the statement of related party transactions, submitted by the management;
- w. Reviewing the Management letters/ letters of internal control weaknesses issued by the statutory auditors of the Embassy REIT;
- x. Discussion with internal auditors of the Embassy REIT of any significant findings and follow up there on (and the internal auditors may report directly to the Audit Committee);
- y. To review the functioning of the whistle blower mechanism/vigil mechanism;
- z. Approval of appointment of Chief Financial Officer after assessing the qualifications, experience and background, etc. of the candidate;
- aa. Reviewing the utilisation of loans and/ or advances from/investment by the Embassy REIT/holding company in the holding company/special purpose vehicle exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower, or such other thresholds as may be prescribed and as may be required under applicable law;
- bb. Consider and comment on rationale, cost- benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Embassy REIT and its Unitholders, to the extent applicable;
- cc. To investigate any activity within its terms of reference, seek information from any employee, obtain outside legal or other professional advice and secure attendance of outsiders with relevant expertise, if it considers necessary;
- dd. Periodic review compliance with the provisions of the Code on unpublished price sensitive information and dealing in securities of the Embassy REIT and Code of Practices and Procedures for Fair Disclosure in respect of the Embassy REIT, verification that the systems for internal control are adequate and are operating effectively and general supervision of the implementation of such Code;
- ee. Formulating any policy for the Manager, as necessary, in relation to its functions, as specified above; and
- ff. Performing such other activities or functions as may be delegated by the Board of Directors of the Manager and/or prescribed under any applicable law.

The Audit Committee shall mandatorily review the following information:

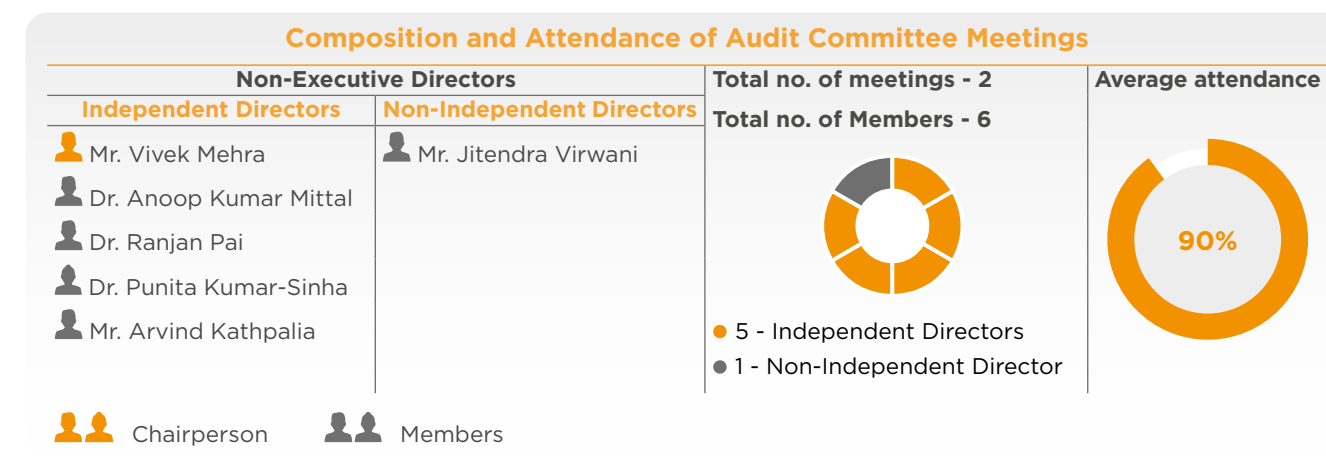
- a. management discussion and analysis of financial condition and results of operations;
- b. statement of significant related party transactions (as defined by the Audit Committee), to the extent applicable, submitted by management;
- c. management letters / letters of internal control weaknesses issued by the statutory auditors;
- d. internal audit reports relating to internal control weaknesses; and
- e. the appointment, removal and terms of remuneration of the chief internal auditor;
- f. statement of deviations:
- i. quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and to the extent applicable, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the circulars, clarifications, guidelines and notifications issued thereunder, each as amended.
- ii. annual statement of funds utilised for purposes other than those stated in the offer document/ prospectus/ notice in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and to the extent applicable, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the circulars, clarifications, guidelines and notifications issued thereunder, each as amended.

Meetings and Attendance:

Two meetings of the Audit Committee were held during the half year. The details of the meetings and attendance of members at these meetings are given below:

Date of Meeting	Attended by					% Attendance at Meeting
	Mr. Vivek Mehra	Dr. Anoop Kumar Mittal	Dr. Ranjan Pai	Dr. Punita Kumar-Sinha	Mr. Jitendra Virwani	
April 29, 2025	Yes	Yes	Yes	Yes	No	80
July 31, 2025	Yes	Yes	Yes	Yes	Yes	100
% Attendance	100	100	100	100	50	-

Mr. Arvind Kathpalia was appointed as a Member of the Audit Committee effective November 13, 2025.



Nomination and Remuneration Committee

The Nomination and Remuneration Committee comprises Four Members. The Nomination and Remuneration Committee is chaired by Dr. Ranjan Pai. Dr. Anoop Kumar Mittal, Mr. Vivek Mehra and Mr. Aditya Virwani act as Members of the Committee.

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

1. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors of the Manager a policy relating to, the remuneration of the directors, key managerial personnel and other employees. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the board of directors and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the board of directors for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Nomination and Remuneration Committee may:

- A. use the services of an external agencies, if required;
 - B. consider candidates from a wide range of backgrounds, having due regard to diversity; and
 - C. consider the time commitments of the candidates;
2. Formulation of criteria for evaluation of performance of independent directors and the board of directors;
 3. Devising a policy on diversity of the board of directors of the Manager;
 4. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal, to the extent required under applicable law;
 5. Determining whether to extend or continue the term of appointment of the independent directors, on the basis of the report of performance evaluation of independent directors;
 6. Ensuring that the level and composition of remuneration is reasonable and sufficient to attract,



Report on Corporate Governance (Contd..)

retain and motivate directors of the quality required to run the Manager successfully;	L. specifying the time period within which an employee shall exercise the awards in the event of termination or resignation of such employee;	may be required, and ensuring compliance with applicable law;	Sponsor(s), recipients of Units under this Plan 2020, EWT and Trustee of the EWT ;
7. Recommending to the board of directors, all remuneration, in whatever form, payable to senior management, to the extent required under applicable law;	M. the right of an employee to exercise all the vested awards in him at one time or at various points of time within the exercise period	W. laying down a method for satisfaction of any tax obligation arising in connection with the awards in compliance with applicable law;	AA. such other matters, not captured above, which may be required in relation to the implementation of the Plan 2020 in accordance with applicable law and the terms set out herein;
8. Overseeing the administration and execution of any employee incentive scheme adopted in relation to the employees of the Company including the Employee Incentive Plan 2020 (“Plan 2020”), including matters relating to the settlement and administration of any employee welfare trusts. The role of the committee shall, inter alia, include determining the following:	N. the conditions under which options may vest in employees and may lapse in case of termination of employment for misconduct;	X. provide for any statutory, contractual, regulatory or such other matters as may be necessary for the administration and implementation of the Plan 2020 in accordance with applicable law;	BB. formulate various sets of special terms and conditions under the Plan 2020 to apply to an employee (or his nominee or legal heir, as the case may be). Each of such sets of special terms and conditions under the Plan 2020 shall be restricted in their application to such employee (or his respective nominees/ legal heirs). The Nomination and Remuneration Committee may also formulate separate sets of special terms and conditions to apply to each class or category of employees (or their respective nominees/legal heirs) and each of such sets of special terms and conditions shall be restricted in its application to such class or category of employees (or their respective nominees/legal heirs);
A. the eligibility criteria for employees eligible for incentives under the Plan 2020;	O. the procedure for making a fair and reasonable adjustment to the entitlement including adjustment to the number of awards and to the exercise price in case of any corporate actions. In this regard, the following shall, inter alia, be taken into consideration by the nomination and remuneration committee:	Y. finalise, approve and authorise executives of the Company to execute various agreements, deeds, writings, confirmations, undertakings, indemnities, letters or other documents, as may be necessary, under the common seal of the Company or otherwise, with any party including the Blackstone Sponsor Group and the Embassy Sponsor group, legal advisors, accountants, registrar and transfer agents, depositories, custodians, trustees, bankers, employees and/ or others for the purposes of the Plan 2020 and accept modifications, changes and amendments to any such documents/ agreements;	CC. any and all the above matters in relation to any other employee incentive scheme that may be considered or adopted by the Company in the future; and
B. the terms and conditions of the awards granted under the Plan 2020, including the Deferred Unit awards and Performance Unit awards, including the criteria parameters for the granting and vesting of such awards to eligible employees;	i. the number and price of the awards shall be adjusted in a manner such that total value to the employee of the options remains the same after the corporate action;	Z. formulation of suitable policies and systems to ensure that there is no violation of any applicable law including all securities laws particularly the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 2003 by the Manager, its Directors, its Key Managerial Personnel, the	DD. delegate activities pertaining to any and all of the above matters to one or more persons as it may deem fit.
C. the number of tranches in which the awards are to be granted and the number of awards to be granted in each such tranche;	ii. the vesting period and the life of the awards shall be left unaltered as far as possible to protect the rights of the employee(s) who is granted such awards;		9. Performing such other activities or functions as may be delegated by the board of directors of the Manager and/or prescribed under any applicable law.
D. the quantum of awards per employee and in aggregate under the Plan 2020;	P. provide for the grant, vesting and exercise of awards in case of eligible employees or award holders who are on long leave;		
E. the timing of issuance of the letters of grant, vesting letters, or amendments or modifications thereto, determining the pool of units available for grant and the timing of contributions to such pool;	Q. the procedure for funding the exercise of options;		
F. the number of awards if any, reserved for granting to new employees who would join the services of the Company;	R. the treatment of unvested awards upon events including but not limited to, termination of employment or upon a director ceasing to hold office;		
G. specify the method, as applicable, which the Company shall use to value the awards;	S. the procedure for surrender and cancellation of awards, if required;		
H. lay down the procedure for cashless exercise of awards, if any;	T. framing appropriate procedures and rules for granting, vesting and exercise of awards and amending, altering, modifying or rescinding such procedures and rules from time to time;		
I. provide for the grant, vesting and exercise of awards in case of eligible employees or awards holders who have been seconded to any other company from the Company;	U. ensuring submission of information, reports, etc., in connection with the Plan 2020 or the EWT, if required, to the recognised stock exchange(s) at stipulated periodical intervals or otherwise, as the case may be;		
J. the vesting and exercise period for the awards;	V. obtaining permissions from, and making periodic reports, to regulatory authorities, as		
K. conditions under which vested awards may lapse, including failure to exercise within the relevant exercise period;			

Meetings and Attendance:

Two meetings of the Nomination and Remuneration Committee were held during the half year. The details of the meeting and attendance of members at the meeting is given below:

Date of Meeting	Attended by				% Attendance at Meeting
	Dr. Ranjan Pai	Mr. Vivek Mehra	Dr. Anoop Kumar Mittal	Mr. Aditya Virwani	
April 29, 2025	Yes	Yes	Yes	NA	100
July 31, 2025	Yes	Yes	Yes	Yes	100
% Attendance	100	100	100	100	-

Mr. Aditya Virwani was appointed as a member of the Nomination and Remuneration Committee effective April 29, 2025.



Report on Corporate Governance (Contd..)

Composition and Attendance of Nomination and Remuneration Committee Meetings

Non-Executive Directors		Total no. of meetings - 2	Average attendance
Independent Directors	Non-Independent Directors	Total no. of Members - 4	
Dr. Ranjan Pai Dr. Anoop Kumar Mittal Mr. Vivek Mehra	Mr. Aditya Virwani	 ● 3 - Independent Directors ● 1 - Non-Independent Director	 100%

Chairperson Members

Stakeholders' Relationship Committee

The Stakeholders' Relationship Committee comprises Three Members. The Stakeholders' Relationship Committee is chaired by Dr. Punita Kumar – Sinha. Mr. Aditya Virwani, Mr. Vivek Mehra and Mr. Arvind Kathpalia act as Members of the Committee.

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

- Considering and resolving grievances of security holders of the Embassy REIT, including complaints related to the transfer or transmission of units, non-receipt of annual report and non-receipt of declared distributions, general meetings etc.;
- Reviewing of any litigation related to Unitholders' grievances;
- Reporting specific material litigation related to Unitholders' grievances to the Board of Directors;
- Approving report on investor grievances, if any, to be submitted to the Trustee by the Manager;
- Review of measures taken for effective exercise of voting rights by Unitholders;
- Review of adherence to the service standards adopted by the Embassy REIT in respect of various services being rendered by the Registrar & Share Transfer Agent;
- Review of the various measures and initiatives taken by the Embassy REIT for reducing the quantum of unclaimed distributions and ensuring timely receipt of distribution warrants/annual reports/statutory notices by the Unitholders of the company; and
- Performing such other activities or functions as may be delegated by the Board of Directors of the Manager and/or prescribed under any applicable law.

Meetings and Attendance:

No meeting of the Stakeholders' Relationship Committee was held during the half year.

Composition and Attendance of Stakeholders' Relationship Committee Meetings

Non-Executive Directors		Total no. of meetings - 0	Average Attendance
Independent Directors	Non-Independent Directors	Total no. of Members - 4	
Dr. Punita Kumar-Sinha Mr. Vivek Mehra Mr. Arvind Kathpalia	Mr. Aditya Virwani	 ● 3 - Independent Directors ● 1 - Non-Independent Director	-

Chairperson Members

Corporate Social Responsibility Committee

The Corporate Social Responsibility Committee comprises Three Members. The Corporate Social Responsibility Committee is chaired by Dr. Punita Kumar – Sinha. Mr. Aditya Virwani and Mr. Jitendra Virwani act as Members of the Committee.

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

- Formulating and recommending to the Board, a CSR Policy, which shall indicate the activities to be undertaken by the company in areas or subject, specified in Schedule VII of the Companies Act, 2013 and their budgets as well as recommendation of any subsequent change/modification to the CSR Policy;
- Instituting an implementation and monitoring mechanism for CSR Activities and CSR Policy;
- Periodically updating the Board on the progress being made in the planned CSR Activities; and
- Providing a responsibility statement in the Board's Report.

Meetings and Attendance:

One meeting of the Corporate Responsibility Committee were held during the half year. The details of the meeting and attendance of members at the meeting is given below:

Date of Meeting	Attended by			% Attendance at Meeting
	Dr. Punita- Kumar Sinha	Mr. Aditya Virwani	Mr. Jitendra Virwani	
April 29, 2025	Yes	Yes	No	66.67
% Attendance	100	100	-	-

Composition and Attendance of Corporate Social Responsibility Committee Meetings

Non-Executive Directors		Total no. of meetings - 1	Average Attendance
Independent Directors	Non-Independent Directors	Total no. of Members - 3	
Dr. Punita Kumar-Sinha	Mr. Jitendra Virwani Mr. Aditya Virwani	 ● 1 - Independent Director ● 2 - Non-Independent Directors	NA

Chairperson Members

Risk Management Committee

The Risk Management Committee comprises Six Members. The Risk Management Committee is chaired by Mr. Vivek Mehra. Dr. Ranjan Pai, Dr. Punita Kumar- Sinha, Dr. Anoop Kumar Mittal, Mr. Jitendra Virwani and Mr. Arvind Kathpalia act as Members of the Committee.

Report on Corporate Governance (Contd..)

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

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

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

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

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

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

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

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

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

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

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

k. Reviewing and assessing the quality, integrity and effectiveness of the risk management systems and ensure that the risk policies and strategies are effectively managed;
- l. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

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

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

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

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

iii. Business continuity plan.

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

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

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

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

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

Meeting and Attendance:

One meeting of the Risk Management Committee was held during the half year. The details of the meeting and attendance of members at the meetings is given below:

Date of Meeting	Attended by					% Attendance at Meeting
	Mr. Vivek Mehra	Dr. Anoop Kumar Mittal	Dr. Ranjan Pai	Dr. Punita Kumar-Sinha	Mr. Jitendra Virwani	
April 29, 2025	Yes	Yes	Yes	Yes	No	80
% Attendance	100	100	100	100	-	-

Mr. Arvind Kathpalia was appointed as a Member of the Risk Management Committee effective November 13, 2025.

Composition and Attendance of Risk Management Committee Meetings

Non-Executive Directors		Total no. of meetings - 1	Average attendance -
Independent Directors	Non-Independent Directors	Total no. of Members - 6	
 Mr. Vivek Mehra  Dr. Anoop Kumar Mittal  Dr. Ranjan Pai  Dr. Punita Kumar-Sinha  Mr. Arvind Kathpalia	 Mr. Jitendra Virwani	 ● 5 - Independent Directors ● 1 - Non-Independent Director	NA
 Chairperson  Members			

Investment Committee

The Investment Committee comprises Four Members. The Investment Committee is chaired by Dr. Ranjan Pai. Dr. Anoop Kumar Mittal, Mr. Vivek Mehra and Mr. Jitendra Virwani act as Members of the Committee.

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

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

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

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

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

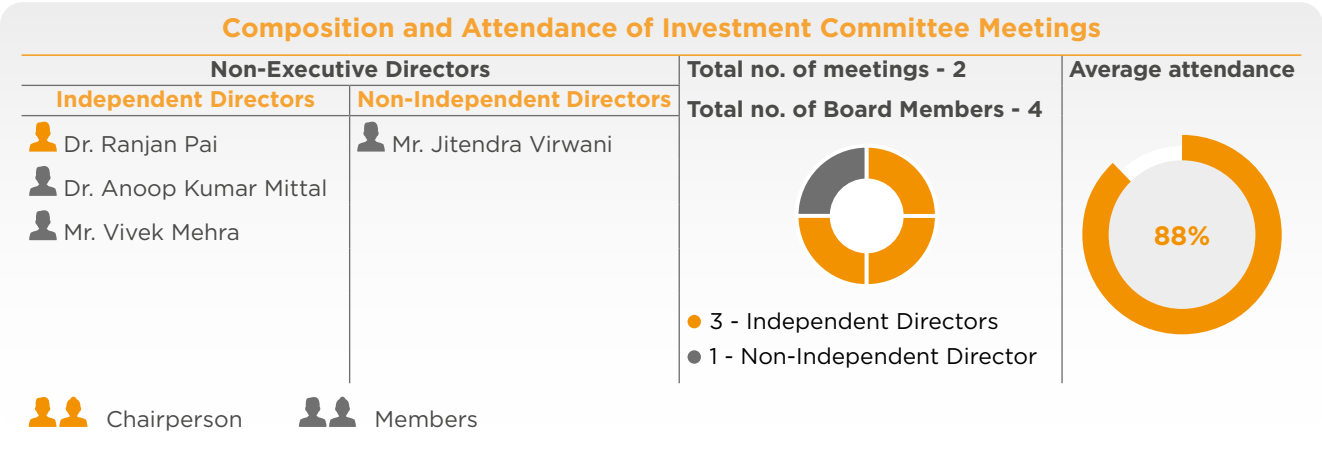
e. Performing such other activities as may be delegated by the Board of Directors of the Manager and/ or are statutorily prescribed under any law to be attended by the Investment Committee.

Meetings and Attendance:

Two meetings of the Investment Committee were held during the half year. The details of the meetings and attendance of members at these meetings are given below:

Date of Meeting	Attended by				% Attendance at Meeting
	Dr. Ranjan Pai	Dr. Anoop Kumar Mittal	Mr. Vivek Mehra	Mr. Jitendra Virwani	
April 29, 2025	Yes	Yes	Yes	No	75
July 31, 2025	Yes	Yes	Yes	100	100
% Attendance	100	100	100	50	100

Report on Corporate Governance (Contd..)



Debenture Committee

The Debenture Committee comprises three Members. Mr. Aditya Virwani, Mr. Amit Shetty and Mr. Abhishek Agrawal act as Members of the Committee.

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

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

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

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

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

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

f. approve the terms and execute the Transaction Documents (to which it is a party), and any other document designated in writing as a transaction

document by the Trustee (as the case may be) and the REIT;

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

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

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

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

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

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

m. filing of the General Information Document and Key Information Document with BSE Limited or/and National Stock Exchange of India Limited, as the case may be (the “Stock Exchanges”) within the prescribed time period and setting up an online bidding mechanism on the electronic book

- platform of the Stock Exchanges, in accordance with applicable law;

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

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

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

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

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

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

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

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

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

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

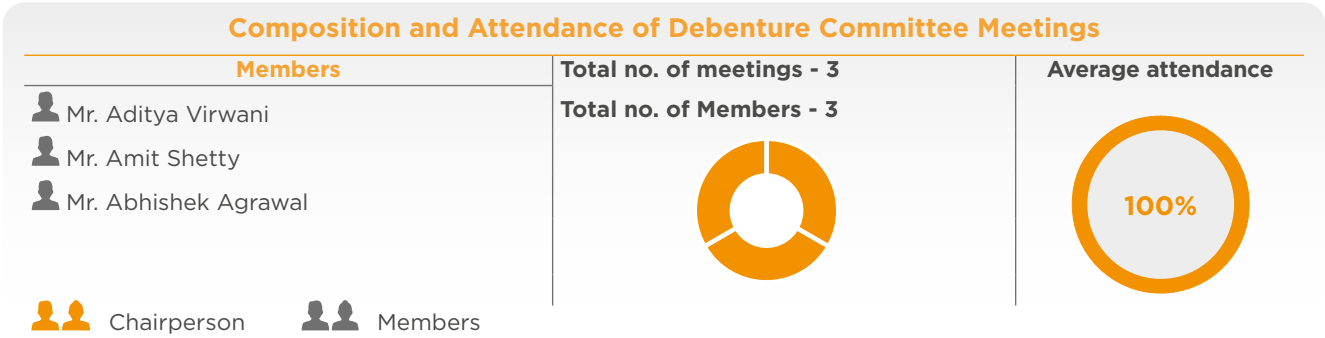
Meetings and Attendance:

Three meetings of Debenture Committee were held during the half year. The details of the meetings and attendance of members at these meetings are given below:

Date of Meeting	Attended by				% Attendance at Meeting
	Mr. Aditya Virwani	Mr. Ritwik Bhattacharjee	Mr. Abhishek Agrawal	Mr. Amit Shetty	
May 13, 2025	Yes	Yes	Yes	NA	100
June 24, 2025	Yes	Yes	Yes	NA	100
July 21, 2025	Yes	Yes	Yes	NA	100
% Attendance	100	100	100	-	-

Mr. Ritwik Bhattacharjee ceased to be a Member of Debenture Committee with effect from July 31, 2025.

Mr. Amit Shetty was appointed as Member of Debenture Committee with effect from August 01, 2025.



Report on Corporate Governance (Contd..)

Securities Committee

The Securities Committee comprises three Members. Dr. Anoop Kumar Mittal, Mr. Jitendra Virwani and Mr. Aditya Virwani act as Members of the Committee.

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

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

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

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

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

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

f. To finalise, settle, approve, adopt and file where applicable, the draft offer document, the offer document, the final offer document, the preliminary placement document, placement document, preliminary placement memorandum, placement memorandum, draft letter of offer, letter of offer, any preliminary and final international wrap (including any notices, amendments, addenda, corrigenda or supplements thereto) or any other Offering document, in accordance with all applicable law, rules, regulations and guidelines, to be filed with the Securities and Exchange Board of India (the “SEBI”) and the stock exchanges and such other authorities, as may be applicable, and to make necessary amendments or alterations therein and to submit undertakings/certificates or provide clarifications to the SEBI and the stock exchanges or any other regulatory authority in relation to any Offering;
- g. To decide on the timing, pricing (including any discount or premium), relevant date, record date and all terms and conditions in relation to any Offering, including the determination of the minimum subscription for the Offering (if applicable), allotment, any rounding off in the event of over subscription as permitted under applicable law and to accept any amendments, modifications, variations or alterations thereto;

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

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

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

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

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

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

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

o. To seek further listing of the Securities on any Indian stock exchanges, submitting the listing application to such stock exchanges and taking all actions as

- may be necessary in connection with obtaining such listing and trading approval;

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

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

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

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

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

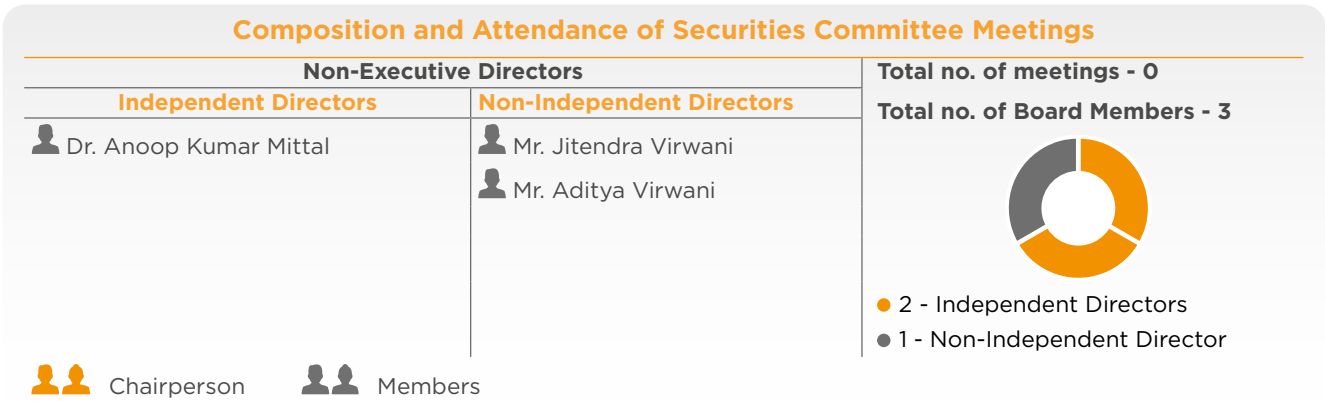
u. To finalise and take on record the allocation and allotment of Securities on the basis of the applications received, including the basis of the allotment (if applicable);

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

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

Meetings and Attendance:

No meeting of Securities Committee was held during the half year.





Report on Corporate Governance (Contd..)

Management Committee

The Management Committee comprises three members. Mr. Amit Shetty, Mr. Abhishek Agrawal and Mr. Donnie Dominic George act as Members of the Committee.

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

- Adopting, reviewing and monitoring of various policies, systems and procedures with regards to day to day operations such as human resource, information technology, data management etc.;
 - Investing of idle funds of Embassy REIT in areas and up to a limit specifically delegated by the Board of Directors;
 - Monitoring of Accounts Receivables, Accounts Payables and other routine finance related matters;
 - Providing status updates on various statutory matters such as Income Tax, Goods and Service Tax, Labour Laws etc.;
 - Providing status updates on pending litigations initiated by or against the Manager (if any);
 - Providing reviews and recommendations on all matters presented to the Board including the following:
 - Business and strategy review;
 - Long-term financial projections and cash flows;
 - Capital and revenue budgets and capital expenditure programmes;
 - Acquisitions, divestments and business restructuring proposals; and
- Senior management succession planning.
 - Opening, operating, modifying and/or closing any and all bank accounts of and/or in the name of the Manager and/or Embassy REIT including authorising any official/s to do any and all actions for or in connection therewith, with or without monetary limit on such authority, from time to time;
 - To avail, renew and enhance the Auto Loan facilities including bank overdraft, from time to time, up to prescribed limits and authorise execution of loan and other agreements including hypothecation agreements and to create charges on the Company's assets;
 - To approve any amendments to the primary/secondary approvers under the Delegation of Authority Matrix ("DoA") of Embassy REIT, its holding company and special purpose vehicles and the Company from time to time, provided that any modification of the prescribed limits under the DoA shall be approved by the Board of Directors;
 - To consider and approve including authorising such officials of the Company for approval and execution of undertaking(s), declaration(s), guarantee(s), letters of comfort and such other documents to the banks/financial institutions with respect to financial assistance availed for loans availed by the Special Purpose Vehicle's and Holdco of Embassy Office Parks REIT; and
 - Opening, operating, modifying and / or closing of any and all demat account(s) of and / or in the name of the Company and / or Embassy Office Parks REIT including authorising any official/s to do any and all actions for or in connection therewith, from time to time.

Meetings and Attendance:

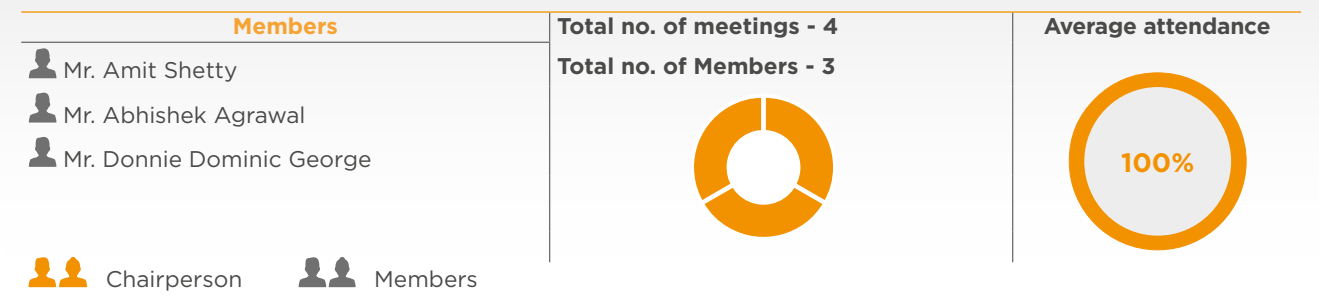
Four meetings of the Management Committee were held during the half year. The details of the meetings and attendance of members at these meetings are given below:

Date of Meeting	Attended by				% Attendance at Meeting
	Mr. Abhishek Agrawal	Mr. Ritwik Bhattacharjee	Mr. Donnie Dominic George	Mr. Amit Shetty	
April 28, 2025	Yes	Yes	Yes	NA	100
July 11, 2025	Yes	Yes	Yes	NA	100
July 30, 2025	Yes	Yes	Yes	NA	100
September 01, 2025	Yes	NA	Yes	Yes	100
% Attendance	100	100	100	100	-

Mr. Ritwik Bhattacharjee ceased to be a Member of Management Committee with effect from July 31, 2025.

Mr. Amit Shetty was appointed as Member of Management Committee with effect from August 01, 2025.

Composition and Attendance of Management Committee Meetings



Remuneration of Directors:

Sitting fees is paid to Independent Directors for attending Board / Committee meetings.

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

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

- Code of Conduct and Ethics for Directors, Senior Management and other employees
- Code on unpublished price sensitive information and dealing in the securities of Embassy REIT and Code of Practices and Procedures for Fair Disclosure in respect of the Embassy REIT
- Distribution Policy
- Policy for Determining Materiality of Information for Periodic Disclosures
- Whistle Blower Policy
- Investors and Other Stakeholders' Grievances and Redressal Policy
- Borrowing Policy
- Corporate Social Responsibility Policy
- Policy on Appointment of Auditor and Valuer
- Risk Management Policy
- Anti-Money Laundering Policy and Anti-Bribery and Corruption Policy
- Prevention of Sexual Harassment Policy

- Nomination and Remuneration Policy
- Data Privacy Policy
- Fraud Prevention Policy
- Cyber Security Policy
- Policy on Succession Planning for the Board and Senior Management
- Policy on Related Party Transactions
- Document Archival Policy
- Board Diversity Policy
- Policy for processing and claiming of unclaimed amounts
- Policy for appointment of Unitholder Nominee Director

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

The familiarization program for independent directors can also be viewed at the above-mentioned link.

Further, during the half year ended September 30, 2025:

- 1 whistle blower complaint was received; and
- No complaints were received under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

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



Report on Corporate Governance (Contd..)

ESG Policy:

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

These policy documents may be viewed on:

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

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

Board Independence:

In the opinion of the Board, the Independent Directors fulfil the conditions specified in the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and are independent of the management.

Particulars of Senior Management as on September 30, 2025:

Sl. No	Name	Designation
1.	Mr. Amit Shetty*	Chief Executive Officer
2.	Mr. Abhishek Agrawal	Chief Financial Officer
3.	Ms. Shwetha Reddy	Chief Marketing Officer
4.	Mr. Ajay Koshy	Chief Design Officer
5.	Mr. Manish Kumar Manu	Chief Development Officer
6.	Mr. Rishad Naval Pandole	Head - Leasing
7.	Mr. Brijesh D'souza	Head - South Leasing
8.	Mr. Ray Vargis Kallimel	Head - Asset Management
9.	Mr. Raghu Sapra	Head - Hospitality
10.	Ms. Vinitha Menon	Head - Company Secretary and Compliance Officer
11.	Mr. Donnie Dominic George	General Counsel
12.	Mr. Amit Anil Kharche	Head - Acquisitions
13.	Ms. Sakshi Garg	Head - Investor Relations
14.	Mr. Paul Thomas Jayaraj	Head - SEZ and Approvals
15.	Ms. Deepthi Dasan	Head - Human Resources

*Mr. Ritwik Bhattacharjee resigned as the Chief Executive Officer (Interim) of the Company with effect from July 31, 2025 and Mr. Amit Shetty was appointed as the Chief Executive Officer of the Company with effect from August 01, 2025.

Details of Annual Meetings:

Details of last three Annual Meetings and the summary of Special Resolutions passed, if any, are set out below:

Financial year ended	Date and Time	Venue	Resolutions Passed	Summary of Special Resolutions passed, if any
March 31, 2025	July 02, 2025	Grand Ballroom, Four Seasons Hotel, Embassy One, No. 8, Bellary Road, Ganganagar, Bangalore - 560032. The Meeting was also held through Audio Visual Electronic Communication Means	1. To consider, approve and adopt the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT, together with the report of the auditor thereon and the Annual Report on activities and performance of Embassy REIT for the year ended March 31, 2025.	No special resolution was passed

Financial year ended	Date and Time	Venue	Resolutions Passed	Summary of Special Resolutions passed, if any
March 31, 2024	June 27, 2024 1100 Hrs IST	Grand Ballroom, Four Seasons Hotel, Embassy One, No. 8, Bellary Road, Ganganagar, Bangalore - 560032. The Meeting was also held through Audio Visual Electronic Communication Means.	2. To consider, approve and adopt the Valuation Report issued by Ms. L Anuradha, MRICS, Independent Valuer for the valuation of Embassy REIT's portfolio as at March 31, 2025. 1. Consideration, approval and adoption of the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT for the Year ended March 31, 2024, together with the Report of the Auditor thereon and the Annual Report on performance of Embassy REIT; 2. Consideration, approval and adoption of the Valuation Report issued by Ms. L Anuradha, MRICS, Independent Valuer for the valuation of Embassy REIT'S portfolio as at March 31, 2024; and 3. Consideration and approval of the re-appointment of and fees payable to S. R. Batliboi & Associates LLP, as the Statutory Auditors of Embassy REIT for a second term of five years for the financial years 2024-25 to 2028-29.	No special resolution was passed
March 31, 2023	July 12, 2023 0930 Hrs IST	Grand Ballroom -1, Hilton Convention centre, Embassy Manyata Business Park, Hebbal, Outer Ring Road, Nagawara, Bengaluru - 560045. The Meeting was also held through Audio Visual Electronic Communication Means.	1. Consideration, approval and adoption of the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT as at and for the Financial Year ended March 31, 2023, together with the Report of the Auditors thereon and the Report on performance of Embassy REIT;	No special resolution was passed



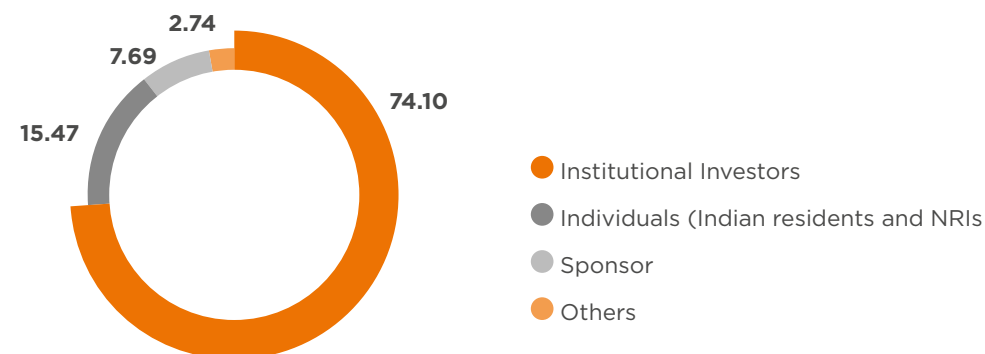
Report on Corporate Governance (Contd..)

Financial year ended	Date and Time	Venue	Resolutions Passed	Summary of Special Resolutions passed, if any
			2. Consideration, approval and adoption of the Valuation Report issued by iVAS Partners, represented by Mr. Manish Gupta, Partner, Independent Valuer for the Valuation of Embassy REIT's Portfolio as at March 31, 2023; and	
			3. Consideration and approval of the appointment of the Valuer and Value Assessment Service Provider for the Financial Years 2023-24 to 2026-27.	

During the half year ended September 30, 2025, no Extraordinary Meeting was held and no resolutions were passed by way of Postal Ballot.

Unitholding Pattern:

Unitholding distribution as on September 30, 2025



The number of Unitholders of Embassy REIT as on September 30, 2025, was 1,15,164. The detailed category-wise break-down of the composition of the Unitholders as on September 30, 2025, is given below:

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	Sponsor(s)/ Manager and their associates/ related parties and Sponsor Group						
	Indian	0	0				
a.	Individuals / HUF	0	0				
b.	Central/State Govt.	0	0				
c.	Financial Institutions/ Banks	0	0				

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
d.	Any Other: Embassy Property Developments Private Limited - (Body Corporate) Sponsor	7,28,64,279	7.69	-		71,664,279	98.35
	Sub- Total (A) (1)	7,28,64,279	7.69			7,16,64,279	98.35
	Foreign						-
a.	Individuals (Non-Resident Indians / Foreign Individuals)	0	0				
b.	Foreign government	0	0				
c.	Institutions	0	0				
d.	Foreign Portfolio Investors	0	0				
e.	a. BRE/ Mauritius Investments - Sponsor (Body Corporate)	0	0.00	-		0	0
	b. Sponsor Group (Bodies Corporate)	0	0.00			0	0
	Sub- Total (A) (2)	0	0.00			0	0
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	7,28,64,279	7.69			7,16,64,279	98.35

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
	Institutions		
a.	Mutual Funds	23,12,19,468	24.39
b.	Financial Institutions/Banks	25,000	0
c.	Central/State Govt.	0	0
d.	Venture Capital Funds	0	0
e.	Insurance Companies	4,13,94,651	4.37
f.	Provident/ pension funds	22,28,301	0.24
g.	Foreign Portfolio Investors	37,86,87,893	39.95
h.	Foreign Venture Capital Investors	0	0
i.	Any Other:- Alternative Investment Fund	4,88,00,260	5.15
	Sub- Total (B) (1)	70,23,55,573	74.10
	Non-Institutions		
a.	Central Government/State Governments(s)/President of India	0	0
b.	Individuals	14,25,10,966	15.03
c.	NBFCs registered with RBI	68,200	0.01
d.	Any Other (specify):		
i.	Trusts	1,54,494	0.02
ii.	Non-Resident Indians	41,18,976	0.43
iii.	Clearing Members	0	0
iv.	Body Corporates	2,45,43,726	2.59
	Sub- Total (B) (2)	17,13,96,362	18.08
	Total Public Unitholding (B) = (B)(1) + (B)(2)	873,751,935	92.18
	Non Sponsor and Non - Public Holding		

Report on Corporate Governance (Contd..)

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
	Embassy Office Parks REIT Employee Welfare Trust	12,77,529	0.13
	Sub - Total (C)	12,77,529	0.13
	Total Units Outstanding = (A) + (B) + (C)	94,78,93,743	100

Investor Complaints:

Details of investor complaints received and redressed during the half year ended September 30, 2025, are set out below:

Details of Investor Complaints	Number of complaints during the quarter ended June 30, 2025	Number of complaints during the quarter ended September 30, 2025
Number of investor complaints pending at the beginning of the quarter	Nil	Nil
Number of investor complaints received during the quarter	Nil	6*
Number of investor complaints disposed of during the quarter	Nil	2
Number of investor complaints pending at the end of the quarter	Nil	4**
Average time taken for redressal of complaints during the quarter	Nil	7 days

* One complaint was received through the Indian REITs Association

** One complaint was disposed of on October 01, 2025

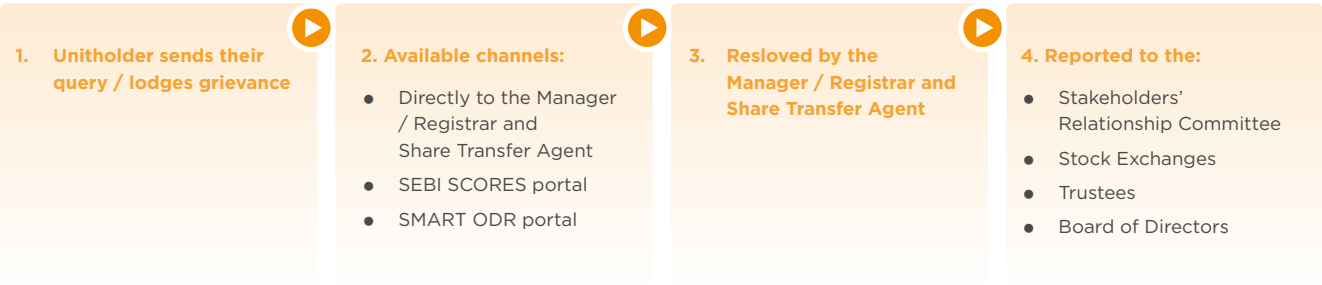
Online Dispute Resolution (ODR) Mechanism:

In accordance with SEBI Circulars issued periodically, Unitholders are advised to first contact Embassy REIT or its Registrar and Transfer Agent (RTA) for any grievances. If the response is delayed or unsatisfactory, Unitholders may escalate their concerns through the SCORES platform.

If the grievance remains unresolved after pursuing these avenues, Unitholders may initiate dispute resolution through the ODR Portal at <https://smartodr.in/>. During the half year ended September 30, 2025, no complaints were received through the ODR mechanism.

Unitholders are encouraged to use the ODR mechanism as a final measure, after all other options for grievance redressal have been exhausted. The ODR platform is particularly beneficial for resolving long-standing disputes that may otherwise be difficult to conclude satisfactorily.

Grievance Redressal Procedure:



Succession Planning:

Embassy REIT recognizes that a strong succession plan for senior leadership is crucial to securing a robust future. To this end, Human Resource team and the Nomination, and Remuneration Committee collaborates closely to develop and implement a structured leadership succession plan.

Embassy REIT's succession policy can be accessed at - https://eopwebsvr.blob.core.windows.net/media/filer_public/7e/0c/7e0c0179-be80-4eaa-8f86-e6a478c62952/succession_policy.pdf

Means of Communication:

Particulars	Means of Communication
 Quarterly Results Announcements	The Quarterly Results of Embassy REIT are emailed to Unitholders and other Security Holders. This communication also includes the outcome of the quarterly Board Meeting, along with links to the Financial Statements, Supplemental and Operating Databook, Earnings Presentation, Press Release, and the Summary Valuation Report, where applicable.
 Newspapers wherein results are normally published	The quarterly, half yearly and annual financial results of Embassy REIT are published in leading newspapers such as the Economic Times, the Business Line, Vijaya Karnataka and Business Standard.
 Website	Embassy REIT's website can be accessed at https://www.embassyofficeparks.com/
 Presentations made to institutional investors or analysts	The presentations made to institutional investors or analysts are available on Embassy REIT's website
 Official News Releases	News Releases are available on Embassy REIT's website at https://www.embassyofficeparks.com/newsroom/
 Important Reports	The Annual Report, Half-Yearly Report and Valuation Report are emailed to the Unitholders and other Security Holders, as applicable. These reports are also available for download on Embassy REIT's website.
 Annual Meetings	At the Annual Meetings, Unitholders have the opportunity to engage directly with the Board and Management.
 Chairman and CEO's Speech	The speech delivered by the Chairman and the CEO at the Annual Meetings is available on Embassy REIT's website.
 Designated Email IDs	Investor Relations: ir@embassyofficeparks.com Registrar and Transfer Agent: embassy.reit@kfintech.com Nodal Officer for unclaimed distributions: nodal.officer@embassyofficeparks.com These Email IDs are also displayed on Embassy REIT's website.
 Stock Exchanges	All price-sensitive information and material matters concerning Unitholders are disclosed to the Stock Exchanges where Embassy REIT's units are listed, namely BSE Limited and the National Stock Exchange of India Ltd. Quarterly results and other regulatory information required under the SEBI Regulations and the policies of Embassy REIT are filed with the Stock Exchanges. These filings are also accessible on the Embassy REIT's website at https://www.embassyofficeparks.com/investors/regulatory-filings/
 Investor Grievance Redressal System	Embassy REIT is registered on both the SCORES and SMART ODR platforms, providing investors with accessible channels to raise their grievances
 Other communications sent to Unitholders	Unitholder receive emails for reminder for claiming unclaimed distributions, submitting data for FATCA compliance, and important documents such as distribution advice, Form 16A, Form 64B, and TDS declarations. Further, physical copies are also sent to the Unitholders whose email ID is not registered with Embassy REIT.

Report on Corporate Governance (Contd..)

General Unitholder Information:

Annual Meeting

The Annual Meeting for the year ended March 31, 2025 was held on Wednesday, July 02, 2025, at 1100 Hrs IST at Grand Ballroom, Four Seasons Hotel, Embassy One, No. 8, Bellary Road, Ganganagar, Bangalore - 560032, Karnataka. The Meeting was also held through Audio Visual Electronic Communication Means.

Financial Year

April 01 to March 31

Distribution payment details

Particulars	Q1 FY 26	Q2 FY 26
Quarter ended	1Q FY2026	2Q FY2026
Period	Apr'25 - Jun' 25	Jul'25 - Sep' 25
Announcement Date	July 31, 2025	November 05, 2025
Record Date	August 05, 2025	November 08, 2025
Distribution per unit	Rs. 5.80	Rs. 6.51
Actual Payment Date	August 11, 2025	November 13, 2025
Due date of payment	August 12, 2025	November 14, 2025

Unclaimed Distribution Details

Financial Year	Quarter	Amount lying unclaimed (in INR)	Category				No. of Unitholders	Date when amount became due (dd/mm/yyyy)	Date when unclaimed amount was transferred to Unpaid Distribution Account (dd/mm/yyyy)	Date when amount is to be transferred to IPEF (dd/mm/yyyy)*
			Interest	Dividend	Repayment of Capital	Any other income				
2019-20	Q1	53,898.00	21,658.00	-	32,240.00	-	14	06-09-2019	17-09-2019	01-03-2031
	Q2	11,460.00	4,860.00	280.00	6,320.00	-	5	05-12-2019	17-12-2019	01-03-2031
	Q3	30,448.00	11,728.00	-	18,720.00	-	10	11-03-2020	18-03-2020	01-03-2031
	Q4	25,468.00	8,748.00	874.00	15,846.00	-	8	12-06-2020	24-06-2020	01-03-2031
2020-21	Q1	2,00,664.00	70,038.00	12,744.00	1,17,882.00	-	50	01-09-2020	05-09-2020	01-03-2031
	Q2	1,45,713.00	47,793.00	11,424.00	86,496.00	-	51	26-11-2020	04-12-2020	01-03-2031
	Q3	1,45,981.00	62,317.00	664.00	83,000.00	-	65	09-03-2021	15-03-2021	01-03-2031
	Q4	2,50,831.00	51,143.00	1,01,218.00	98,470.00	-	83	25-05-2021	31-05-2021	01-03-2031
2021-22	Q1	2,29,861.00	42,245.00	1,04,416.00	83,200.00	-	82	24-08-2021	30-08-2021	01-03-2031
	Q2	2,76,146.60	51,005.40	1,26,517.40	98,623.80	-	160	24-11-2021	29-11-2021	01-03-2031
	Q3	35,292.60	5,428.44	17,628.15	12,236.01	-	85	22-02-2022	28-02-2022	01-03-2031
	Q4	30,769.14	3,687.30	13,362.75	13,719.09	-	106	24-05-2022	30-05-2022	01-03-2031
2022-23	Q1	39,394.32	4,275.60	21,236.32	13,882.40	-	190	18-08-2022	22-08-2022	01-03-2031
	Q2	50,841.40	7,187.40	20,878.00	22,776.00	-	254	16-11-2022	21-11-2022	01-03-2031
	Q3	42,960.27	4,997.73	18,323.91	19,638.63	-	159	20-02-2023	27-02-2023	01-03-2031
	Q4	44,593.12	6,156.12	22,738.52	15,698.48	-	183	23-05-2023	29-05-2023	01-03-2031

Financial Year	Quarter	Amount lying unclaimed (in INR)	Category				No. of Unitholders	Date when amount became due (dd/mm/yyyy)	Date when unclaimed amount was transferred to Unpaid Distribution Account (dd/mm/yyyy)	Date when amount is to be transferred to IPEF (dd/mm/yyyy)*
			Interest	Dividend	Repayment of Capital	Any other income				
2023-24	Q1	72,428.76	8,400.88	32,491.76	31,399.60	136.52	199	22-08-2023	25-08-2023	01-03-2031
	Q2	49,527.81	9,883.17	18,538.10	21,106.54	-	197	13-11-2023	28-11-2023	01-03-2031
	Q3	60,538.40	13,588.56	18,444.58	28,505.26	-	363	27-02-2024	04-03-2024	26-02-2031
	Q4	80,189.06	18,954.05	44,779.09	16,455.92	-	514	22-05-2024	10-05-2024	21-05-2031
2024-25	Q1	1,15,725.49	16,084.74	32,724.12	66,916.63	-	401	21-08-2024	14-08-2024	20-08-2031
	Q2	4,04,894.13	59,091.33	88,215.00	2,57,587.80	-	491	18-11-2024	11-11-2024	17-11-2031
	Q3	4,11,851.82	33,051.40	1,66,869.33	2,11,931.09	-	488	18-02-2025	13-02-2025	17-02-2032
	Q4	1,07,757.93	4,632.51	32,405.40	70,720.02	-	439	20-05-2025	14-05-2025	19-05-2032

*Any amount transferred to the unpaid distribution account prior to March 1, 2024, i.e., the date on which the Circular No. SEBI/HO/DDHS-RAC-1/P/CIR/2023/177 dated November 8, 2023 issued by the Securities and Exchange Board of India (Circular) comes into effect and which remains unpaid or unclaimed for a period of seven years from March 1, 2024, shall be transferred along with interest accrued, if any, to the Investor Protection and Education Fund within thirty days from the date of expiry of seven years.

In compliance with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024, issued by the Securities and Exchange Board of India, Embassy REIT's policy on dealing with unclaimed amounts can be viewed at - https://eopwebsvr.blob.core.windows.net/media/filer_public/ae/74/ae744a10-4434-4b0a-84d1-37af9f75283e/policy_for_processing_and_claiming_of_unclaimed_amounts.pdf

Additionally, all details regarding unclaimed distribution amounts for the relevant quarters are available on Embassy REIT's website and can be viewed at - <https://www.embassyofficeparks.com/investors/distribution-history/unclaimed-distribution/>. Unitholders can verify whether any unclaimed amounts are due to them by using the search facility available at the above-mentioned link.

Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer, is the Nodal Officer for dealing with unclaimed amounts.

Correspondence details of the Nodal Officer:

Email ID: nodal.officer@embassyofficeparks.com

Ph. No: +91 80 6935 4864

Details of Stock Exchanges where Embassy REIT's securities are listed and payment of listing fees:

Embassy REIT's units are listed on the BSE limited and the National Stock Exchange of India Limited. Embassy REIT's Non-convertible debentures and Commercial Papers are listed on the BSE limited. Annual listing fees for the FY2025-26 has been paid by Embassy REIT to BSE Limited and National Stock Exchange of India Limited.

Scrip Code:

BSE: 542602

NSE symbol: EMBASSY

Financial Calendar

Quarterly results will be announced according to the following tentative schedule:

Quarter	Tentative Schedule
3Q FY2026	Week commencing January 26, 2026
4Q FY2026	Week commencing May 04, 2026

Report on Corporate Governance (Contd..)

Market Price Data:

High, Low (based on daily closing prices) and the number of REIT Units traded during each month for the half year ended September 30, 2025, on the BSE and NSE:

Month	BSE			NSE		
	High (₹)	Low (₹)	Volume	High (₹)	Low (₹)	Volume
Apr-25	382.87	367.33	31,71,663.00	381.99	367.22	1,87,28,011
May-25	390.38	377.00	1,16,92,886.00	390.43	376.09	2,10,00,109
Jun-25	397.00	385.56	2,29,731.00	397.09	385.24	1,19,41,498
Jul-25	404.18	388.58	1,89,19,516.00	404.03	389.02	1,51,33,333
Aug-25	394.00	380.41	4,09,937.00	393.28	380.81	1,51,21,123
Sep-25	422.08	385.89	2,92,752.00	421.93	385.72	1,80,10,113

Transfer of Units:

Embassy REIT’s units are in dematerialized form and transfers of Embassy REIT’s units are effected through the depositories.

Dematerialization of Units (As on September 30, 2025):

Name of the Depository	% of total units held
NSDL	96.33
CDSL	3.67
Total	100

Details of credit ratings:

CRISIL has assigned a corporate credit rating of CRISIL AAA with a ‘stable’ outlook to the Embassy REIT. The non-convertible debentures of Embassy REIT have been assigned a rating of CRISIL AAA with a ‘stable’ outlook. The commercial papers of the Embassy REIT have been assigned a rating of CRISIL A1+ by CRISIL. In addition, CARE has assigned an issuer credit rating of CARE AAA with a ‘stable’ outlook to the Embassy REIT and a rating of CARE AAA with a ‘stable’ outlook to the non-convertible debentures of the Embassy REIT. The commercial papers of Embassy REIT have been assigned a rating of CARE A1+ by CARE.

Address for correspondence:

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

Other Disclosures:

Disclosure on materially significant related party transactions that may have potential conflict with the Embassy REIT’s interests at large:

During the half year ended September 30, 2025, there were no materially significant related party transactions which had a potential conflict with interest of Embassy REIT.

All the contracts/arrangements/transactions entered by Embassy REIT during the half year ended September 30, 2025, with related parties were in its ordinary course of business and on an arm’s length basis.

Additionally, related party transactions are reported quarterly in the financial statements of Embassy REIT.

Details of non-compliance by Embassy REIT, penalties, strictures imposed on Embassy REIT by stock exchange or SEBI, or any statutory authority, on any matter related to capital markets, during the last three years.

There have been no penalties, strictures imposed on Embassy REIT by the Stock Exchanges or SEBI, or any statutory authority, on any matter related to capital markets, during the last three years. Please see below the details of the administrative warnings, the interim order cum show cause notice received from SEBI:

1. On March 28, 2025, SEBI issued an administrative warning for failure to disclose an administrative warning dated March 26, 2024 issued by SEBI in the secretarial compliance report of Embassy REIT for FY2024. The administrative warning dated March 26, 2024 has been disclosed in the secretarial compliance report of Embassy REIT for FY2025;

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

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

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

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

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

3. A show cause notice dated May 30, 2025 (“**SCN**”) was issued by SEBI to Embassy Office Parks Management Services Private Limited (“**Company**”) and Axis Trustee Services Limited (“**Trustee**”), in connection with an order passed by the National Financial Reporting Authority against, inter-alia, the erstwhile Chief Executive Officer of the Company (“**NFRA Order**”). The SCN alleges (i) violations of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Company’s view on the ‘fit and proper’ status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days), by the Company and (ii) failure of the Trustee to oversee the Company and ensure compliance with Regulation 7(d) read with

Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations.

The Company filed a settlement application with SEBI in relation to the SCN on June 16, 2025. The Company received a demand notice for payment from SEBI on October 13, 2025 and the Company remitted the payment towards the settlement amount to SEBI on October 16, 2025.

4. On October 03, 2024, SEBI issued an administrative warning for non-disclosure of certain information(details of the development, changes to the development plan and a government approval) in relation to a land parcel forming part of Embassy TechVillage, an asset held by Embassy REIT, which was noted as a non-compliance of Regulation 7(d) read with clause (ii) of code of conduct specified in Schedule VI, Regulation 15(1), Regulation 23(4) read with Schedule IV and Regulation 23(5)(i) of the REIT Regulations. A disclosure in relation to the aforementioned information was included on page 35 of the consolidated financial statements of Embassy REIT for the quarter and half year ended September 30, 2024. Further, a detailed stock exchange announcement was also issued on November 14, 2024; and

5. On March 26, 2024, SEBI issued an administrative warning for inclusion of goodwill (appearing in the balance sheet) for computation of NAV at fair value. In the statement of net assets as of March 31, 2024, Embassy REIT included goodwill in the computation of NAV only to the extent of the corresponding deferred tax, ensuring that the net goodwill (i.e., goodwill on consolidation less deferred tax on the same) is nil. By adopting this approach, the NAV at fair value was consistent across both standalone and consolidated financial statements, with no incremental impact from goodwill.

Utilization of funds raised through Preferential Allotment or Qualified Institutional Placement

Not Applicable for the half year ended September 30, 2025, as no funds were raised through Preferential Allotment or Qualified Institutional Placement.

Fees Paid to the Statutory Auditors:

Total fees, for all services, paid by Embassy REIT, its SPVs and Holdco and Embassy Office Parks Management Services Private Limited, on a consolidated basis, to

Report on Corporate Governance (Contd..)

Statutory Auditors during the half year ended September 30, 2025, is set out below:

Particulars	Total (In Rs. Million)
Fees (excluding Out of Pocket Expenses) (A)	29.17
Out of Pocket Expenses and Provisions (B)	1.16
Total Audit fees Amount (C = A + B)	30.33

Embracing Sustainability: Transition to Digital Communications

We currently send communications to unitholders via email. This approach facilitates faster delivery and contributes to a more sustainable environment. To ensure you receive all future communications promptly, please update your email address with your depository participant.

Head - Company Secretary and Compliance Officer

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

Statutory Auditors

S. R. Batliboi & Associates LLP (ICAI Firm Registration No.: 101049W/E300004)*
12th Floor, “UB City”, Canberra Block No. 24, Vittal Mallya Road, Bengaluru - 560001

*Re-appointed as the Statutory Auditors of Embassy REIT for a second term of five consecutive years from the Financial Year 2024-25.

Internal Auditors

KPMG Assurance and Consulting Services LLP*
Embassy Golf links Business Park, Pebble Beach, B Block, 1st and 2nd Floor, Off Intermediate Ring Road, Bengaluru – 560071

*Appointed for the Financial Year 2025-26

Secretarial Auditor

Ms. Rupal D. Jhaveri (Membership No. 5441 and Certificate of Practice No. 4225), Practicing Company Secretary*
207 Regent Chambers, 2nd Floor, 208, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400020

*Appointed for the Financial Year 2025-26

Enhancing Efficiency: Transition to Digital Payments

Unitholders who have their accurate bank details updated in the depositories’ records as of the record date will receive distribution payments via electronic methods such as NACH, NEFT, or RTGS. Unitholders with outdated bank information will receive their distributions through demand drafts sent to their registered addresses. To ensure that future distributions are directly credited to your bank account, please update your bank account details with your depository participant.

Publications

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

Valuer

Ms. L. Anuradha, MRICS*
23/10 Kennedy 1st Street, Mylapore, Chennai 600002
Independent Property Consultant Review Services Provider
Cushman & Wakefield (India) Private Limited*
4th Floor, Pine Valley, Embassy Golf Links Business Parks, Intermediate Ring Road, Bengaluru - 560071

*Appointed as the Independent Valuer and Independent Property Consultant Review Services Provider of Embassy REIT for a term of four consecutive years from the Financial Year 2023-24.

Debenture Trustees for NCDs issued by Embassy REIT

Catalyst Trusteeship Limited
GDA House First Floor, Plot No.85 S.No. 94 & 95, Bhusari Colony (Right) Kothrud, Pune 411 038, Maharastra, India

Registrar and Transfer Agent

Kfin Technologies Limited
Selenium, Tower B, Plot No. 31-32, Financial District, Nanakramguda, Hyderabad, Telangana, India, 500032
Telephone : +91 40 79615205
Fax : +91 40 2343 1551
E-mail : embassy.reit@kfintech.com
Website : <http://www.kfintech.com>

Statutory Disclosures Section

1. Business & Financial Summary

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

Embassy REIT was settled on March 30, 2017 at Bengaluru, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a trust deed dated March 30, 2017 as amended on September 11, 2018 and February 29, 2024. The Sponsors of Embassy REIT are Embassy Property Developments Private Limited (“**Embassy Sponsor**”) and BRE/Mauritius Investments (“**Blackstone Sponsor**”). For further details on the structure of Embassy REIT please refer to pages 14-15 of this report. Embassy REIT owns a high-quality office portfolio comprising of 14 best-in-class office parks and 5 prime city center office buildings totaling 51.0 msf as of September 30, 2025. For further details on the properties please refer to pages 102-137 of this report. Embassy REIT was listed on the BSE and NSE on April 01, 2019 after an initial public offering that was oversubscribed by 2.6 times. Embassy REIT is registered under SEBI (Real Estate Investment Trusts) Regulations, 2014. A brief overview and a quick glance at Embassy REIT activities for the half year ended on September 30, 2025 on Commercial offices, Development and Hospitality are set forth on pages 35-51 respectively. The NAV of Embassy REIT as on September 30, 2025 was ₹ 445.91 p.u, as represented on page 229. With respect to trading price, kindly refer to page 168 of this report.

b. Summary of the unaudited standalone and consolidated financial statements for the half year ended September 30, 2025

Please refer to pages 222-407 of this report.

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

a. Real estate assets and other assets

Please refer to pages 102-137 and 329 of this report.

b. Location of the properties

Please refer to pages 102-129 of this report.

c. Area of the properties

Please refer to pages 102-129 of this report.

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

The top 10 tenants of each of the Asset SPVs/Holdco as per the value of the lease are tabled below:

Name of the Asset SPV / Holdco	Name of the Tenant
Vikhroli Corporate Park Private Limited - Embassy 247	SMFG India Credit Company Limited
	Link Intime India Private Limited
	Wework India Management Private Limited
	Accelya Kale Solutions Limited
	Kent Engineering India Private Limited
	ICICI Lombard General Insurance Company Limited
	DHL Logistics Private Limited
	Gallagher Service Center LLP
	ATC Tires Private Limited
	Gravitas Technology Private Limited
Quadron Business Park Private Limited - Embassy One	Embassy Developments Limited
	Embassy Office Parks
	Management Services Private Limited
	Drools Pet Food Pvt Ltd
	Canon India Private Limited
	Illumina India Biotechnology Private Limited
	Knight Frank India Private Limited
	Belden India Private Limited
	Hyundai Motors India Pvt Ltd
	The State of the Netherlands
Indian Express Newspapers (Mumbai) Private Limited - Express Towers	EmbarkGCC Services Private Limited
	DBS Bank India Limited
	Shardul Amarchand Mangaldas & Co.
	The Indian Hotels Company Limited
	Blackstone Advisors India
	Warburg Pincus India Private Limited
	Jefferies India Pvt Ltd
	Enam Holdings Private Limited
	Bain Capital Advisors (India) Pvt Ltd
	Capovitez Trading LLP
	Maharashtra Industrial Development Corporation



Statutory Disclosures Section (Contd..)

Name of the Asset SPV / Holdco	Name of the Tenant
Earnest Towers Private Limited - FIFC	Google India Private Limited
	Executive Centre India Private Limited
	Oracle India Private Limited
	Sony Music Entertainment India Private Limited
	Pernod Ricard India Private Limited
	ICICI Securities Primary Dealership Limited
	Mirah Hospitality and Gourmet Solutions Private Limited
	Integrow Asset Management Private Limited
	Massive Restaurants Private Limited (Masala Library)
	Impresario Entertainment and Hospitality Private Limited (Smoke House Deli)
Galaxy Square Private Limited - Embassy Galaxy	Workshaala Spaces
	Fiserv India Private Limited
	DXC Technology India Private Limited
	WeWork India management Private Limited
	IQOR India Services Private Limited
	Arrise Solutions (India) Private Limited
	Qualitest India Private Limited
	Deloitte Shared Services India LLP
	Avaada Clean Project Private LTD
	Ingenico International India Private Limited
Oxygen Business Park Private Limited - Embassy Oxygen	Optum Global Solutions (India) Private Limited
	NTT Data Information Processing Services Private Limited
	Metlife Global Operations Support Center Pvt Ltd
	Global Logic India Private Limited
	Cognizant Technology Solutions Pvt LTD
	ExlService.com (India) Private Limited
	Ernst & Young
	Ameriprise India LLP
	CPA Global Support Services India Private Limited
	Pacific BPO Private Limited

Name of the Asset SPV / Holdco	Name of the Tenant
Quadron Business Park Private Limited - Embassy Quadron	E-CLERX Services Private Limited
	Telstra Global Business Services LLP
	Teledyne Lecroy India Trading Private Limited
	Luxoft India LLP
	EIT Services India Private Limited
	Reliance BP Mobility Limited
	ATC Telecom Infrastructure Private Limited
	Renukas Kitchen
	Karims Café
	Punjabi Junction
Qubix Business Park Private Limited - Embassy Qubix	L & T Infotech Limited
	Accenture services Private Limited
	Aker Powergas
	NCSI Technologies (India) Private Limited
	Tata Technologies Limited
	Citiustech Healthcare Technology Pvt Ltd
	Crisil Limited
	Akzo Nobel Global Business Services LLP
	Fortrea Scientific Private Limited
	Blue Star Ltd
Manyata Promoters Private Limited - Embassy Manyata Business Park	ANSR Global Corporation Private Limited
	Target corporation India Private Limited
	Cognizant Technology Solutions India Private Limited
	WeWork India Management Private Limited
	Concentrix Daksh Services India Pvt LTD
	ANZ Support Services India Private Limited
	IBM India Private Limited
	Lowe's India Pvt LTD
	Kyndryl Solutions Private Limited
	Nokia Solutions and Networks India Pvt Ltd

Name of the Asset SPV / Holdco	Name of the Tenant
Embassy Pune Techzone Private Limited - Embassy TechZone	State Street
	IBM India Private Limited
	Garfield Health Solutions East Private Limited
	Volkswagen services India Private Limited
	Nice Interactive Solutions India Private Limited
	Mercedes Benz Research and Development
	Infosys BPM Limited
	Rockwell automation India Pvt Ltd
	Larsen and Toubro Infotech Limited
	Aditi Technologies Private Limited
Vikas Telecom Private Limited and Sarla Infrastructure Private Limited - Embassy TechVillage	JP Morgan Services India Private Limited
	Intuit India Product Development Centre Private Limited
	Wells Fargo Bank NA
	Flipkart Internet Private Limited
	Quest Global Engineering Services Private Limited
	Rubrik India Private Limited
	Eli Lilly services India Private Limited
	Bundl Technologies Pvt Ltd
	WeWork India Management Private Limited
	Mathwork India Private Limited
Embassy Construction Private Limited - Embassy Business Hub	Philips India Limited
	BNY Mellon Technology Pvt Ltd
	Wells Fargo International Solutions Pvt Ltd
	Fiserv India Private Limited
	Tekion India Private Limited
	Grid Dynamics PVT LTD
	Quest Global Engineering Services Private Limited
	Terafina Software Solutions Pvt LTD
	Accenture Solutions Private Limited
	Kid-O Education Pvt Ltd
Splendid Techzone	Jubilant Foodworks Limited

Additionally, for the top 10 tenants of Embassy REIT, please refer to page 19 of this report. For the lease maturity profile of each Asset SPV, please refer to clause 4(c) below.

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

For details of under-construction properties, please refer to pages 46-47.

3. Updated valuation report by the Valuer taking into account any material developments during the half-year

Please refer to pages 408-569 of this report.

4. Details of changes during the half-year pertaining to:

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

The Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT, at their meeting held on July 31, 2025 approved entering into binding documents for the slump sale of an undertaking comprising of ~376k square feet of office space (located across two blocks) at Embassy Manyata in Bengaluru as part of strategic capital recycling to Viridis Office Park 3 Private Limited for cash consideration of ₹ 5,300 million, subject to adjustments. The sale is subject to customary conditions precedent.

Brief details of valuation:

Details of Valuer	Valuation (₹ million)
Ms. L Anuradha, along with independent property consultant review services provided by Cushman & Wakefield (India) Private Limited	₹ 5,239.02 million
iVAS partners represented by Mr. Shubhendu Saha, along with value assessment services provided by CBRE South Asia Private Limited	₹ 5,132.38 million



Statutory Disclosures Section (Contd..)

b. Valuation of assets (as per the updated valuation report) and NAV

GAV:

REIT Portfolio	
Asset name	Market Value (in INR Million)
Embassy Manyata	2,59,436.00
Embassy TechVillage	1,49,256.00
Embassy Golf Links*	40,088.00
Embassy One	15,363.00
Embassy Business Hub	7,006.00
Embassy Express Towers	21,090.00
Embassy 247	20,087.00
First International Financial Center	16,577.00
Embassy TechZone	25,541.00
Embassy Quadron	9,451.00
Embassy Qubix	10,085.00
Embassy Oxygen	25,868.00
Embassy Galaxy	10,661.00
Embassy Splendid TechZone	17,684.00
Hilton at GolfLinks	7,838.00
Embassy Energy	3,772.00
Total	6,39,803.00

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

Details of NAV on a standalone basis:

S.No	Particulars	Unit of measurement	As at 30 September 2025		As at 31 March 2025	
			Book Value	Fair value	Book Value	Fair value
A	Assets	Rs in million	330,688.77	532,279.86	307,895.71	482,078.12
B	Liabilities	Rs in million	109,608.94	109,608.94	80,906.54	80,906.54
C	Net Assets (A-B)	Rs in million	221,079.83	422,670.92	226,989.17	401,171.58
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	233.23	445.91	239.47	423.22

Notes:

Measurement of fair values

The fair value of investments in SPVs are computed basis the fair value of the underlying investment properties, investment properties under development, property, plant and equipment and capital work-in-progress as at 30 September 2025 and as at 31 March 2025 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 30 September 2025 and as at 31 March 2025. The fair value of the properties as at 30 September 2025 and 31 March 2025 as disclosed above are solely determined by L.Anuradha, the independent registered external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield India Private Limited.

Valuation technique

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

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

Details of NAV on a consolidated basis:

Statement of Net Assets at fair value						
S.No	Particulars	Unit of measurement	As at 30 September 2025		As at 31 March 2025	
			Book Value	Fair value	Book Value	Fair value
A	Assets	Rs in millions	495,379.29	690,877.41	489,477.67	661,876.56
B	Liabilities	Rs in millions	274,776.04	268,206.49	261,866.07	260,705.00
C	Net Assets (A-B)	Rs in millions	220,603.25	422,670.92	227,611.60	401,171.56
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	232.73	445.91	240.12	423.22

Notes:

Measurement of fair values:

The fair value of investment properties (including assets held for sale), investment properties under development (including capital advances); property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles and the investment in GLSP as at 30 September 2025 and 31 March 2025 has been determined by L. Anuradha, independent external registered property valuer appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.

Valuation technique

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

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

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

Letting of assets:

Leasing Highlights for the three months ended September 30, 2025

Asset	Completed Area at June-25 (msf)	Occupancy at Jun-25	Change in Area (msf)	Expired or Vacated (msf)	New Lease-up (msf)	Occupancy at Sep-25	Occupied Area (msf)	Vacant Area (msf)
Embassy Manyata	12.9	91%	-	(0.4)	0.6	94%	12.5	0.9
Embassy TechVillage	9.2	91%	-	-	0.4	95%	8.8	0.5
Embassy GolfLinks	3.1	100%	-	-	-	100%	3.1	0.0
Embassy One	0.3	100%	-	(0.0)	-	100%	0.2	0.0
Embassy Business Hub	0.4	91%	-	-	-	91%	0.4	0.0
Express Towers	0.5	100%	-	-	-	100%	0.5	0.0
Embassy 247	1.2	100%	-	(0.0)	-	100%	1.2	0.0
FIFC	0.4	100%	-	-	-	100%	0.4	0.0
Embassy TechZone	3.0	82%	-	-	-	82%	2.5	0.6
Embassy Quadron	1.9	21%	-	(0.0)	-	21%	0.4	1.5
Embassy Qubix	1.5	74%	-	-	-	77%	1.1	0.3
Embassy Oxygen	3.3	89%	-	-	-	89%	2.9	0.4
Embassy Galaxy	1.4	100%	-	--	-	100%	1.4	0.0
Embassy Splendid TechZone	1.4	96%	-	0.0	-	96%	1.4	0.1
Total	40.4	88%	0.5	(0.4)	1.0	90%	36.7	4.2

Statutory Disclosures Section (Contd..)

GCC	Area Leased
Area Leased in FY26	34,85,868
Area Leased to GCC	21,26,372
Area Leased to GCC (%)	61%

Sector	Area Leased to GCC	%
Retail	-	0%
Logistics	-	0%
Financial Services	5,20,311	24%
Others	40,892	2%
Technology	5,83,329	27%
Engineering & Manufacturing	1,26,942	6%
Real Estate & Infrastructure	-	0%
Co-working	-	0%
E-Commerce	-	0%
Telecom	-	0%
Healthcare	4,34,608	20%
Research, Consulting & Analytics	4,20,290	20%
Total	21,26,372	100%

Statutory Disclosures Section (Contd..)

Occupancy:

Particulars	Occupancy and WALE														Total
	Embassy Manyata	Embassy TechVillage	Embassy One	Embassy Business Hub	Embassy Express Towers	Embassy 247	FIFC	Embassy TechZone	Embassy Quadron	Embassy Qubix	Embassy Oxygen	Embassy Galaxy	Embassy Splendid TechZone	Embassy GolfLinks	
Occupancy (%)	94%	95%	100%	91%	100%	100%	100%	82%	21%	77%	89%	100%	96%	100%	90%
WALE	8.5	9.5	8.1	12.9	3.7	3.0	3.7	5.5	5.2	4.1	9.2	9.9	12.1	10.9	8.5

Lease Maturity:

Particulars	Embassy Manyata	Embassy TechVillage	Embassy One	Embassy Business Hub	Embassy Express Towers	Embassy 247	FIFC	Embassy TechZone	Embassy Quadron	Embassy Qubix	Embassy Oxygen	Embassy Galaxy	Embassy Splendid TechZone	Embassy GolfLinks	Consolidated at Embassy REIT level
	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	
Leasable area (million square feet)	13.4	9.2	0.3	0.4	0.5	1.2	0.4	3.0	1.9	1.5	3.3	1.4	1.4	3.1	40.9
Leased area (million square feet)	12.5	8.8	0.2	0.4	0.5	1.2	0.4	2.5	0.4	1.1	2.9	1.4	1.4	3.1	36.7
Year	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	Area In-place Rent (₹'000) / (₹psf / % of Gross Rentals)	
	466 / 102 / 11% (2%)	112 / 93 / 8% (2%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	12 / 1% (1%)	0 / 0% (0%)	264 / 63 / 12% (24%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)
	141 / 1% 102 / 2%	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	136 / 19 / 5% (8%)	0 / 0% (0%)	114 / 5% (27%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	165 / 0%
	748 / 5% 71 / 52%	517 / 6% 95 / 14%	0 / 0% (0%)	0 / 0% (0%)	178 / 318 / 40%	219 / 134 / 20% (2%)	0 / 0% (0%)	53 / 223 / 9% (19%)	65 / 164 / 14%	53 / 223 / 11% (2%)	65 / 164 / 14%	55 / 158 / 22%	55 / 158 / 22%	55 / 158 / 22%	143 / 0%
FY 26	821 / 4%	70 / 886 / 11% 3%	235 / 14 / 8% (31%)	0 / 0% (0%)	0 / 0% (0%)	534 / 122 / 13% 42%	31 / 8% 352 / 4% 317 / 13% 57 / (3%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)
FY 27	141 / 1% 102 / 2%	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	136 / 19 / 5% (8%)	0 / 0% (0%)	114 / 5% (27%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	0 / 0% (0%)	165 / 0%
FY 28	748 / 5% 71 / 52%	517 / 6% 95 / 14%	0 / 0% (0%)	0 / 0% (0%)	178 / 318 / 40%	219 / 134 / 20% (2%)	0 / 0% (0%)	53 / 223 / 9% (19%)	65 / 164 / 14%	53 / 223 / 11% (2%)	65 / 164 / 14%	55 / 158 / 22%	55 / 158 / 22%	55 / 158 / 22%	143 / 0%
FY 29	821 / 4%	70 / 886 / 11% 3%	235 / 14 / 8% (31%)	0 / 0% (0%)	0 / 0% (0%)	534 / 122 / 13% 42%	31 / 8% 352 / 4% 317 / 13% 57 / (3%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)	239 / 68 / 95 / 10% 58% (26%)

Statutory Disclosures Section (Contd..)

Key tenants:

[illegible]

The current list of key tenants is set out at page 19 of this report.

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

Borrowings / Repayment of Borrowings (in Rs. Million)					
Name of the Entity	Facility Type	Principal Outstanding as on April 01, 2025	Borrowing during FY 26 (April 01, 2025 to September 30, 2025)	Repayment during FY 26 (April 01, 2025 to September 30, 2025)	Principal outstanding as on September 30, 2025
Embassy Office Parks REIT	NCD, Commercial Paper & Term Loan	80,732	54,200	25,500	1,09,432
Manyata Promoters Private Limited	NCD & Term Loan	59,000	1,300	9,912	50,388
Vikas Telecom Private Limited	NCD & Term Loan	33,290	1,500	11,168	23,622
Sarla Infrastructure Private Limited	-	-	-	-	-
Quadron Business Park Private Limited	NCD & Term Loan	7,000	8,000	3,080	11,920
Embassy Construction Private Limited	NCD	5,250	-	-	5,250
Indian Express Newspapers (Mumbai) Private Limited	-	-	-	-	-
Vikhroli Corporate Park Private Limited	Term Loan	250	-	250	-
Earnest Towers Private Limited	-	-	-	-	-
Embassy Pune Techzone Private Limited	Term Loan	430	-	430	-
Qubix Business Park Private Limited	-	-	-	-	-
Oxygen Business Park Private Limited	Term Loan	5,720	-	3,533	2,187
Galaxy Square Private Limited	-	-	-	-	-
ESNP Property Builers and Developers Private Limited	Term Loan	6,773	250	60	6,963
Embassy Energy Private Limited	-	-	-	-	-
Total		1,98,445	65,250	53,933	2,09,762

Please refer to pages 254-267 of this report with respect to borrowings on a standalone basis as on September 30, 2025 and pages 338-371 of this report with respect to borrowings on a consolidated basis, as on September 30, 2025.

Please refer to pages 254-267 of this report with respect to repayment of borrowings on a standalone basis and pages 338-371 of this report with respect to repayment of borrowings on a consolidated basis.

On a standalone and consolidated basis as on September 30, 2025, the repayment of borrowings was ₹ 25,500 million and ₹ 53,924.05 million respectively.

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

There was no change in the Sponsors, Manager, Trustee and Valuer of Embassy REIT during the half year ended September 30, 2025.

Mr. Bipin Kumar Saraf was appointed as an additional director (Non-executive and Non-independent) of Axis Trustee Services Limited, Trustee to Embassy REIT, with effect from April 11, 2025.

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

During the half year ended September 30, 2025, there were no changes made to the Trust Deed and Investment Management Agreement of Embassy REIT.

g. Any other material change or events during the half year ended September 30, 2025

1. A show cause notice dated May 30, 2025 (“**SCN**”) was issued by SEBI to Embassy Office Parks Management Services Private Limited (“**Company**”) and Axis Trustee Services Limited (“**Trustee**”), in connection with an order passed by the National Financial Reporting Authority against, inter-alia, the erstwhile Chief Executive Officer of the Company (“**NFRA Order**”). The SCN alleges (i) violations of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days),



the Company's view on the 'fit and proper' status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days), by the Company and (ii) failure of the Trustee to oversee the Company and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations. The Company filed a settlement application with SEBI in relation to the SCN on June 16, 2025. The Company received a demand notice for payment from SEBI on October 13, 2025 and the Company remitted the payment towards the settlement amount to SEBI on October 16, 2025.

- Mr. Ritwik Bhattacharjee resigned as the Chief Executive Officer (Interim) and as one of the key managerial personnel of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("EOPMSPL"), with effect from close of business on July 31, 2025. Further, Mr. Amit Shetty was appointed as the Chief Executive Officer and as one of the key managerial personnel of EOPMSPL with effect from commencement of business on August 01, 2025.
- The Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT, at their meeting held on July 31, 2025 approved entering into binding documents for the slump sale of an undertaking comprising of ~376k square feet of office space (located across two blocks) at Embassy Manyata in Bengaluru as part of strategic capital recycling to Viridis Office Park 3 Private Limited for cash consideration of ₹5,300 million, subject to adjustments. The sale is subject to customary conditions precedent.
- Per Regulation 4(2)(g) of SEBI (Real Estate Investment Trusts) Regulations, 2014, Kotak Performing RE Credit Strategy Fund I ("KPRECS I") and APAC Company XXIII Limited ("APAC"), unitholders of Embassy REIT, who collectively held more than 10% of the outstanding units of Embassy REIT, nominated Mr. Arvind Kathpalia (DIN: 02630873), as a Unitholder Nominee Director on the Board of Embassy Office Parks Management Services Private Limited, Manager

to Embassy REIT ("EOPMSPL"). Pursuant to the receipt of necessary approvals, Mr. Kathpalia was appointed as a Non-Executive Non-Independent Director on the Board of EOPMSPL with effect from June 04, 2024. Further to the collective unitholding of KPRECS I and APAC falling below 10% of the outstanding units of Embassy REIT, Mr. Kathpalia, tendered his resignation as a Non-Executive Non-Independent Director of EOPMSPL with effect from October 08, 2025.

- Mr. Arvind Kathpalia (DIN: 02630873) was appointed as an Independent Director of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT, with effect from November 13, 2025.

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

Please refer to pages 46-47 of this report.

6. Details of outstanding borrowings and deferred payments of Embassy REIT including any credit rating(s), debt maturity profile, gearing ratios of the REIT on a consolidated and standalone basis as at the end of the half year

Please refer to page 38 and pages 254-267 of this report for details on a standalone basis and pages 338-371 of this report for details on a consolidated basis

7. Debt maturity profile over each of the next 5 years and debt covenants, if any

Please refer to debt maturity profile on page 38 of this report and for debt covenants refer pages 254-267 of this report for details on a standalone basis and pages 338-371 of this report for details on a consolidated basis.

8. The total operating expenses of the REIT, including all fees and charges paid to the manager and any other parties, if any during the half year

Please refer to page 269 and pages 375-378 of this report.

Statutory Disclosures Section (Contd..)

9. Past performance of Embassy REIT with respect to unit price, distributions and yield for the last 5 years, as applicable and unit price quoted on the designated stock exchanges at the beginning and end of the half year, the highest and lowest unit price and the average daily volume traded during the half year

Particulars	30-Sep-25		31-Mar-25		31-Mar-24		31-Mar-23		31-Mar-22		31-Mar-21	
Units Outstanding	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743
Unit Price Performance (₹)												
Opening Price: April 01, 2025		NSE	BSE	368.00	361.30	373.9	313.61	314.00	325.4	325	351	350.2
Closing Price: September 30, 2025		NSE	BSE	421.93	422.08	365.49	369.61	369.16	371.75	371.72	325.45	325.43
52-Weeks-High (₹ per unit)				421.93	422.08	403.08	395.03	395.35	389.98	390.07	397.4	397.7
52-Weeks-Low (₹ per unit)				352.46	352.04	338.28	291.07	290.80	304.57	304.89	318.65	318.51
Market Capitalisation (₹ billion)				399.94	400.09	346.45	350.35	349.92	352.38	352.35	308.49	308.47
Trading Volume for H1 FY2026												
Units (Million)				99.93	34.72	226.87	205.88	252.08	190.3	90.53	142.29	119.93
₹ Billion				38.87	13.40	83.72	67.90	79.39	66.63	31.7	49.75	40.79
Average Daily Trading Volume (ADTV) for H1 FY2026												
Units				799473.50	277731.88	911112	8,36,899	10,24,703	7,67,321	3,65,036	5,71,461	4,81,639
₹ million				310.97	107.19	336.23	276.01	322.73	268.66	127.83	199.79	163.81
Distribution per unit				12.31		23.01	21.33	21.71	21.76		21.48	
Total Distributions (₹ million)				11,668.57		21,811.03	20,218.58	20,578.77	20,626.17		18,364.09	
Distribution Yield				5.83%		6.30%	5.77%	6.95%	5.85%		6.60%	



Statutory Disclosures Section (Contd..)

10. Details of all related party transactions during the half year

a. Value of which exceeds five percent of value of Embassy REIT assets

Five percent of the value of Embassy REIT assets as of September 30, 2025 was ₹ 31,990.15 million.

Please refer to pages 397-404 of this report which contains details of all related party transactions entered into by the Embassy REIT and its Asset SPVs during the half year ended September 30, 2025 (excluding transactions between Embassy REIT and its Asset SPVs which are eliminated on consolidation).

Refer to pages 271-276 of this report which contains details of all related party transactions entered into by Embassy REIT including monies lent by Embassy REIT to its Holdco and its Asset SPVs.

b. Details regarding monies lent by Embassy REIT to its SPVs / Holdco in which it has investments in.

Please refer to pages 397-404 of this report which contains details of all related party transactions entered into by the Embassy REIT and its Asset SPVs during the half year ended September 30, 2025 (excluding transactions between Embassy REIT and its Asset SPVs which are eliminated on consolidation).

Please refer to pages 271-276 of this report which contains details of all related party transactions entered into by Embassy REIT including monies lent by Embassy REIT to its Holdco and its Asset SPVs.

11. Details of fund-raising during the half year ended September 30, 2025

Embassy REIT Series XIII A NCD of ₹ 15,000 million

The Debenture Committee, in its meeting held on May 13, 2025 and by way of a circular resolution dated May 16, 2025, had approved the issue and allotment, respectively, of 1,50,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures (“NCDs”) of ₹ 1,00,000 per debenture, for a principal aggregate amount of ₹ 15,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Series XIIIB NCD of ₹ 5,000 million

The Debenture Committee, in its meeting held on May 13, 2025 and by way of a circular resolution dated

May 16, 2025, had approved the issue and allotment, respectively, of 50,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures (“NCDs”) of ₹ 1,00,000 per debenture, for a principal aggregate amount of ₹ 5,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Series XIV NCD of ₹ 7,500 million

The Debenture Committee, in its meeting held on June 24, 2025 and by way of a circular resolution dated June 27, 2025, had approved the issue and allotment, respectively, of 75,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures (“NCDs”) of ₹ 1,00,000 per debenture, for a principal aggregate amount of ₹ 7,500 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Series XV NCD of ₹ 20,000 million

The Debenture Committee, in its meeting held on July 21, 2025 and by way of a circular resolution dated July 24, 2025, had approved the issue and allotment, respectively, of 2,00,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures (“NCDs”) of ₹ 1,00,000 per debenture, for a principal aggregate amount of ₹ 20,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Tranche V Commercial Papers of ₹ 3,500 million

The Board of Directors, in its meeting held on April 23, 2025 and by way of a circular resolution dated April 28, 2025, had approved the issue and allotment, respectively, of Commercial Papers aggregating to ₹ 3,500 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Tranche VI Commercial Papers of ₹ 3,250 million

The Board of Directors, in its meeting held on April 23, 2025 and by way of a circular resolution dated April 28, 2025, had approved the issue and allotment, respectively, of Commercial Papers aggregating to ₹ 3,250 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

12. Brief details of material and price sensitive information

Brief details of information disclosed to the stock exchanges (and unitholders) under Regulation 23(5) during H1 FY2026 are set out below:

Sl. No	Particulars of submission	Date of filing
1.	Updation of details of the RTA and Company Secretary and Compliance Officer of Embassy Office Parks REIT for the quarter ended March 31, 2025.	April 01, 2025
2.	Specifications related to ISINs for the outstanding debt securities of Embassy Office Parks REIT as on March 31, 2025.	April 11, 2025
3.	Submission of Unitholding Pattern for the quarter ended March 31, 2025	April 11, 2025
4.	Prior Intimation of Board Meeting scheduled to be held on Wednesday, April 23, 2025	April 11, 2025
5.	Board Meeting schedule for the quarter and year ended March 31, 2025.	April 17, 2025
6.	Earnings Conference Call for quarter and year ended March 31, 2025.	April 17, 2025
7.	Structured Digital Database Compliance Certificate for the financial year ended March 31, 2025.	April 17, 2025
8.	Submission of Statement of Investor Complaints for the quarter and year ended March 31, 2025.	April 17, 2025
9.	Intimation regarding Annual Review of Credit Rating for the Financial Year 2024-25.	April 18, 2025
10.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT	April 18, 2025
11.	Submission of Compliance Report on Corporate Governance for the quarter and year ended March 31, 2025.	April 21, 2025
12.	Compliance certificate for Commercial Papers for the quarter ended March 31, 2025.	April 21, 2025
13.	Outcome of the Meeting of the Board of Directors of Embassy Office Parks Management Services Private Limited, the Manager to Embassy Office Parks REIT, held on Wednesday, April 23, 2025.	April 23, 2025
14.	Intimation regarding Annual Review of Credit Rating for the Financial Year 2024-25	April 24, 2025
15.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT	April 24, 2025
16.	Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on April 28, 2025.	April 28, 2025
17.	Outcome of the Board Meeting for the quarter and year ended March 31, 2025, held on April 29, 2025.	April 29, 2025
18.	Press Release, Earnings Presentation, Supplemental Operating and Financial Databook, Summary Valuation Report, Independent Property Consultant Review Report and amended REIT Code	April 29, 2025
19.	Submission of Security Cover Certificates for the quarter and year ended March 31, 2025.	April 29, 2025
20.	Decision of the Audit Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT regarding non-implementation of Trading Plan submitted by Mr. Raghu Sapra, dated October 15, 2024	April 29, 2025
21.	Recordings of the Earnings Conference Call for the quarter and year ended March 31, 2025	April 30, 2025
22.	Submission of Annual Secretarial Compliance Report for the year ended March 31, 2025	April 30, 2025
23.	Submission of the Newspaper Advertisement for the quarter and year ended March 31, 2025	April 30, 2025
24.	Transcript of the Earnings Conference Call for the quarter and year ended March 31, 2025	May 06, 2025



Statutory Disclosures Section (Contd..)

Sl. No	Particulars of submission	Date of filing
25.	Intimation of Call Option by Embassy Office Parks REIT in respect of Series IX Non-Convertible Debentures aggregating to ₹5,00,00,00,000 issued by Embassy REIT	May 07, 2025
26.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT	May 08, 2025
27.	Disclosure of trading plan under Regulation 5(5) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015	May 13, 2025
28.	Disclosure under Chapter 12 of Securities and Exchange Board of India Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 - Encumbrance on the units of Real Estate Investment Trusts and Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015	May 13, 2025
29.	Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on Tuesday, May 13, 2025.	May 13, 2025
30.	Intimation of record date for interest payment and redemption of Non-Convertible Debentures issued by Embassy Office Parks REIT	May 14, 2025
31.	Intimation of the exercise of Call Option by Embassy Office Parks REIT and issue of Call Option Notice in respect of Series IX Non-Convertible Debentures aggregating to ₹5,00,00,00,000 issued by Embassy REIT	May 14, 2025
32.	Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on May 16, 2025	May 16, 2025
33.	Intimation of Press Release - Embassy REIT prices ₹2,000 crores debt at 7.21%	May 20, 2025
34.	Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015	May 29, 2025
35.	General update - Intimation of receipt of ROFO from Embassy Developments Limited	May 30, 2025
36.	Disclosure under Regulation 23(5)(h) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 - Intimation of receipt of Show Cause Notice dated May 30, 2025 from SEBI.	May 31, 2025
37.	Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015	June 04, 2025
38.	Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015	June 05, 2025
39.	Prior intimation under Regulation 60(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of the Record date and Payment of Interest Date.	June 05, 2025
40.	Participated in 2025 India Conference, hosted by Bank of America and Investment Forum 2025, hosted by Morgan Stanley	June 06, 2025
41.	Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015	June 06, 2025
42.	Intimation under Regulation 21, 22, 23(2), 23(5)(e) and 23(5)(i) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014	June 09, 2025
43.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT	June 11, 2025
44.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT	June 13, 2025
45.	Participation in REITs and InvITs Conference 2025, hosted by Avendus Spark	June 18, 2025
46.	Submission of Part C of Compliance Report on Corporate Governance for the year ended March 31, 2025	June 20, 2025
47.	Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015	June 23, 2025

Sl. No	Particulars of submission	Date of filing
48.	Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on Tuesday, June 24, 2025.	June 24, 2025
49.	Submission of Environment, Social and Governance Report and Business Responsibility and Sustainability Report for the Financial Year ended March 31, 2025.	June 27, 2025
50.	Closure of Trading Window for the quarter ending June 30, 2025.	June 27, 2025
51.	Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015	June 27, 2025
52.	Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on June 27, 2025	June 27, 2025
53.	Intimation of Press Release - Embassy REIT raises ₹1,550 crores of debt, including ₹750 crores of Non-Convertible Debentures priced at 6.97%	June 30, 2025
54.	Unitholder Presentation and Corporate Video of the Seventh Annual Meeting of Unitholders of Embassy Office Parks REIT held on July 02, 2025.	July 02, 2025
55.	Disclosure of trading plan under Regulation 5(5) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations") and the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended ("Code").	July 02, 2025
56.	Summary of the proceedings of the Seventh Annual Meeting of the Unitholders of Embassy Office Parks REIT	July 02, 2025
57.	Submission of Part C of Compliance Report on Corporate Governance for the year ended March 31, 2025	July 02, 2025
58.	Submission of voting results of the Seventh Annual Meeting of the Unitholders of Embassy Office Parks REIT held on Wednesday, July 02, 2025.	July 04, 2025
59.	Updation of details of the RTA and Company Secretary and Compliance Officer of Embassy Office Parks REIT for the quarter ended June 30, 2025.	July 09, 2025
60.	Disclosure under Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended.	July 09, 2025
61.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT.	July 11, 2025
62.	Submission of Unitholding Pattern for the quarter ended June 30, 2025	July 16, 2025
63.	Intimation under Regulation 51(2) of the SEBI (Listing Obligations and Disclosure Requirements), 2015.	July 16, 2025
64.	Submission of the Compliance Report on Corporate Governance for the quarter ended June 30, 2025.	July 18, 2025
65.	Submission of Statement of Investor Complaints for the quarter ended June 30, 2025.	July 18, 2025
66.	Compliance certificate for Commercial Papers for the quarter ended June 30, 2025.	July 18, 2025
67.	Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on Monday, July 21, 2025.	July 21, 2025
68.	Earnings Conference Call for quarter ended June 30, 2025.	July 22, 2025
69.	Board Meeting schedule for the quarter ended June 30, 2025.	July 22, 2025
70.	Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on July 24, 2025.	July 24, 2025
71.	Intimation of Press Release - Embassy REIT becomes first Indian REIT to raise ₹2,000 crores through a 10-year NCD issuance.	July 25, 2025
72.	Submission of Security Cover Certificate for the quarter ended June 30, 2025.	July 31, 2025
73.	Press Releases, Earnings Presentation, Supplemental Operating and Financial Databook of Embassy Office Parks REIT for the quarter ended June 30, 2025.	July 31, 2025



Statutory Disclosures Section (Contd..)

Sl. No	Particulars of submission	Date of filing
74.	Outcome of the Board Meeting for the quarter ended June 30, 2025, held on July 31, 2025.	July 31, 2025
75.	Independent Valuation Reports dated July 30, 2025.	July 31, 2025
76.	General Update - Regarding Income Tax Department Survey.	July 31, 2025
77.	Submission of Newspaper Advertisements for the quarter ended June 30, 2025.	August 01, 2025
78.	Recording of the Earnings Conference Call for the quarter ended June 30, 2025.	August 01, 2025
79.	Independent Valuation Reports dated July 30, 2025.	August 05, 2025
80.	Transcript of the Earnings Conference Call for the quarter ended June 30, 2025.	August 07, 2025
81.	Intimation of record date for interest payment and redemption of Non-Convertible Debentures issued by Embassy Office Parks REIT.	August 11, 2025
82.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT.	August 20, 2025
83.	Meeting with institutional investors.	August 26, 2025
84.	Disclosure under Regulation 23(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014, in respect of Credit Rating obtained by Embassy Office Parks REIT.	August 26, 2025
85.	Meeting with institutional investors.	September 03, 2025
86.	Prior intimation under Regulation 60(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of the Record date and Payment of Interest Date.	September 04, 2025
87.	Meeting with institutional investors.	September 04, 2025
88.	Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations").	September 04, 2025
89.	Disclosure under Regulation 23(5)(i) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014.	September 09, 2025
90.	Meeting with institutional investors.	September 10, 2025
91.	Participated in the 10 th Annual India Conference hosted by JP Morgan.	September 22, 2025
92.	Disclosure of trading plan under Regulation 5(5) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations") and the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended ("Code").	September 23, 2025
93.	Disclosure under Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations").	September 25, 2025
94.	Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.	September 29, 2025
95.	Closure of Trading Window for the quarter ending September 30, 2025.	September 29, 2025
96.	Disclosure of trading plan under Regulation 5(5) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations") and the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended ("Code").	September 30, 2025

14. Brief details of material litigations and regulatory actions which are pending against Embassy REIT, sponsor(s), manager or any of their associates and sponsor group(s) and the trustee, if any, as at the end of the year

LEGAL AND OTHER INFORMATION

This section discloses all outstanding material litigation and regulatory action against Embassy REIT, the Sponsors, the Manager, their respective Associates, the Blackstone Sponsor Group and the Trustee (the "Relevant Parties"). Details of all outstanding regulatory actions and criminal proceedings against the Relevant Parties have been disclosed. Only such outstanding civil/commercial matters against the Relevant Parties have been disclosed where amounts involved are in excess of the materiality thresholds disclosed below. All property tax, direct tax and indirect tax matters against the Relevant Parties have been disclosed in a consolidated manner.

"Associates" of a person shall be as defined under the Companies Act, 2013, or under applicable accounting standards, and shall also include: (i) any person directly or indirectly controlled by the said person; (ii) any person who directly controls the said person; (iii) where the said person is a company or a body corporate, any person(s) who is designated as a promoter of the company or body corporate and any other company or body corporate and any other company or body corporate with the same promoter; and (iv) where the said person is an individual, any relative of the individual. With respect to the Manager and the Sponsors, only entities which directly control the Sponsors or the Manager, as applicable, have been considered under (ii).

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

For the purpose of this section, details of all pending title litigation pertaining to the Portfolio have been disclosed. Other than as disclosed below, there are no pending title litigations pertaining to the Portfolio as of November 14, 2025.

A. Embassy Manyata

- MPPL has filed a writ petition against the BBMP and others seeking to, inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery

of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of ₹127.91 million. MPPL has paid betterment charges under protest vide letter dated March 30, 2022. The High Court of Karnataka granted an interim stay on the applicability of the above circular and notice. Pursuant to an order dated July 18, 2022, the High Court of Karnataka further held that this matter will be listed upon disposal of another matter pending before the same court. The matter is currently pending.

- A third party suit was filed against MPPL and other defendants in 2020 before the City Civil Court, Bengaluru seeking inter-alia: (i) 1/8th share of several land parcels by way of partition out of which Embassy Manyata is only concerned with one land parcel; and (ii) a declaration that certain sale deeds, including the lease deed executed by MPPL, are null and void. The matter is currently pending.

- An original suit was filed by a third party in 2003 against MPPL and other defendants before the Additional City Civil and Sessions Judge, Bengaluru for inter-alia partition of property including in respect of a land parcel admeasuring approximately 3 acres and 32 guntas located in Embassy Manyata. The court pursuant to its judgement and decree dated October 16, 2019 inter-alia, decreed that the plaintiff could not claim for possession of the relevant land parcel but could only seek compensation as regards the land concerning MPPL. A regular first appeal has been filed by a third party against MPPL and other defendants before the High Court of Karnataka challenging the judgement and decree dated October 16, 2019. The High Court of Karnataka has vide order dated December 19, 2024 has remitted the matter back to the Additional City Civil Court for fresh consideration.

A co-defendant in the original suit has filed a miscellaneous petition dated September 8, 2020 before the Additional Judge, City Civil Court, Bengaluru to set aside the judgement and decree dated October 16, 2019. The Additional City Civil Court, Bengaluru vide order dated January 22, 2025 has disposed the miscellaneous petition in view of the remand of suit for fresh trail by the High Court of Karnataka. Further, final decree proceedings have been initiated by the original plaintiff before the Additional Civil



Statutory Disclosures Section (Contd..)

and Sessions Judge at Bengaluru in relation to a parcel of land which does not form part of Embassy Manyata. The Additional City Civil Court, Bengaluru vide order dated January 24, 2025 has disposed the final decree proceedings in view of the remand of suit for fresh trail by the High Court of Karnataka.

- d. A third-party suit has been filed against MPPL and other defendants on September 23, 2020 before the Principal City and Sessions Judge, Bengaluru seeking possession of a land parcel admeasuring 1 acre and 12 guntas forming part of Embassy Manyata. The plaintiff claims that the land parcel was mortgaged by his ancestors in 1905 and they were unable to redeem the mortgage. The plaintiff has filed the suit to redeem the mortgaged premises and seek possession of the land parcel. MPPL has filed its response in this matter. The matter is currently pending.
- e. Certain third parties have filed a writ petition against State of Karnataka, MPPL and others before the High Court of Karnataka challenging the acquisition proceedings initiated by the state government with respect to inter-alia land parcels admeasuring 1 acre and 3 acres and 32 guntas at Nagavara Village which currently forms part of Embassy Manyata. The third parties were party to the proceedings in which the acquisition of the above lands had been challenged and the matter attained finality with the Supreme Court upholding the acquisition. The third parties have alleged that their representations for determination of compensation have not been addressed by KIADB and on this ground they have sought: (i) quashing of the awards proceedings initiated by respondents which has led to arbitrary determination of the compensation (ii) directions for the State of Karnataka to pass an award and pay compensation under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013; and (iii) quashing of the acquisition of property situated in Embassy Manyata. The matter is currently pending.
- f. MPPL had filed a suit against a third party for a relief that the third party be restrained for interfering with MPPL's possession and enjoyment of the land parcel admeasuring 4 guntas which forms part of Embassy Manyata

before the Additional City Civil Judge, Bengaluru. The Additional City Civil Judge, Bengaluru passed a judgement and decree on December 8, 2017 in favour of MPPL. Aggrieved by the judgement and decree dated December 8, 2017, the third party has filed an appeal before the High Court of Karnataka against MPPL in 2018. The matter is currently pending.

- g. An original suit was filed by third parties in 2007 against certain defendants before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 38 guntas situated in Nagavara Village, Kasaba Hobli, Bangalore, North Taluk. MPPL impleaded itself as party to this suit. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia (i) half share of the land parcels by way of partition in favour of the plaintiffs and possession of such property; (ii) a declaration that the sale of the land parcels and the consequent khata and mutation in favour of the defendants (including MPPL) was illegal and is not binding on the plaintiffs; (iii) a direction to MPPL to deposit the amount of compensation paid by KIADB along with interest before the court and to release half of the compensation amount or alternative land to the plaintiffs; and (iv) permanent injunction against certain defendants (including MPPL) in relation to the land parcels. The matter is currently pending.
- h. An original suit was filed by third parties in 2012 against certain defendants before the City Civil Judge, Bangalore in relation to certain land parcels situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia: (i) partition of the land parcel and possession to the plaintiffs to the extent of their share; (ii) a declaration that the release deed in relation to the land parcels is not binding on the plaintiffs; and (iii) order for mesne profit. MPPL was not made party to the suit, however, it is concerned with certain land parcels in relation to which the suit is filed as they form a part of Embassy Manyata. Thus, MPPL filed an application for impleading it as a party. The City Civil Court has dismissed the impleading application filed by MPPL pursuant to an order dated December 15, 2022. MPPL has filed an appeal against the order dated

December 15, 2022 before the High Court of Karnataka. The matter is currently pending.

- i. An original suit was filed by third parties in 2008 against certain defendants before the City Civil Judge, Bangalore in relation to certain land parcels admeasuring 0.26 guntas situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk, among others. The plaintiffs claim that the land parcels are their ancestral properties and have seeking inter-alia (i) 1/4th share of several land parcels by way of partition to each of the two plaintiffs; and (ii) a declaration that the compromise entered between certain defendants is not binding of the plaintiffs. MPPL, has filed an application for impleading it as a party. The matter is currently pending.
- j. An original suit was filed by a third party in 2009 against MPPL and others before the City Civil Judge, Bangalore in relation to multiple land parcels situated at Nagavara Village, Bangalore, North Taluk, among others. The plaintiffs claim that the land parcels are their joint family properties and sought, inter-alia: (i) 1/3rd share of the properties by way of partition to the plaintiffs and possession of such property; and (ii) a declaration that the sale deed executed in favour of defendants (including MPPL) was null and void and is not binding on the plaintiffs. The matter is currently pending.
- k. An original suit was filed by third parties in 2010 against MPPL and certain others before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 13 ½ guntas situated at Nagavara Village, Kasaba Hobli, Bangalore, North Taluk, among others. The plaintiffs claim that the land parcels are their joint family properties and sought, inter-alia: (i) 5/10th share in the land parcels by way of partition to the plaintiffs and possession of such property; (ii) a declaration that the transactions made by the defendants (including MPPL) are not binding on the plaintiffs; and (iii) order for mesne profit. The matter is currently pending.
- l. An original suit was filed by a third party in 2019 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 18 guntas situated at Rachenahalli Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiff claims that the land parcels are its ancestral properties and has sought, inter-

alia, (i) 1/6th share of the land parcels by way of partition and possession of such property; and (ii) a declaration that certain sale deeds executed are not binding upon plaintiff's share. The matter is currently pending.

- m. An original suit was filed by third parties in 2016 against MPPL and others before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 31 guntas situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk and Kothanur Narayanapura (K.Narayanapura) village, Bengaluru, East Taluk, among others. The plaintiffs claim that the land parcels are their ancestral and Hindu joint family properties and sought, inter-alia: (i) legitimate share of the land parcels by way of partition to the plaintiffs and possession of such property; (ii) a declaration that the sale deed executed by certain defendants is not binding on the plaintiffs; and (iii) permanent injunction restraining certain defendants (including MPPL) from alienating or encumbering the land parcels to any third parties, pending disposal of the suit. The matter is currently pending.
- n. An original suit was filed by a third party in 2022 against MPPL and others before the 4th Additional Senior Civil Judge, Bengaluru Rural in relation to certain land parcels situated at Chokkanahalli Village, Yalahanka Hobli, Yalahanka Taluk, among others, which do not form part of the assets held by MPPL. The plaintiff claims that the land parcels are their ancestral properties and has sought, inter-alia, (i) 1/5th share in the land parcels; and (ii) a permanent injunction restraining certain defendants (including MPPL) from carrying on developmental activities on the land parcels and from alienating or encumbering the land parcels to any third parties. The matter is currently pending.
- o. An original suit was filed by third parties in 2022 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 31 guntas situated at Rachenahalli Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiffs claim that the land parcels are their joint family properties and have sought, inter-alia, (i) for a separate possession of the 1/9th share of the suit properties and (ii) declaration that the sale deeds executed in relation to such properties are not binding on the plaintiffs. MPPL is not a party to the suit, however, MPPL is concerned



Statutory Disclosures Section (Contd..)

with certain land parcels in relation to which suit is filed as they form a part of Embassy Manyata and MPPL has filed an impleadment application. The matter is currently pending.

- p. An original suit was filed by third parties in 2022 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 2 acre 27 guntas situated at Nagavara Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiffs' claim that the land parcels were acquired through a partition deed and has sought, inter-alia, (i) for partition and separate possession of plaintiff's 4/6th share of the suit properties; and (ii) a declaration that sale deeds executed in relation to such land parcels are not binding upon the plaintiff's share. The matter is currently pending.
- q. A third party suit was filed against MPPL and others in 2022 before the City Civil Court, Bengaluru, seeking (i) partition of the land parcels in accordance with the Hindu Succession Act, 1956; (ii) 1/5th share in the land parcel; and (iii) permanent injunction against alienation/ sale of the joint family properties. The court vacated the interim stay granted in 2022. The plaintiff has challenged the order of the City Civil Court before the High Court of Karnataka in an appeal. MPPL has been arraigned as respondents in the appeal. Please note that the land parcels in this matter do not form part of Embassy Manyata. The matter is currently pending.
- r. An original suit was filed by third parties in 2025 before the City Civil Judge, Bangalore in relation to certain land parcels situated at Embassy Manyata Business Park. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia: (i) partition of the land parcel and separate possession to the plaintiffs to the extent of their share; (ii) a declaration that the sale deeds in relation to the land parcels are not binding on the plaintiffs. MPPL was not made party to the suit, MPPL filed an application for impleading. The matter is currently pending.

B. Hilton at Embassy Golflinks

A third party has filed a suit against GLSP, UPPL, Mac Charles (India) Limited and others in 2003 before the Additional City Civil Judge, Bengaluru, seeking specific performance of an agreement for sale for

94,000 square feet of land forming part of the larger parcel of land admeasuring 5 acres and 23 guntas situated at Challaghatta village. The court dismissed the suit in 2009. The plaintiff has challenged such dismissal in 2009 before the High Court of Karnataka in an appeal. GLSP, UPPL and Mac Charles (India) Limited have been arraigned as respondents in the appeal. The High Court of Karnataka has recorded the submission made by GLSP, UPPL and Mac Charles (India) Limited indicating that no encumbrance would be created on the suit property of 94,000 square feet. The matter is currently pending.

C. Express Towers

- (a) IENMPL has filed a writ petition against the Government of Maharashtra and the Collector, Mumbai in 2003 before the Bombay High Court, challenging the demand against IENMPL for payment of increased transfer charges in relation to a sub-lease. While transfer charges amounting to ₹0.12 million annually for 61 years as per Gol's letter were levied in 2001, the transfer charges were revised to ₹2.34 million in the same year by the Collector, Bombay. In 2004, the Bombay High Court passed an order staying the operation of demand for increased transfer charges, subject to IENMPL continuing to pay the original transfer charges. IENMPL has also undertaken that in the event of dismissal of petition it will pay the demanded increased transfer charges. This matter is currently pending.
- (b) IENMPL had initiated legal proceedings against an occupier before the Court of Small Causes, Mumbai in 2007 for eviction and recovery of possession of 2,150 square feet in Express Towers and for mesne profits. On November 15, 2011, the court directed the occupier to pay ₹0.26 million per month towards mesne profits for the period between March 1, 2007 and February 2010, and ₹0.29 million per month March 1, 2010 onward. An appeal by the occupier against this order before the Court of Small Causes was dismissed on May 6, 2015. Aggrieved, the occupier filed a petition before the Bombay High Court. On August 28, 2017, the High Court passed an order directing the occupier to pay ₹225 per square foot per month from May 1, 2015 to continue the possession of the premises. The occupier continues to occupy the premises and pay rentals. This matter is currently pending.

- (c) A criminal public interest litigation has been instituted by a third party against the state of Maharashtra and others in 2017 which has alleged irregularities in the manner in which Express Towers was being used, and the manner in which the shareholders of IENMPL have acquired the asset. IENMPL impleaded itself as party to this public interest litigation. The Bombay High Court had directed the third party to file an amended petition to, inter-alia, include IENMPL as a party. The matter is currently pending.

D. Embassy Golflinks

- (a) A third party individual has filed a suit before the Court of the City Civil Judge, Bengaluru in 2005, against GLSP and others for declaring a sale deed allegedly executed in 2004 by him in favour of GLSP and another pertaining to a portion of land situated at Embassy Golflinks, as null and void on account of fraud and misrepresentation. The plaintiff died at the evidence stage and his alleged heir was not permitted to come on record as the court rejected his application by passing an order in 2015. Aggrieved by the order, the alleged heir filed a civil revision petition before the High Court of Karnataka in 2015 which was subsequently converted into a writ petition. The High Court of Karnataka allowed the writ petition and directed the trial court to pass appropriate orders after giving an opportunity of being heard to the parties. The matter is currently pending.
- (b) A third party has filed a suit before the City Civil Court, Senior Division, Rural District at Bengaluru against GLSP and others alleging that the sale deed in relation to land parcels forming part of Embassy Golflinks executed in favour of GLSP in 2003 is not binding on the petitioner. The suit was dismissed in 2016 for default by the petitioner. The petitioner has thereafter filed an application in 2017 seeking to restore the case. On October 21, 2024 the III Addl Senior Civil Judge allowed the application seeking to restore the case. The matter is currently pending.
- (c) GLSP received a notice from a third party individual alleging that certain third parties were the absolute owners of land in possession of GLSP admeasuring 2 acres and 8 guntas in Bengaluru. The Additional City Civil and Sessions Judge, pursuant to a preliminary decree in 2017,

granted the petitioner half a share in the land. GLSP was not made a party to the above suit filed by the third party. GLSP has filed an appeal in the High Court of Karnataka to set aside the decree of the Additional City Civil and Sessions Judge and to remand the suit to the trial court by impleading GLSP as a defendant. The High Court of Karnataka has notified that the final decree proceedings shall continue but that no final decree shall be drawn up. The matter is currently pending.

- (d) Certain third parties have filed an original suit against GVPPL and others before the Court of Additional City Civil Judge, Bengaluru claiming 3/7th share ownership over certain parcels of land belonging to GLSP, i.e. Survey No.10/2A admeasuring 25 guntas in Bengaluru. The Additional City Civil Judge, Bengaluru passed a judgement and a decree, inter alia, stating that (i) the plaintiffs therein are entitled to 1/7th share in the disputed property (ii) the sale deed executed by the defendants therein and subsequent sale deeds are not binding on the plaintiffs and (iii) defendants to handover the plaintiffs' share in such disputed property. GVPPL filed an appeal before the High Court of Karnataka against the judgement and decree. Further, the plaintiffs have filed an application before the Additional City Civil Judge, Bengaluru to amend the earlier decree by granting the relief of mesne profit. Additionally, the plaintiffs have initiated final decree proceedings. These matters are currently pending.

A co-defendant in the original suit against GVPPL has filed an appeal before the High Court of Karnataka seeking to set aside the judgement and the decree passed by the Additional City Civil Judge, Bengaluru. The matter is currently pending.

- (e) Certain third parties have filed an original suit against GLSP and others before the City Civil Court, Bengaluru in 2022 in respect of land parcels admeasuring 1 acre situated at Challaghatta Village, Varthur Hobli, Bangalore East Taluk. The plaintiffs claim that the land parcels are their ancestral properties and have sought, inter-alia, (i) 1/8th share in the land parcels; and (ii) declaration that the sale deeds executed by the defendants is not binding on the plaintiffs. The Court passed ad-interim orders on July 1, 2022, restraining GLSP from alienating or creating any charge over the disputed land parcels. The matter is currently pending.



Statutory Disclosures Section (Contd..)

- (f) Certain third parties filed a suit in 2003 before the City Civil Court, Bengaluru in respect of a property admeasuring 1 acre and 36 guntas, forming part of Embassy Golflinks, and sought, inter-alia, (i) for partition of suit property, (ii) permanent injunction restraining the defendant therein from alienating the suit property and (iii) order enquiry as to mesne profit. The suit was partly decreed by the court on September 23, 2021, where it held that the plaintiffs were not entitled to possession over the land parcels forming part of Embassy GolfLinks. The plaintiffs have challenged the decree before the High Court of Karnataka. These matters are currently pending.

E. Embassy TechVillage

- (a) A third party individual filed a suit in 2017 against the 'Embassy Group' before the City Civil Court, Bangalore seeking a decree of permanent injunction against 'Embassy Group' from interfering with the alleged rights of the plaintiff in relation to a land parcel forming part of ETV. VTPL filed two interim applications, inter alia, for: (i) dismissal of the suit contending that 'Embassy Group' is not a valid legal entity; and (ii) impleading itself as party. Pursuant to an order dated December 16, 2017, the City Civil Court rejected both the above applications and rejected an interim application filed by the plaintiff seeking a temporary injunction against 'Embassy Group'. VTPL filed a civil revision petition and a writ petition before the High Court of Karnataka against the rejection of its applications. Pursuant to orders dated January 10, 2018, the High Court of Karnataka stayed the proceedings before the City Civil Court until the next date of hearing. The matters are currently pending.

The third party individual has also filed an appeal under the Karnataka Land Revenue Act, 1964 before the Assistant Commissioner, Bangalore, North Sub-Division challenging the endorsement dated October 29, 2015 issued by the Tahasildar, Bangalore East Taluk rejecting the claim of the plaintiff to a land parcel admeasuring 21 guntas. VTPL has impleaded itself as a party and filed a statement of objections. The matter is currently pending.

- (b) A third party has filed an original suit before the City Civil Court, Bengaluru in respect of a property admeasuring 34 and $\frac{1}{2}$ guntas. The plaintiff has prayed for permanent injunction

against VTPL from interfering with the peaceful possession and enjoyment of the suit property by the plaintiff. VTPL has impleaded itself as a party and has contended, inter-alia, that the plaintiff has filed the suit against a non-existing party. VTPL has filed its written statement in this matter stating, inter-alia, that the suit property does not form part of Embassy TechVillage. The matter is currently pending.

- (c) A third party individual has filed a writ petition in 2022 before the High Court of Karnataka seeking a reconveyance of certain land parcels admeasuring 22 guntas that were acquired by the Karnataka Industrial Area Development Board for construction of infrastructure/ industrial projects by VTPL pursuant to a lease-cum-sale agreement, which were allegedly not subsequently utilized by VTPL on account of the reconveyance of certain adjacent properties by another party. The matter is currently pending.

- (d) A third party has filed an original suit in 2018 before the Court of the Additional City Civil and Sessions Judge, Bengaluru in relation to land admeasuring 1 acre 34.5 guntas abutting Embassy Tech Village. The plaintiff has prayed for permanent injunction from trespassing or constructing illegal structures on the land. This land does not form part of Embassy Tech Village.

F. Embassy Business Hub

- (a) Certain third parties have filed an original suit in 2019 before the Senior Civil Judge Court, Bengaluru in respect of property admeasuring 2 acres 5 guntas forming part of Embassy Business Hub and has sought, inter-alia, (i) declaration, division and separate possession of the plaintiff's share in the disputed property, and (ii) declaration that the sale of the land parcels is not binding on the plaintiff. ECPL has been included as a defendant in this original suit. Further, the plaintiffs also filed stay applications before the Senior Civil Judge, Bengaluru Rural against the defendants, from changing the nature of the suit properties pending disposal of the suit. Pursuant to an order dated April 16, 2024, the Senior Civil Judge Court has dismissed the the stay application. The third parties have also filed a miscellaneous appeal in 2024 before the Additional Senior Civil Judge, Bengaluru Rural Court challenging the order dated April 16, 2024. The matter is currently pending.

- (b) Certain third parties have filed an original suit in 2023 before the Senior Civil Judge Court, Bengaluru in respect of the certain parcels of land forming part of Embassy Business Hub and sought, inter-alia, (i) partition and separate possession of $\frac{1}{4}$ th share in the land parcels, (ii) issue a permanent injunction against the defendants (including ECPL) from alienating, encumbering or creating charge on the disputed property. The matter is currently pending.

G. Embassy Energy

- (a) (a) A third party has filed a suit against EEPL and others in 2022, before the Civil Judge and Judicial Magistrate First Class at Hagarabomanahalli, seeking, inter-alia, (i) a declaration that sale deed executed in relation to the disputed property is not binding upon the plaintiff's share in such property, and (ii) for partition and possession of $\frac{1}{4}$ th share of the scheduled disputed property. The matter is currently pending.
- (b) An original suit was filed by the third parties in 2017 before the Civil Judge and Judicial Magistrate First Class in Huvinahadagalli, in relation to land parcels situated at Ittigi village (which are owned by EEPL), seeking, inter-alia, permanent injunction against a third party from fencing or obstructing plaintiff's use of way. The matter is currently pending.

H. Embassy Splendid TechZone

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

land owner has filed the statement of claims against the Embassy Sponsor and ESNP in relation to the construction delays. The matter is pending hearing.

II. Material litigation and regulatory action pending against the Manager, Embassy REIT, the Asset SPVs and the Investment Entity

With respect to the Asset SPVs and the Investment Entity, details of all pending regulatory actions and criminal matters against the Asset SPVs and the Investment Entity have been disclosed. For the purpose of pending civil/ commercial matters against the Embassy REIT (Asset SPVs and Investment Entity), Associates of the Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) matters exceeding ₹418.13 million (being 1% of the consolidated total revenues (income) of the Embassy REIT for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but are considered material by the Manager from the perspective of the Embassy REIT have been disclosed. Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/ commercial matters against any of the Asset SPVs or the Investment Entity or the Associates of the Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) as of November 14, 2025.

There is no outstanding material litigation or regulatory action against the Embassy REIT as of November 14, 2025.

A. MPPL

(i) Regulatory Proceedings

- (a) MPPL has received a demand note dated October 13, 2022 ("**Demand Note**"), from the Bangalore Water Supply and Sewerage Board ("**BWSSB**") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. MPPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Note and seeking an order to, inter-alia, (i) quash the Demand Note; and (ii) issue the no-objection certificate to MPPL. Pursuant to an order dated November 21, 2022, the High Court of Karnataka granted an ad-interim stay on the Demand Note in relation to



Statutory Disclosures Section (Contd..)

certain charges and instructed MPPL to pay the remaining sum of monies to BWSSB. Accordingly, MPPL has made the requisite payment thereunder and received the NOC from BWSSB. Pursuant to an order dated April 22, 2024, the court held that, inter alia, the petitioners are entitled to refund of the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed off the matter. MPPL has filed an appeal against the order dated April 22, 2024.

- (b) MPPL has received a demand note dated August 3, 2023 (“**Demand Note**”) from the Bangalore Water Supply and Sewerage Board (“**BWSSB**”) for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. MPPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging, the Demand Note and seeking, inter-alia, (i) to quash the Demand Note; and (ii) issue the no-objection certificate to MPPL. Pursuant to an order dated November 11, 2023, the High Court of Karnataka granted an ad-interim stay on the Demand Note. Pursuant to an order dated April 22, 2024, the court held that, inter alia, the petitioners are entitled to refund of the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed off the matter. MPPL has filed an appeal against the order dated April 22, 2024.

B. EEPL

(i) Regulatory Proceedings

The Karnataka Electricity Regulatory Commission (“**Commission**”) has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between April 1, 2013 and March 31, 2018 from paying certain charges such as, inter-alia, payment of wheeling and banking charges, cross subsidy surcharges, transmission losses and wheeling losses for a period of ten years from the date of commissioning. The Commission issued an order in 2018 directing cancellation of

the aforementioned exemption available to Karnataka’s power generators, including EEPL. Subsequently, EEPL and others have filed writ petitions in 2018 in the High Court of Karnataka against the State of Karnataka, the Commission, Bangalore Electricity Supply Company Limited, Gulbarga Electricity Supply Company Limited and Karnataka Power Transmission Corporation Limited. The High Court of Karnataka by way of an order dated May 24, 2018 has directed interim stay on the Commission’s order. In the event of cancellation of the aforesaid exemption, EEPL would incur an estimated loss of approximately ₹1053.50 million over a ten year period. The Bangalore Electricity Supply Company Limited filed an interlocutory application on June 18, 2018, seeking recalling of order dated May 24, 2018 of the High Court of Karnataka and the Commission has filed common preliminary objections on September 27, 2018 and requested the High Court of Karnataka to dismiss the writ petition filed by EEPL and others. The High Court of Karnataka, by way of an order dated March 13, 2019, allowed the writ petitions filed by EEPL and others, and quashed the order dated May 14, 2018 issued by the Commission. The Commission has filed a common writ appeal against the said order, against EEPL and others. The matter is currently pending.

(ii) Other Material Litigation

EEPL has received a demand notice under the Insolvency and Bankruptcy Code, 2016 (“**IBC**”) on February 28, 2019 from a third party subcontractor, engaged by the parent company of a third-party service provider for Embassy Energy (“**Service Provider**”), which was itself engaged by the Service Provider as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to ₹1,008.1 million are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. EEPL has by its letter dated March 1, 2019, refuted all such claims inter-alia on the basis that the payments are due from the Service Provider (and/ or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated March 18, 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that

the unpaid amounts are due from EEPL, without prejudice to any action, including criminal, that may be taken under law including the IBC against EEPL, the Service Provider, its parent entity and certain representatives of these entities. EEPL has also written to the Service Provider in relation to deficiencies in services required to be contractually provided by the Service Provider. The Service Provider has responded to EEPL denying the allegations in such letters. The sub-contractor of the Service Provider has filed an application against EEPL in October 2019 under Section 9 of IBC before the NCLT, Bengaluru claiming debt of ₹997.59 million and interest thereon against EEPL. Pursuant to a letter dated January 2, 2020, the third party sub-contractor served notice of hearing in this matter for initiation of insolvency proceedings under Section 9 of the IBC before the NCLT, Bengaluru.

Subsequently, the Service Provider and EEPL agreed to a revised prepayment mechanism pursuant to a letter dated November 18, 2020. It was agreed that upon payment of ₹7.77 billion, all the definitive agreements executed between parties, except the operations and management agreement, shall be terminated and result in the release of the security interest over the EEPL assets. Pursuant to a letter dated December 11, 2020, the entire prepayment amount of ₹7.77 billion has been paid by EEPL towards full and final settlement and the Service Provider has confirmed that there are no dues payable under the deferment payment agreement. The operations and management agreement with the Service Provider was subsequently terminated.

The NCLT, Bengaluru has disposed off this matter on March 8, 2022. The Service Provider has filed an appeal against the order of the NCLT Bengaluru before the NCLAT, Chennai. The NCLAT has dismissed the appeal pursuant to an order dated June 16, 2023. Further, an appeal has been filed by the Service Provider before the Supreme Court of India. Additionally, the Service Provider has submitted an application to the District Legal Service Authority requesting for pre-institution mediation with EEPL and the pre-mediation has failed and a non-starter report was filed. Further, the Service Provider has initiated a suit before the Additional City Civil and Sessions Judge, Commercial Court, Bengaluru. The matter is currently pending.

(iii) Criminal Proceedings

A First Information Report (“**FIR**”) for offences under various sections of the Indian Penal Code, 1860 was registered by Deonar Police Station against EEPL, Mr. Jitendra Virwani, Mr. Karan Virwani and another person at the instance of a representative of Sterling Wilson Renewable Energy Private Limited (“**SWREL**”). SWREL under the FIR has claimed that EEPL has not made balance payments to SWREL for its services as a third party contractor, thereby resulting in loss to SWREL. Further, charge sheet was filed on November 2024 before the 47th Chief Metropolitan Magistrate Court, Esplanade, Mumbai. The matter is currently pending. Mr. Jitendra Virwani and Mr. Karan Virwani have also filed a Criminal Revision Application before the High Court of Bombay for modification of the bail conditions. The matter is currently pending.

EEPL, Mr. Jitendra Virwani and Mr. Karan Virwani have filed a criminal writ petition before the High Court of Bombay against the State of Maharashtra and the representative of SWREL praying, inter-alia, to quash and set aside the FIR, which was subsequently transferred to the Economic Offence Wing. On November 10, 2025, the criminal writ petition was withdrawn before the High Court of Bombay. Further, a criminal revision application was filed by EEPL, Mr. Jitendra Virwani and Mr. Karan Virwani before the High Court of Bombay against the State of Maharashtra and the representatives of SWREL against the FIR and the chargesheet. The matter is currently pending.

C. GLSP

Regulatory Proceedings

GLSP and its occupier have received a notice in 2017 from the Karnataka State Pollution Control Board stating that the sewage treatment plant at Embassy Golflinks was inspected by the relevant officials and was found to not be operating in accordance with the standards stipulated pursuant to an order passed by the National Green Tribunal and a public notice issued by the Karnataka State Pollution Control Board detailing revised standards required to be adopted for such plants in 2017. GLSP was called upon to show cause as to why action should not be initiated against it under the Water (Prevention and Control of Pollution) Act, 1974 and related legislations within 30 days from the date of the notice. Golflinks Embassy Business Park Management Services



Statutory Disclosures Section (Contd..)

LLP has responded to the notice stating that it is in the process of complying with the observations and requesting for a period of six to seven months for compliance and to grant consent. Golflinks Embassy Business Park Management Services LLP has informed the Karnataka State Pollution Control Board of completion of upgradation work in relation to the sewage treatment plants pursuant to a letter dated September 10, 2020.

D. VTPL

Regulatory Proceedings

- (a) VTPL has received a demand note dated August 14, 2020, from the Bangalore Water Supply and Sewerage Board for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. VTPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging the government order dated February 12, 2016 and the demand note issued against VTPL and seeking to, inter-alia, (i) quash the demand notice dated August 14, 2020; and (ii) issue of no-objection certificate to VTPL. Pursuant to an order dated November 17, 2020, the High Court of Karnataka granted an ad-interim stay on the demand notice dated August 14, 2020 in relation to certain charges and instructed VTPL to pay the prescribed fee for issuance of no objection certificate, which has been paid. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. VTPL has filed an appeal against the order dated April 22, 2024.
- (b) VTPL has received a demand note dated September 29, 2020 from the Bangalore Water Supply and Sewerage Board for a payment in relation to issuance of a no-objection certificate for a proposed project office building on land parcel. VTPL has filed a writ petition before the Karnataka High Court against State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging the government order dated February 12, 2016 and the demand note against VTPL seeking to, inter-alia, (i) quash the demand notice dated September 29, 2020; and (ii) issue of no-objection certificate to

VTPL. Pursuant to an order dated November 30, 2020, the High Court of Karnataka granted an ad-interim stay on the demand notice dated September 29, 2020 in relation to certain charges and instructed VTPL to pay the prescribed fee for issuance of no objection certificate, which has been paid pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. VTPL has filed an appeal against the order dated April 22, 2024.

- (c) VTPL has received a demand note dated May 4, 2024 from the Bangalore Water Supply and Sewerage Board for a payment in relation to issuance of a no-objection certificate for a proposed project office building on land parcel. VTPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated February 12, 2016 and the demand noted dated May 4, 2024 issued against VTPL and seeking to, inter-alia, (i) quash the demand notice dated May 4, 2024; and (ii) issuance of no-objection certificate to VTPL.
- (d) The Department of Stamps and Registrations, Government of Karnataka, had issued notices dated July 18, 2022 to VTPL and SIPL ("Respondents"), alleging that there are shortfall in the stamp duty and registration fees paid in relation to a sale deeds executed between the Respondents. The Respondents have submitted their objection to the notices. The matter is currently pending.

E. ECPL

Regulatory Proceedings

- (a) ECPL has received a demand note dated June 16, 2020 from the BWSSB (the "Demand Notice") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. ECPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Notice and seeking order to, inter-alia, (i) quash the Demand Notice; and (ii) issue the no-objection certificate to ECPL. Pursuant to an

order dated November 13, 2020, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges, and instructed ECPL to pay the remaining sum of monies to BWSSB. Accordingly, ECPL has made the requisite payment thereunder and received the NOC from BWSSB. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. ECPL has filed an appeal against the order dated April 22, 2024. Further, a notice dated March 18, 2025 has been issued by BWSSB requesting ECPL to make payments amounting to (i) 15% of the advance probable pro rata charges and (ii) beneficiary capital contribution charges.

- (c) ECPL has received a demand note dated November 21, 2023 from the BWSSB (the "Demand Notice") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. ECPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Notice and seeking order to, inter-alia, (i) quash the Demand Notice; and (ii) issue the no-objection certificate to ECPL. Pursuant to an order dated January 16, 2024, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges, and instructed ECPL to pay the remaining sum of monies to BWSSB. ECPL has made the requisite payments and received the no-objection certificate from the BWSSB. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. ECPL has filed an appeal against the order dated April 22, 2024.

F. Manager and its Associates

Other Material Litigation

- (a) The claimants being the shareholder of Embassy Commercial (Whitefield) Private Limited ("Embassy Whitefield") have initiated arbitration in August 2024 before the Singapore

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

- (b) An application dated January 15, 2025 for emergency interim relief ("Interim Application") was filed before the Singapore International Arbitration Centre ("SIAC") by certain former third-party shareholders of VTPL ("Claimants") against Axis Trustee Services Limited ("Trustee") and Embassy Office Parks Management Services Private Limited ("Manager") (Trustee and Manager collectively referred to as "Respondents"), in relation to the share purchase agreement dated November 17, 2020 ("SPA") among the Claimants and the Respondents (on behalf of Embassy REIT). The Interim Application alleged that the SPA



Statutory Disclosures Section (Contd..)

was void, inter alia, since (i) the Claimants were allegedly not aware that a land parcel located admeasuring 1 acre 9 guntas (inclusive of 3 guntas of kharab) within the ETV Project campus and owned by VTPL since 2004, was proposed to be transferred to Embassy REIT as part of the acquisition of 100% of the equity share capital of VTPL by Embassy REIT in 2020 pursuant to the SPA; and (ii) the SPA allegedly defeated certain provisions of law. The Application was rejected by SIAC pursuant to an order dated January 16, 2025.

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

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

- (c) An application has been filed by third parties being the shareholder of Embassy Whitefield against Embassy Whitefield, VTPL, Manager and others (including Embassy Sponsor) in May 2025 before the National Company Law Tribunal, Bengaluru under section 213(a) of the Companies Act, 2013 requesting for investigation into the affairs of Embassy Whitefield and the actions of the other respondents in connection with the operations of Embassy Whitefield. The matter is currently pending.
- (d) An application have been filed by third parties being the erstwhile shareholders of VTPL before the National Company Law Tribunal, Bengaluru against the Manager, VTPL and others in August, 2025 for re-opening of the books of accounts and recasting the financial

statements under section 130 of the Companies Act, 2013 in relation suppression of information and fraudulent integration of land admeasuring 1 acre 6 guntas (excluding 3 guntas of kharab). The National Company Law Tribunal, Bengaluru vide order dated 26 September 2025, stated that since maintainability of the petition has been raised, to hear only VTPL and Manager at this stage. The matter is pending hearing.

Save and except as disclosed in the Litigation Section, The Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors) do not have any regulatory actions or other material civil/ commercial litigation pending against them. For the purposes of civil/commercial matters against the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors), matters exceeding ₹58.03 million (being 5% of the standalone total revenues (income) of the Manager for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of the Embassy REIT have been considered material. Except as disclosed below, there are no outstanding proceedings involving the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors).

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

The Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors) do not have any regulatory actions or other material civil/ commercial litigation pending against them. For the purposes of civil/commercial matters against the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors), matters exceeding ₹58.03 million (being 5% of the standalone total revenues (income) of the Manager for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of the Embassy REIT have been considered material. Except as disclosed below, there are no outstanding proceedings involving the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors).

Criminal litigation

Two separate petitions have been filed under the Motor Vehicles Act, 1988 against the Manager. The petitioners have claimed monetary compensation for injuries sustained by them due to an accident

which allegedly involved certain employees of the Manager. These matters are currently pending.

Regulatory action

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

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

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

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

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

A show cause notice dated May 30, 2025 ("SCN") was issued by SEBI to Embassy Office Parks Management Services Private Limited ("Company") and Axis Trustee Services Limited ("Trustee"), in connection with an order passed by the National Financial Reporting Authority against, inter-alia, the erstwhile Chief Executive Officer of the Company ("NFRA Order"). The SCN alleges (i) violations of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Company's view on the 'fit and proper' status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days), by the Company and

(ii) failure of the Trustee to oversee the Company and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations. The Company filed has filed a settlement application with SEBI in relation to the SCB on June 16, 2025 and the matter is currently outstanding.

Other matters

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

IV Material litigation and regulatory action pending against Embassy Sponsor

With respect to Embassy Sponsor, details of all pending regulatory actions and criminal matters against Embassy Sponsor have been disclosed. For the purpose of pending civil/ commercial matters against Embassy Sponsor matters exceeding ₹1616.01. million (being 5% of the consolidated total revenues (income) of Embassy Sponsor for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Embassy Sponsor from the perspective of the Embassy REIT has been disclosed. Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/ commercial matters against Embassy Sponsor as of November 14, 2025.

(i) Criminal Litigation

- (a) A charge sheet has been filed by the Central Bureau of Investigation against various individuals and the companies including Embassy Realtors Private Limited (which subsequently merged with Embassy Sponsor) and its founder, Jitendra Virwani in 2014, who have been named as accused number 12 and 11 respectively. As part of allegations made against the various others accused, there have also been allegations of corruption and



Statutory Disclosures Section (Contd..)

irregularities in 2004 with relation to certain land development and housing projects awarded by the Government of Andhra Pradesh and the Andhra Pradesh Housing Board to a consortium in which, Embassy Realtors Private Limited, was holding a minority stake. The offences alleged against Embassy Sponsor and Jitendra Virwani are under the Indian Penal Code, 1860, including, inter-alia, Sections 120 (b) & 420. Jitendra Virwani filed a criminal petition in the High Court of Telangana and Andhra Pradesh seeking an interim order of stay against the proceedings in the trial court; the High Court has exempted the personal appearance of Jitendra Virwani instead of staying the further proceedings. Subsequently, Embassy Sponsor has filed a criminal petition in the High Court of Telangana and Andhra Pradesh in 2016 seeking to inter-alia quash the proceedings pending before the Special Court for CBI cases at Hyderabad. An interim order of stay has been granted by the High Court in favour of Embassy Sponsor in this regard until the date of the next hearing and the said criminal petitions were withdrawn by Embassy Sponsor and Jitendra Virwani on January 7, 2022. Jitendra Virwani and Embassy Sponsor, have filed discharge applications before the Principal Special Judge for CBI Cases, Hyderabad in 2022 and applications are pending for hearing. Embassy Sponsor and Jitendra Virwani were also named as respondents in proceedings initiated by the Directorate of Enforcement under the Prevention of Money Laundering Act, 2002 in relation to the same subject matter and an order for the provisional attachment of certain movable assets of Embassy Sponsor and Jitendra Virwani was passed in January 2018. The Adjudicating Authority has in June 2018 passed an order to the effect that such alleged assets were not involved in the money laundering and has revoked the attachment of such assets. The Directorate of Enforcement has filed an appeal before the Appellate Tribunal at New Delhi and the Appellate Tribunal has dismissed the Appeal filed by the Enforcement Directorate and confirmed the orders passed by the Adjudicating Authority. Aggrieved by the Orders passed by the Appellate Tribunal at New Delhi, the Enforcement Directorate has filed an appeal before the High Court of Telangana at Hyderabad and the said Appeal is pending before the High Court at Hyderabad.

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

(ii) Regulatory Proceedings

- (a) The Deputy Commissioner (Registration) and District Registrar, Bengaluru has by an order passed in 2017 directed Embassy Sponsor to

make payment of stamp duty of ₹93.22 million and registration fee of ₹16.50 million pertaining to a sale agreement for residential properties in Bengaluru. Embassy Sponsor filed an appeal before the Karnataka Appellate Tribunal, Bengaluru ("KAT") in 2018 challenging the order which was dismissed in 2019. The KAT directed Embassy Sponsor to pay an amount of ₹100.97 million. Embassy Sponsor has filed a writ petition before the High Court of Karnataka challenging the orders passed by the KAT and High Court has granted an interim order of stay against the order of the KAT.

- (b) The Sponsor has filed a writ petition against the order dated March 12, 2018 passed in an execution petition by the Additional City Civil and Sessions Judge, Mayo Hall unit, Bangalore in respect of the alleged payment of differential stamp duty by the decree holders in relation to registration of sale deed of Embassy Espana project.
- (c) A third party individual has filed an application before the National Green Tribunal, Chennai in 2015 against the State of Karnataka, and several other builders including Embassy Sponsor, alleging that builders are polluting the Bellandur lake and surrounding environment by discharging effluents in the lake, around which they are developing residential and commercial projects. The matter is currently pending for hearing.
- (d) The Maharashtra Pollution Control Board pursuant to a notice in 2011 has filed a criminal case in 2012 before the Chief Judicial Magistrate Court, Pune against Embassy Sponsor and another accused for violating environmental laws by carrying out construction at plot no. 3, Rajiv Gandhi Infotech Park, Pune without obtaining prior clearance. The court issued summons in 2012, against which Embassy Sponsor has filed a criminal writ petition in the Bombay High Court.
- (e) In 2015, Embassy Sponsor filed an application with the Bangalore Development Authority ("BDA") for the issue of a development plan in relation to certain property owned by MPPL. The BDA issued the development plan. Subsequently, the Embassy Sponsor as the co-developer of the property filed an application with the BDA for a modified development plan in connection with the use of TDR rights. In

February 2020, the Karnataka state government issued amendments to the relevant regulations in relation to levy of fees, cess and surcharges for modified development plans. Subsequently, the BDA issued two demand notices dated September 24, 2020 to the Embassy Sponsor to pay ₹121 million towards various charges in connection with the modified development plan. The Embassy Sponsor has filed a writ petition against the State of Karnataka and others before the High Court of Karnataka, inter-alia, to set aside the demand notices issued by the BDA and declare the amendments as ultra vires. Subsequently, BDA issued a letter dated March 10, 2021 to Embassy Sponsor. On March 17, 2021, Embassy Sponsor has paid ₹0.04 million to the BDA towards issuance of modified development plan. The matter is currently pending.

- (f) The Embassy Sponsor received demand notices dated January 13, 2021 and October 7, 2021 from BBMP towards ground rent and other charges for the purposes of issuing occupancy certificate at certain properties owned by Embassy Sponsor. The Embassy Sponsor has filed two separate writ petitions against State of Karnataka before the High Court of Karnataka, inter alia to set aside the demand notices issued by BBMP. On March 30, 2021 the High Court of Karnataka has passed a stay against the demand notices. However, demand with respect to (i) scrutiny fee and license fee shall be stayed only to excess of 50% of the demand (ii) security deposit shall be paid at the rate specified i.e. ₹25/- per square meter and (iii) stay on administrative charges. The High Court has indicated that the payments need to be made within four weeks, pursuant to which BBMP will issue the occupancy certificate.
- (g) A third party petition is filed before the Karnataka Land Grabbing Special Court alleging that the Sponsor has encroached a rajakaluve land (stream water line) and constructed villas over the encroached land. The petitioners have prayed for restoration rajakaluve land (stream water line) among other reliefs. The matter is currently pending.
- (h) A third party has filed a writ petition before the High Court of Karnataka for quashing the orders dated November 30, 2019 passed by the Deputy Commissioner, Bangalore district (the "Deputy Commissioner"). The Deputy Commissioner had ordered, for shifting and



Statutory Disclosures Section (Contd..)

straightening a stream of nala, exercising his powers under the Karnataka Land Revenue Act, 1964 and Karnataka Land Grant Rules, 1969 in favour of the Sponsor. The matter is currently pending.

- (i) EPDPL has received a demand notes dated August 4, 2021, from the Bangalore Water Supply and Sewerage Board for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. EPDPL had filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging the government order dated February 12, 2016 and the demand note issued against EDPL and seeking to, inter-alia, (i) quash the demand notice dated August 4, 2021; and (ii) issue of no-objection certificate to EPDPL. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. EPDPL has filed an appeal against the order dated April 22, 2024.

- (j) EPDPL has received a demand note dated February 16, 2022, from the Bangalore Water Supply and Sewerage Board for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. EPDPL had filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging the government order dated February 12, 2016 and the demand note issued against EDPL and seeking to, inter-alia, (i) quash the demand notice dated February 16, 2022; and (ii) issue of no-objection certificate to EPDPL. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. EPDPL has filed an appeal against the order dated April 22, 2024

(iii) Other Material Proceedings

Third parties have filed a commercial original suit before the Commercial Court, Bengaluru against Embassy Sponsor and others in 2022 claiming 50% shareholding in Embassy East Business Park Private Limited. NAM Estates one of the respondents filed an interim application seeking rejection of the plaint. The Commercial Court vide order dated May 24, 2022, dismissed the interim application. The matter is currently pending. NAM Estates has filed a writ petition before the High Court of Karnataka to set aside the order dated May 24, 2022 passed by the Commercial Court. The matter is currently pending.

- (a) Additionally, the third parties filed two writ petitions before the High Court of Karnataka against Embassy Sponsor and others seeking to quash the KIADB order dated September 3, 2024. The High Court of Karnataka dismissed the writ petitions vide order dated 30 October 2024. Further, the third parties have filed two appeals to set aside the order of the High Court of Karnataka dated 30 October 2024. The High Court of Karnataka has vide order dated February 5, 2025 referred the disputes arising out of the commercial original suit to mediation.
- (b) The third parties have also filed a writ petition before the High Court of Karnataka in 2025 against Embassy Sponsor and others to quash the sub lease permission provided by KIADB in relation to a portion of the land owned by Embassy East Business Park being in violation of the lease cum sale agreement.

V. Material litigation and regulatory action pending against the Associates of Embassy Sponsor

With respect to the Associates of Embassy Sponsor, details of all pending regulatory actions and criminal matters against the Associates of Embassy Sponsor have been disclosed. For the purpose of pending civil/ commercial matters against Associates of Embassy Sponsor, matters exceeding ₹1616.01 million (being 5% of the consolidated total revenues (income) of Embassy Sponsor for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the relevant entity from the perspective of the Embassy REIT has been disclosed. Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/ commercial matters against the Associates of Embassy Sponsor as November 14, 2025.

(i) Regulatory Proceedings

- (a) J.V. Holdings Private Limited has received a notice in 2014 from the RBI to show cause why action should not be initiated against it for doing business as an NBFC in violation of the Reserve Bank of India Act, 1934. The company filed its reply to the RBI and the RBI in 2016 directed it to either merge with another NBFC, wind up its business or register as an NBFC. The RBI also directed the company in 2017 to exit partnerships it is invested in to qualify as a core investment company. In 2018, the RBI has asked J.V. Holdings Private Limited to submit its response on the status of complying with the notice. The company has replied to the RBI stating that it has commenced provision of marketing services and that the proposed income from such business activity will be such that the company will not be an NBFC by March 31, 2019. The company has ceased undertaking non-banking financial business as on March 31, 2019 and has not received any further communication in this regard from RBI.
- (b) Udhyan Investments Private Limited has received a notice in 2015 from the RBI to provide clarifications to determine whether it is an NBFC. The company clarified that it does not qualify as an NBFC. The company has not received any further communication in this regard from RBI.
- (d) Mac Charles has filed a writ petition with the High Court of Karnataka challenging the demand notice issued by BWSSB for advance probable pro rata charges and treated water charges for construction, as a pre-requisite condition for issuance of the no objection certificate for a proposed project. The High Court of Karnataka has granted an interim stay order against the demand notice and directed BWSSB to issue the no objection certificate by accepting administration fees and scrutiny fees and the demand notice will be subject to the outcome of the writ petition. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. Mac Charles has filed an appeal against the order dated April 22, 2024.

- (e) Embassy East has filed a writ petition with the High Court of Karnataka challenging the demand notice issued by BWSSB for advance probable pro rata charges and treated water charges for construction, as a pre-requisite condition for issuance of the no objection certificate for a proposed project. The High Court of Karnataka has granted an interim stay order against the demand notice and directed BWSSB to issue the no objection certificate by accepting administration fees and scrutiny fees and the demand notice will be subject to the outcome of the writ petition. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. Mac Charles has filed an appeal against the order dated April 22, 2024.

(ii) Other Material Litigation

A third party filed a petition before the Indian Council for Arbitration against Concord India Private Limited for resolution of a dispute in respect of a memorandum of understanding between the third party and Concord India Private Limited entered into in 1999 in respect of joint development of 78 acres of land situated at Kadugodi plantation. The petitioner has claimed that they are entitled to develop the land, whereas Concord India Private Limited has stated that the petitioner is not entitled to any relief since the memorandum of understanding was terminated. The arbitral tribunal passed an award in favour of Concord India Private Limited dismissing the petition filed by the petitioner. Aggrieved by the award passed by the arbitral tribunal, the petitioner filed a suit before the City Civil Court at Bengaluru in 2019 challenging the said award and the said suit is pending for consideration. The suit filed by the petitioner was dismissed on August 29, 2022 and aggrieved by the said order the petitioner has filed a commercial appeal.

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

The Blackstone Sponsor, its Associate and Blackstone Sponsor Group do not have any regulatory actions, criminal matters, or material civil/ commercial litigation, i.e., in excess of USD 39,599 million (being 5% of the consolidated total revenues (income) of the Blackstone Sponsor for the calendar year ended December 31, 2024) or any proceedings

Statutory Disclosures Section (Contd..)

where the amount is not determinable but the proceeding is considered material by the relevant entity from the perspective of the Embassy REIT pending against them.

VII. Material litigation and regulatory action pending against the Trustee

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

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

Also, there are “Nil” criminal litigation filed by ATSL or against ATSL in its own corporate capacity i.e., not in its capacity as a debenture trustee/ security trustee/ other trustee.

With respect to Criminal Actions filed against ATSL, there in one pending criminal litigation against ATSL in its capacity as Debenture Trustee acting on behalf of debenture holder where no reliefs have been sought against ATSL. This case was filed in the month of May 2025. Details of case are as follows- Ganesh Benzoplast Ltd & Ors. v. State & Anr. CRL MC 3751 of 2025, before Hon’ble High Court of Delhi.

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

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

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

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

VIII. Taxation Proceedings

Details of outstanding direct tax, indirect tax and property tax matters against the Relevant Parties as of November 14, 2025 are as follows:

Nature of the Case	Number of Cases	Amount involved (in ₹million)
Embassy REIT (Asset SPVs and Investment Entity)		
Direct Tax	24	274.70
Indirect Tax	31	772.91
Property Tax	4	3124.96
Embassy Sponsor – EPDPL		
Direct Tax	14	252.49
Indirect Tax	1	122.88
Property Tax	Nil	Nil
Key Persons (Board of Directors) of the Embassy Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Blackstone Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Key Persons (Board of Directors) of the Blackstone Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Manager – EOPMSPL		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Blackstone Sponsor Group		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Associates of the Manager*		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Associates of the Embassy Sponsor		
Direct Tax	23	442.73
Indirect Tax	7	175.77
Property Tax	Nil	Nil
Associates of the Blackstone Sponsor#		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Trustee - Axis Trustee Services Limited		
Direct tax	1	Contingent Liabilities towards Income Tax matter amount to Rs. 325.49* Lakhs (Gross). *(of which Rs. 1,23,73,880 /- is adjusted in the subsequent intimation orders)
Indirect tax	0	Nil
Property tax	0	Nil

#Excludes the Manager
^ Excludes the Manager and the Blackstone Sponsor Group
* Excludes Associates of the Embassy Sponsor and the Blackstone Sponsor.



Statutory Disclosures Section (Contd..)

15. Risk factors

Risk related to our organisation and structure

1. The Portfolio has certain liabilities, which if realised may impact the trading price of the units, our profitability and our ability to make distributions.
2. We have incurred external debt at Embassy REIT level. Additionally, we may incur further debt and a significant amount of such future debt may be utilised in the operation and development of our business. Consequently, our cash flows and operating results could be adversely affected by required repayments or related interest and other risks of our debt financing. Our inability to service debt may impact distributions to Unitholders.
3. We do not provide any assurance or guarantee of any distributions to the Unitholders. We may not be able to make distributions to Unitholders and the level of distributions may decrease. Our historical distributions may not be indicative of future distributions.
4. The REIT Regulations impose restrictions on the investments made by us and require us to adhere to certain investment conditions, which may limit our ability to acquire and/or dispose of assets or explore new opportunities. The laws governing REITs in India are evolving and relatively untested.
5. The holding and financing structure of the Portfolio may not be tax efficient.

Risks Related to our business and industry

1. Our business is dependent on the Indian economy and financial stability in Indian markets, and any slowdown in the Indian economy or in Indian financial markets could have a material adverse effect on our business.
2. We are subject to risks associated with pandemics or other public health crisis, which could materially and adversely affect us. Due to COVID-19, certain tenants at our office parks had limited the number of their operating staff and hours, while others announced 'work-from home' measures. The resurgence of COVID-19 could lead to tenants suspending operations at our properties. Since the normalisation of COVID-19, there has been tenant uncertainty regarding office space needs given evolving

remote and hybrid working trends which began with the COVID-19 pandemic, which has resulted in a decreased demand for office space in certain places. Our operations and financial performance could be materially and adversely impacted as the result of the future emergence of new variants of COVID-19, or another pandemic or other public health crisis, and any related shutdowns or other significant business disruptions.

3. We have a limited operating history and may not be able to operate our business successfully or generate sufficient cash flows to make or sustain distributions.
4. A significant portion of our revenues is derived from a limited number of large tenants, multinational tenants, tenants in the technology and financial services sectors and from a few integrated office parks and cities. Any conditions that impact these tenants, sectors, parks or cities may adversely affect our business, results and financial condition.
5. Tenant leases across our Portfolio are subject to the risk of non-renewal, non-replacement or early termination. Further, vacant properties could be difficult to lease, which could adversely affect our revenues.
6. Our business and profitability are dependent on the performance of the commercial real estate market in India generally and any fluctuations in market conditions may have an adverse impact on our financial condition.
7. As GLSP does not qualify as an Asset SPV under the REIT Regulations, it is not required to comply with the mandatory distribution requirements under the REIT Regulations.
8. The valuation reports obtained for our Portfolio are based on various assumptions and may not be indicative of the true value of our assets.
9. We have in the past recognised impairment losses and may be required to record significant changes to the earning in the future when we review our Portfolio for potential impairment.
10. Our contingent liabilities could adversely affect our financial condition, results of operations and cash flows.

11. We rely on third party operators to successfully operate and manage certain Portfolio Assets. Our results of operations may be adversely affected if we fail to effectively oversee the functioning of third-party operators.
12. Compliance with, and changes in, applicable laws (including without limitation environmental laws and regulations) could adversely affect the development of our properties and our financial condition.
13. If we are unable to maintain relationships with other stakeholders in our Portfolio, our financial conditions and results of operation may be adversely affected.
14. We may incur losses as a result of unforeseen or catastrophic events, including the emergence of pandemics, terrorist attacks, extreme weather events, natural disasters or other widespread health emergencies that could create economic and financial disruptions, and could lead to operational difficulties (including travel limitations) that could impair/impact our ability to manage our businesses.
15. We are exposed to a variety of risks associated with safety, security and crisis management.
16. We may be unable to successfully grow our business in new markets in India, which may adversely affect our growth, business prospects, results of operations and financial condition.
17. We may be adversely affected if the Asset SPVs and/or Investment Entity are unable to obtain, maintain or renew all regulatory approvals that are required for their respective business.
18. Some of our Portfolio Assets are located on land leased from the MMRDA, MIDC, NOIDA and KIADB. The relevant Asset SPVs are required to comply with the terms and conditions provided in the respective lease agreements with such government bodies, failing which MMRDA, MIDC, NOIDA or KIADB, as the case may be, may, impose penalties, terminate the lease or take over the premises.
19. We have entered into material related party transactions, the terms of which may be unfavorable to us or could involve conflicts of interest. The Manager may face conflicts of interests in choosing our service providers, and certain service providers may provide services

to the Manager, Embassy Sponsor or the Blackstone Sponsor Group on more favourable terms than those payable by us.

20. Our solar operations are dependent on the regulatory and policy environment affecting the renewable energy sector in India.
21. Our Asset SPVs and the Investment Entity are subject to ongoing compliance requirements under various laws, and there have been certain past instances of non-compliance.
22. Some of our Portfolio Assets are located on land notified as SEZs and the Asset SPVs are required to comply with the SEZ Act and the rules made thereunder.
23. The title, leasehold rights and development rights or other interests over land where the Portfolio are located may be subject to legal uncertainties and defects, which may interfere with our ownership and/or leasehold rights of the Portfolio and result in us incurring costs to remedy and cure such defects.
24. There can be no assurance that we will be able to successfully complete future acquisitions or efficiently manage the assets we have acquired or may acquire in the future. Further, any of our acquisitions in the future may be subject to acquisition related risks.
25. There may be conflicts of interests between the Manager, Embassy Sponsor, the Blackstone Sponsor Group, the Blackstone Sponsor, the Trustee and/or their respective associates/ affiliates.
26. We may not be able to successfully meet working capital or capital expenditure requirements of our Portfolio Assets due to the unavailability of funding on acceptable terms.
27. We may invest in under construction real estate projects which may be adversely affected by delay in completion and cost overruns.
28. The audit report of our Statutory Auditors on the Consolidated Financial Statements may contain certain qualifications and matters of emphasis.
29. Our Portfolio Assets and the Investment Entity may be subject to increases in direct expenses and other operating expenses. Renovation work, repair and maintenance or physical damage to the Portfolio Assets and/or the assets of the



Statutory Disclosures Section (Contd..)

Investment Entity may disrupt our operations and collection of rental income or otherwise result in an adverse impact on our financial condition and results of operation.

30. We may be subject to certain restrictive covenants under our financing agreements that could limit our flexibility in managing our business or to use cash or other assets. The terms of such financing may limit our ability to make distributions to the Unitholders.
31. Recent disruptions in the financial markets and current economic conditions could adversely affect our ability to service existing indebtedness. We may require additional debt financing in order to continue to grow our business, which may not be available on acceptable terms, or at all.
32. The ROFO Deed entered into with Embassy Sponsor, in respect of certain identified existing assets and the potential future asset pipeline, is subject to various terms and conditions. Further, the Embassy Sponsor has in the past, and may in the future, undertake corporate restructuring exercises, which may continue to impact the potential future asset pipeline under the ROFO Deed. For instance, the terms of the ROFO Deed are not applicable to Embassy Developments Limited, which holds certain potential ROFO assets pursuant to restructuring
33. The brand "Embassy" is owned by Embassy Shelters Private Limited and licensed to us. Our license to use the "Embassy" trademark and logo may be terminated under certain circumstances and our ability to use the trademark and logo may be impaired. Further, for certain other Asset SPVs, we do not have registered trademarks in the name of the relevant SPVs.
34. We operate in a highly competitive environment and increased competitive pressure could adversely affect our business and the ability of the Manager to execute our growth strategy.
35. We may experience a decline in realised rent rates from time to time, which may adversely affect our business, results of operations, cash flows and distributions.
36. We may not be able to maintain adequate insurance to cover all losses we may incur in our business operations.

37. There is outstanding litigation and regulatory action involving Embassy Sponsor and its Associates that may adversely affect our business.
38. Our business may be adversely affected by the illiquidity of real estate investments.
39. Lease deeds with some of our tenants are not adequately stamped or registered, and consequently, we may be unable to successfully litigate over the said agreements in the future and penalties may be imposed on us.
40. Security and IT risks may disrupt our business, result in losses or limit our growth.
41. Foreign Account Tax Compliance withholding may affect payments on the Units for investors.
42. We expect to be classified as a passive foreign investment company for U.S. federal income tax purposes, which could result in materially adverse U.S. federal income tax consequences to U.S. investors in our Units.

Risks related to our relationships with the Sponsors and the Manager

1. We and parties associated with us are required to maintain the eligibility conditions specified under Regulation 4 of the REIT Regulations as well as the Certificate of Registration on an ongoing basis. We may not be able to ensure such ongoing compliance by Embassy Sponsor, the Blackstone Sponsor, the Manager, the Blackstone Sponsor Group and the Trustee, which could result in the cancellation of our registration.
2. Our Sponsors will be able to exercise significant influence over certain of our activities and the interests of the Sponsors may conflict with the interests of other Unitholders or the interests of the Sponsors may conflict with each other.
3. Conflicts of interest may arise out of common business objectives shared by the Manager, Embassy Sponsor, the Blackstone Sponsor, the Blackstone Sponsor Group and us.

Further, we may be subject to potential conflicts of interest arising out of our relationship with the Sponsor, Sponsor Group and their affiliates and the Manager, and may enter into transactions with related parties in the future and the Manager cannot assure you that such

potential conflicts of interest will always be resolved in favour of Embassy Office Parks REIT.

Our Manager has adopted the policy on related party transactions and conflicts of interest to mitigate such potential conflicts of interest instances.

4. Certain principals and employees may be involved in and have a greater financial interest in the performance of other real estate investments, projects and businesses of Embassy Group or Blackstone and such activities may create conflicts of interest in making investment decisions on our behalf.
5. We depend on the Manager and its personnel for our success. We may not find a suitable replacement for the Manager if the Investment Management Agreement is terminated or if key personnel cease to be employed by the Manager or otherwise become unavailable to us.
6. We depend on the Manager to manage our business and assets, and our results of operations, financial condition and ability to make distributions may be harmed if the Manager fails to perform satisfactorily, for which our recourse may be limited. In addition, the Manager provides leasing management services to assets held by the Embassy Sponsor, and may also provide property or leasing management services to third-party entities outside the Embassy REIT Assets in the future, which may lead to conflicts of interest with respect to similar services provided by the Manager to assets of the Embassy REIT.

Risks related to India

1. Our performance is linked to the stability of policies and the political situation in India.
2. Any downgrading of India's sovereign debt rating by a domestic or international rating agency could materially and adversely affect our ability to obtain financing and, in turn, our business and financial performance.
3. Significant differences exist between Ind AS and other accounting principles, such as IFRS, Indian GAAP and U.S. GAAP which may be material to your assessment of our financial condition, results of operations and cash flows.
4. It may not be possible for Unitholders to enforce foreign judgements.

5. Tax laws are subject to changes and differing interpretations, which may materially and adversely affect our operations and growth prospects.
6. Investors may be subject to Indian taxes arising out of capital gains on the sale of Units.
7. Land is subject to compulsory acquisition by the government and compensation in lieu of such acquisition may be inadequate.
8. We may be subject to the Competition Act, which may require us to receive approvals from the Competition Commission of India (CCI) prior to undertaking certain transactions.
9. Our ability to raise funding is dependent on our ability to raise capital through a fresh issue of Units and or our ability to raise debt on acceptable terms. Further, debt securities issued by us may not qualify as eligible securities that can be held by certain types of investors, and certain lenders may be unable to extend loans to us due to regulatory and other restrictions, which may make it more difficult for us to raise funds and may increase the cost of borrowings.

Risks related to the ownership of the Units

1. Trusts like Embassy REIT may be dissolved, and the proceeds from the dissolution thereof may be less than the amount invested by the Unitholders.
2. We are subject to ongoing reporting requirements as a listed entity. Requirements and other obligations of real estate investment trusts postlisting are still evolving. Accordingly, the level of ongoing disclosures made to and the protections granted to Unitholders may be limited as compared to those made to or available to the shareholders of a company that has listed its equity shares upon a recognised stock exchange in India.
3. Fluctuations in the exchange rate of the Indian Rupee with respect to other currencies will affect the foreign currency equivalent of the value of the Units and any distributions.
4. Unitholders are unable to request for the redemption of their Units.
5. The Units may experience price and volume fluctuations and there may not be an active or liquid market for the Units.



6. There can be no assurance on the trading price of the Units and the price of the Units may decline.
7. Any future issuance of Units by us or sale of Units by Embassy Sponsor or any of other significant Unitholders may materially and adversely affect the trading price of the Units. The Embassy Sponsor has pledged all their Units. We cannot assure you that we will not issue further Units or that the Unitholders, including the Embassy Sponsor, and other significant Unitholders, will not dispose of, pledge or otherwise encumber their Units.
8. Our rights and the rights of the Unitholders to recover claims against the Manager or the Trustee are limited.
9. NAV per Unit may be diluted if further issues are priced below the current NAV per Unit.
10. Compliance with the European Union Directive on Alternative Investment Fund Managers may increase administrative and regulatory burdens on the Manager and us

15. Information of the contact person of Embassy REIT

Ms. Vinitha Menon

Head - Company Secretary and Compliance Officer

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

T: +91 80 6935 4864

E: compliance@embassyofficeparks.com

16. Compliance under FEMA:

Embassy REIT has complied with the conditions prescribed for downstream investment in accordance with the applicable provisions of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019.

17. Auditor's report

Please refer to pages 222-223 and 280-281 of this report.

November 04, 2025

To,

The Board of Directors,

Embassy Office Parks Management Services Private Limited,

Manager to Embassy REIT.

Subject: Compliance Certificate as per Regulation 26B(5) of the SEBI (Real Estate Investment Trusts) Regulations, 2014.

- A. We have reviewed the financial statements and the cash flow statement for the quarter and half-year ended September 30, 2025, and that to the best of our knowledge and belief:
 1. These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading; and
 2. These statements together present a true and fair view of Embassy REIT's affairs as at and for the quarter and half-year ended September 30, 2025, and are in compliance with existing accounting standards, applicable laws and regulations.
- B. There are to the best of our knowledge and belief, no transactions entered into by Embassy Office Parks Management Services Private Limited, on behalf of Embassy REIT ("EOPMSPL"), during the quarter and half-year ended September 30, 2025, which are fraudulent, illegal or violative of Embassy REIT's code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of EOPMSPL pertaining to financial reporting and have disclosed to the Auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the Auditors and the Audit committee:
 1. Significant changes in internal control over financial reporting during the quarter and half-year ended September 30, 2025;
 2. Significant changes in accounting policies during the quarter and half-year ended September 30, 2025 and that the same have been disclosed in the notes to the financial statements; and
 3. Instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in EOPMSPL's internal control system over financial reporting of Embassy REIT.

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

Vinitha Menon
Compliance Officer

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer



Governance Reports

Format of report on Governance to be submitted by the Manager on quarterly basis

1. Name of REIT: Embassy Office Parks REIT
2. Name of the Manager: Embassy Office Parks Management Services Private Limited
3. Quarter ending: June 30, 2025

Composition of Board of Directors of the Manager									
Title	Name of the Director	PAN ^s & DIN	Category (Chairperson/ Executive/ Non- Executive/ Independent/ Nominee) ^a	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure ^a	Number of directorships in all Managers / Investments / InvIT and listed entities, including this Manager ^{**}	Number of Independent directorships in all Managers / Investments / InvIT and listed entities, including this Manager
Mr.	Jitendra Mohandas Virwani	PAN: AAVPV0738P DIN: 000276874	Chairperson - Non- Executive - Non- Independent Director	30/03/2017	-	-	-	3	0
Mr.	Aditya Virwani	PAN: AEDPV9640L DIN: 06480521	Non-Executive - Non-Independent Director	06/08/2018	-	-	-	3	0
Dr.	Anoop Kumar Mittal	PAN: AITPM3952E DIN: 05177010	Non-Executive - Independent Director	06/08/2023	06/08/2023	-	22 months	4	4
Mr.	Vivek Mehra	PAN: AAJPM8597Q DIN: 00101328	Non- Executive - Independent Director	09/06/2017	01/10/2021	-	96 months	6	8
Dr.	Punita Kumar-Sinha	PAN: DAXPS7631M DIN: 05229262	Non-Executive - Independent Director	06/08/2018	06/08/2023	-	82 months	5	3
Dr.	Ranjan Ramdas Pai	PAN: AGBPP2795G DIN: 00863123	Non-Executive - Independent Director	09/06/2017	01/10/2021	-	96 months	3	0
Mr.	Arvind Kathpalia	PAN: AAAPK19668 DIN: 02630873	Non-Executive - Non-Independent - Nominee Director	04/06/2024	-	-	-	2	0

Whether Regular chairperson appointed – Yes, Mr. Jitendra Virwani has been appointed as the Chairperson for the Board of Directors of the Manager for the Financial Year 2025-26

Whether Chairperson is related to managing director or CEO - No
**Computed as per Regulation 17A of the SEBI LODR Regulations.
\$PAN of any director would not be displayed on the website of Stock Exchange.
&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.
*to be filled only for Independent Director. Tenure would mean total period from which independent director is serving on Board of directors of the Manager in continuity without any cooling off period.
#includes a high-value debt listed entity

II. Composition of Committees					
Name of Committee	Whether Regular Chairperson appointed	Name of Committee members	Category (Chairperson / Executive / Non- Executive / Independent / Nominee) ^a	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	Mr. Vivek Mehra	Chairperson - Non-Executive - Independent Director	15-03-2018	-
		Dr. Anoop Kumar Mittal	Non-Executive - Independent Director	06-08-2023	-
		Dr. Ranjan Ramdas Pai	Non-Executive - Independent Director	15-03-2018	-
		Dr. Punita Kumar-Sinha	Non-Executive - Independent Director	06-08-2018	-
		Mr. Jitendra Mohandas Virwani	Non-Executive - Non-Independent Director	15-03-2018	-
4.Stakeholders' Relationship Committee	Yes	Dr. Ranjan Ramdas Pai	Chairperson - Non-Executive - Independent Director	15-03-2018	-
		Dr. Anoop Kumar Mittal	Non-Executive - Independent Director	06-08-2023	-
		Mr. Vivek Mehra	Non - Executive - Independent Director	15-03-2018	-
		Mr. Aditya Virwani	Non-Executive- Non-Independent Director	29-04-2025	-
3. Risk Management Committee	Yes	Mr. Vivek Mehra	Chairperson - Non-Executive - Independent Director	12-08-2019	-

^aCategory of directors means executive/non-executive/independent/nominee. If a director fits into more than one category write all categories separating them with hyphen.

III.Meeting of Board of Directors					
Date(s) of Meeting (if any) in the previous quarter (January-March 2025)	Date(s) of Meeting (if any) in the relevant quarter (April - June 2025)	Whether requirement of Quorum met [*]	Number of Directors present [*]	Number of independent directors' present [*]	Maximum gap between any two consecutive meetings (in number of days)
January 29, 2025	April 23, 2025 April 29, 2025	Yes	April 23, 2025 - 7 April 29, 2025 - 5	April 23, 2025 - 4 April 29, 2025 - 4	Number of days between January 29, 2025 and April 23, 2025 - 84 days Number of days between April 23, 2025 and April 29, 2025 - 6 days

*to be filled in only for the current quarter meetings.



Governance Reports (Contd..)

IV. Meeting of Committees					
Date(s) of meeting of the committee in the relevant quarter (April - June 2025)	Whether requirement of Quorum met (details)*	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter (January-March 2025)	Maximum gap between any two consecutive meetings in number of days**
Audit Committee					
April 29, 2025	Yes	April 29, 2025 - 4	April 29, 2025 - 4	January 29, 2025	Number of days between January 29, 2025 and April 29, 2025 - 90 days
Nomination and Remuneration Committee.					
April 29, 2025	Yes	April 29, 2025 - 3	April 29, 2025 - 3	January 29, 2025	Number of days between January 29, 2025 and April 29, 2025 - 90 days
Risk Management Committee					
April 29, 2025	Yes	April 29, 2025 - 4	April 29, 2025 - 4	No meeting held	Number of days between April 29, 2025 and October 24, 2024 - 187 days
Stakeholders' Relationship Committee					
No meeting held	NA	NA	NA	January 29, 2025	NA

*to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

V. Affirmations
The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014 - Yes
The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014:
a. Audit Committee - Yes
b. Nomination and Remuneration Committee - Yes
c. Stakeholders' Relationship Committee - Yes
d. Risk Management Committee - Yes

The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**

The meetings of the board of directors and the above committees of the Manager have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**

This report and/or the report submitted in the previous quarter has been placed before Board of Directors of the Manager. Any comments/ observations/advice of the Board of Directors may be mentioned here - **Yes, the previous report, filed for the quarter ended March 31, 2025, was placed before the Board of Directors of the Manager, at their meeting held on April 29, 2025. No comments/observations were received on the same. The current report filed for the quarter ended June 30, 2025 and Part C of Annexure 13 as referred to in Chapter 16 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 for the year ended March 31, 2025 filed on June 20, 2025 and July 02, 2025 will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name and Designation

Vinitha Menon

Head - Company Secretary and Compliance Officer A25036

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.

Format to be submitted by Manager within three months from the end of financial year

Affirmations		
Broad Heading	Regulation Number	Compliance Status (Yes/ No/ NA)
Copy of annual report of the REIT including balance sheet, profit and loss account, governance report, secretarial compliance report displayed on Website	26D, 26E and Master Circular	Yes
Presence of Chairperson of Audit Committee at the Annual Meeting of Unitholders	26A	NA*
Presence of Chairperson of the Nomination and Remuneration Committee at the Annual Meeting of Unitholders	26A	NA*
Presence of Chairperson of the Stakeholder Relationship committee at the Annual Meeting of Unitholders	26A	NA*
Whether "Governance Report" and "Secretarial Compliance Report" disclosed in Annual Report of the REIT	26D and 26E	Yes

Note

- In the column "Compliance Status", compliance or non-compliance may be indicated by Yes/No/N.A.
- If status is "No" details of non-compliance may be given here.
- If the Manager would like to provide any other information the same may be indicated here - *Pursuant to Regulation 22(3) of the SEBI REIT Regulations, the Annual Meeting of unitholders of the REIT is required to be conducted within 120 days from the end of the financial year. Further, the timeline for submission of Part C of the Compliance Report on Corporate Governance is within three months from the end of the financial year. Embassy REIT's Annual Meeting for FY2024- 25 is scheduled to be held on July 02, 2025. Since the Compliance Report is required to be filed on or before June 30, 2025, we have indicated the compliance status as 'NA' with respect to the Annual Meeting. The relevant details with regard to the Annual Meeting will be updated and communicated upon conclusion of the Annual Meeting.

Name and Designation

Vinitha Menon

Head - Company Secretary and Compliance Officer A25036



Governance Reports (Contd..)

Format to be submitted by Manager within three months from the end of financial year

Affirmations		
Broad Heading	Regulation Number	Compliance Status (Yes/ No/ NA)
Copy of annual report of the REIT including balance sheet, profit and loss account, governance report, secretarial compliance report displayed on Website	26D, 26E and Master Circular	Yes
Presence of Chairperson of Audit Committee at the Annual Meeting of Unitholders	26A	Yes
Presence of Chairperson of the Nomination and Remuneration Committee at the Annual Meeting of Unitholders	26A	Yes
Presence of Chairperson of the Stakeholder Relationship committee at the Annual Meeting of Unitholders	26A	Yes
Whether “Governance Report” and “Secretarial Compliance Report” disclosed in Annual Report of the REIT	26D and 26E	Yes

Note

- In the column “Compliance Status”, compliance or non-compliance may be indicated by Yes/No/N.A.
- If status is “No” details of non-compliance may be given here.
- If the Manager would like to provide any other information the same may be indicated here

Name and Designation

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Format of report on Governance to be submitted by the Manager on quarterly basis

- Name of REIT: Embassy Office Parks REIT
- Name of the Manager: Embassy Office Parks Management Services Private Limited
- Quarter ending: September 30, 2025

I. Composition of Board of Directors of the Manager											
Title	Name of the Director	PAN* & DIN	Category (Chairperson/ Executive/ Non- Executive/ Independent/& Nominee) &	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	Number of directorships in all Managers / Investment Managers of REIT and listed entities, including this Manager**	Number of Independent directorships in all Managers / Investment Managers of REIT and listed entities, including this Manager	Number of memberships in Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)
Mr.	Jitendra Mohandas Virwani	PAN: AAVPV0738P DIN: 00027674	Chairperson - Non-Executive - Non-Independent Director	30/03/2017	-	-	-	4#	0	4	0
Mr.	Aditya Virwani	PAN: AEDPV9640L DIN: 06480521	Non-Executive - Non-Independent Director	06/08/2018	-	-	-	4#	0	4#	0
Dr.	Anoop Kumar Mittal	PAN: AITPM3952E DIN: 05177010	Non-Executive - Independent Director	06/08/2023	06/08/2023	-	25 months	6	6	8	1
Mr.	Vivek Mehra	PAN: AAIPM8597Q DIN: 00101328	Non- Executive - Independent Director	09/06/2017	01/10/2021	-	99 months	6	6	8	4
Dr.	Punita Kumar-Sinha	PAN: DAXPS7631M DIN: 05229262	Non-Executive - Independent Director	06/08/2018	06/08/2023	-	85 months	5#	5	9	2



I. Composition of Board of Directors of the Manager									
Title	Name of the Director	PAN ^s & DIN	Category (Chairperson/ Executive/ Non- Executive/ Independent/ & Nominee) &	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	Number of directorships in all Managers / Investment Managers of REIT and listed entities, including this Manager**	Number of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager
Dr.	Ranjan Ramdas Pai	PAN: AGBPP2795G DIN: 00863123	Non-Executive - Independent Director	09/06/2017	01/10/2021	-	99 months	3	2
Mr.	Arvind Kathpalia	PAN: AAAAPK1966B DIN: 02630873	Non-Executive - Non-Independent - Nominee Director	04/06/2024	-	-	3#	0	2

Whether Regular chairperson appointed – **Yes, Mr. Jitendra Virwani has been appointed as the Chairperson for the Board of Directors of the Manager for the Financial Year 2025-26**

Whether Chairperson is related to managing director or CEO – **No**

**Computed as per Regulation 17A of the SEBI LODR Regulations.

^sPAN of any director would not be displayed on the website of Stock Exchange.

^sCategory of directors means non-independent/independent/nominee. If a director fits into more than one category write all categories separating them with hyphen.

^{*}to be filled only for Independent Director. Tenure would mean total period from which independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

[#]includes a high-value debt listed entity.

II. Composition of Committees					
Name of Committee	Whether Regular Chairperson appointed	Name of Committee members	Category (Chairperson / Executive / Non- Executive / Independent / Nominee) ^a	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	Mr. Vivek Mehra	Chairperson - Non-Executive - Independent Director	15-03-2018	-
		Dr. Anoop Kumar Mittal	Non-Executive - Independent Director	06-08-2023	-
		Dr. Ranjan Ramdas Pai	Non-Executive - Independent Director	15-03-2018	-
		Dr. Punita Kumar-Sinha	Non-Executive - Independent Director	06-08-2018	-
		Mr. Jitendra Mohandas Virwani	Non-Executive - Non-Independent Director	15-03-2018	-
2. Nomination and Remuneration Committee	Yes	Dr. Ranjan Ramdas Pai	Chairperson - Non-Executive - Independent Director	15-03-2018	-
		Dr. Anoop Kumar Mittal	Non-Executive - Independent Director	06-08-2023	-
		Mr. Vivek Mehra	Non - Executive - Independent Director	15-03-2018	-
		Mr. Aditya Virwani	Non-Executive- Non-Independent Director	29-04-2025	-
3. Risk Management Committee	Yes	Mr. Vivek Mehra	Chairperson - Non-Executive - Independent Director	12-08-2019	-
		Dr. Anoop Kumar Mittal	Non-Executive - Independent Director	06-08-2023	-
		Dr. Ranjan Ramdas Pai	Non-Executive - Independent Director	12-08-2019	-
		Dr. Punita Kumar-Sinha	Non-Executive - Independent Director	12-08-2019	-
		Mr. Jitendra Mohandas Virwani	Non-Executive - Non-Independent Director	12-08-2019	-
4. Stakeholders' Relationship Committee	Yes	Dr. Punita Kumar-Sinha	Chairperson - Non - Executive - Independent Director	06-08-2018	-
		Mr. Vivek Mehra	Non-Executive - Independent Director	15-03-2018	-
		Mr. Aditya Virwani	Non-Executive - Non-Independent Director	06-08-2018	-

^aCategory of directors means executive/non-executive/independent/nominee. If a director fits into more than one category write all categories separating them with hyphen.



Governance Reports (Contd..)

III. Meeting of Board of Directors					
Date(s) of Meeting (if any) in the previous quarter (April - June 2025)	Date(s) of Meeting (if any) in the relevant quarter (July - September 2025)	Whether requirement of Quorum met *	Number of Directors present *	Number of independent directors' present *	Maximum gap between any two consecutive meetings (in number of days)
April 23, 2025 April 29, 2025	July 31, 2025	Yes	July 31, 2025 - 6	July 31, 2025 - 4	Number of days between April 29, 2025 to July 31, 2025 - 93 days

*to be filled in only for the current quarter meetings.

IV. Meeting of Committees					
Date(s) of meeting of the committee in the relevant quarter (July - September 2025)	Whether requirement of Quorum met (details) *	Number of Directors present *	Number of independent directors present *	Date(s) of meeting of the committee in the previous quarter (April - June 2025)	Maximum gap between any two consecutive meetings in number of days**
Audit Committee					
July 31, 2025	Yes	July 31, 2025 - 5	July 31, 2025 - 4	April 29, 2025	Number of days between April 29, 2025 to July 31, 2025 - 93 days
Nomination and Remuneration Committee					
July 31, 2025	Yes	July 31, 2025 - 4	July 31, 2025 - 3	April 29, 2025	Number of days between April 29, 2025 to July 31, 2025 - 93 days
Risk Management Committee					
No Meeting held	NA	NA	NA	April 29, 2025	NA
Stakeholders' Relationship Committee					
No meeting held	NA	NA	NA	NA	NA

*to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

V. Affirmations

The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014 - **Yes**

The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014:

- Audit Committee - **Yes**
- Nomination and Remuneration Committee - **Yes**
- Stakeholders' Relationship Committee - **Yes**
- Risk Management Committee - **Yes**

The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**

The meetings of the board of directors and the above committees of the Manager have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**

This report and/or the report submitted in the previous quarter has been placed before Board of Directors of the Manager. Any comments/observations/advice of the Board of Directors may be mentioned here - **Yes, the previous report, filed for the quarter ended June 30, 2025, was placed before the Board of Directors of the Manager, at their meeting held on July 31, 2025. No comments/observations were received on the same. The current report filed for the quarter ended September 30, 2025 will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name and Designation

Vinitha Menon

Head - Company Secretary and Compliance Officer
A25036

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.



Condensed Standalone Financials

Report on Review of Condensed Standalone Interim Ind AS Financial Statements

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

Introduction

1. We have reviewed the accompanying unaudited Condensed Standalone Interim Ind AS Financial Statements of **Embassy Office Parks REIT** (the “REIT”) which comprise the unaudited condensed standalone balance sheet as at September 30, 2025, the unaudited condensed standalone statement of profit and loss, including other comprehensive income and unaudited condensed standalone statement of cash flows for the half year ended September 30, 2025, the unaudited condensed standalone statement of changes in Unitholder’s equity for the half year ended September 30, 2025, and the unaudited Statement of Net Distributable Cash Flows of the REIT for the half year ended September 30, 2025 and a summary of the material accounting policies and select explanatory information (together hereinafter referred to as the “Condensed Standalone Interim Ind AS Financial Statements”).
2. The Manager is responsible for the preparation of the Condensed Standalone Interim Ind AS Financial Statements in accordance with the Indian Accounting Standard 34 (Ind AS 34) “Interim Financial Reporting”, specified under Companies (Indian Accounting Standards) Rules, 2015 (as amended) to the extent not inconsistent with Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including any guidelines and circulars issued thereunder (together referred as

the “REIT Regulations”), read with REIT Regulations and other accounting principles generally accepted in India. The Condensed Standalone Interim Ind AS Financial Statements has been approved by the Board of Directors of the Manager. Our responsibility is to express a conclusion on the Condensed Standalone Interim Ind AS Financial Statements based on our review.

Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Condensed Standalone Interim Ind AS Financial Statements is free of material misstatement. A review consists of making inquiries, primarily of Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Ind AS Financial Statements have not been prepared in all material respects in accordance with the requirements of Ind AS 34 to the extent not inconsistent with REIT Regulations, read with REIT Regulations and other accounting principles generally accepted in India.

Emphasis of Matter

5. We draw attention to note 12(a) of the Condensed Standalone Interim Ind AS Financial Statements which describes the presentation/classification of “Unit Capital” as “Equity” in order to comply with

the mandatory requirements of the relevant REIT Regulations, instead of the applicable requirements of Ind AS 32 – Financial Instruments: Presentation.

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

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

per **Adarsh Ranka**
Partner
Membership No.: 209567
UDIN: 25209567BMOLYT3166

Place: Bengaluru, India
Date: November 05, 2025



Condensed Standalone Balance Sheet

(all amounts in ₹ million unless otherwise stated)

Particulars	Note	As at 30 September 2025 (Unaudited)	As at 31 March 2025 (Audited)
ASSETS			
Non-current assets			
Financial assets			
- Investments	3	242,395.38	242,679.23
- Loans	4	78,450.25	61,844.18
Non-current tax assets (net)	5	3.57	3.57
Other non-current assets	6	26.78	1.51
Total non-current assets		320,875.98	304,528.49
Current assets			
Financial assets			
- Investments	7	555.91	532.87
- Cash and cash equivalents	8	108.02	9.66
- Loans	9	8,976.59	2,660.09
- Other financial assets	10	29.71	48.81
Other current assets	11	142.56	115.79
Total current assets		9,812.79	3,367.22
Total assets		330,688.77	307,895.71
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	12	288,262.11	288,262.11
Distribution : Repayment of Capital		(61,339.43)	(54,400.84)
Other equity	13	(5,845.04)	(6,872.10)
Total equity		221,077.64	226,989.17
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	14	95,537.33	51,170.07
Total non-current liabilities		95,537.33	51,170.07
Current liabilities			
Financial liabilities			
- Borrowings	15	13,676.92	29,477.07
- Trade payables	16		
- total outstanding dues of micro and small enterprises		4.45	1.87
- total outstanding dues of creditors other than micro and small enterprises		4.35	2.06
- Other financial liabilities	17	202.32	76.00
Other current liabilities	18	185.21	179.47
Current tax liabilities (net)	19	0.55	-
Total current liabilities		14,073.80	29,736.47
Total equity and liabilities		330,688.77	307,895.71
Material accounting policies	2		

The accompanying notes referred to above are an integral part of these Condensed Standalone financial statements.

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567

Jitendra Virwani
Director
DIN: 00027674

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Condensed Standalone Statement of Profit and Loss

(all amounts in ₹ million unless otherwise stated)

Particulars	Note	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Income and gains					
Other income	20	4,807.40	3,816.33	9,089.88	8,027.32
Total Income		4,807.40	3,816.33	9,089.88	8,027.32
Expenses					
Other expenses	21	135.34	115.90	243.77	228.16
Total Expenses		135.34	115.90	243.77	228.16
Earnings before finance costs, impairment loss and tax		4,672.06	3,700.43	8,846.11	7,799.16
Finance costs	22	2,116.72	1,665.04	3,862.82	3,382.12
Impairment loss (net)	3	-	2,155.33	-	2,155.33
Profit/(loss) before tax		2,555.34	(119.94)	4,983.29	2,261.71
Tax expense:	23				
Current tax		0.32	0.11	0.87	1.05
Adjustment for tax of prior years		-	-	12.12	-
		0.32	0.11	12.99	1.05
Profit/(loss) for the period		2,555.02	(120.05)	4,970.30	2,260.66
Items of other comprehensive income					
Items that will not be reclassified subsequently to profit or loss					
- Gain/(loss) on remeasurement of defined benefit liability, net of tax		-	-	-	-
Total comprehensive income/(loss) for the period		2,555.02	(120.05)	4,970.30	2,260.66
Earning per unit	24				
Basic		2.70	(0.13)	5.24	2.38
Diluted		2.70	(0.13)	5.24	2.38
Material accounting policies	2				

The accompanying notes referred to above are an integral part of these Condensed Standalone financial statements.

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567

Jitendra Virwani
Director
DIN: 00027674

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025



Condensed Standalone Statement of Cash Flows

(all amounts in ₹ million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cash flow from operating activities		
Profit/(loss) before tax	4,983.29	2,261.71
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Interest income	(5,257.85)	(5,294.02)
Dividend	(3,829.99)	(2,699.93)
Profit on sale of investments	(2.04)	(2.46)
Impairment loss (net)	-	2,155.33
Finance costs	3,862.82	3,382.12
Operating cash flow before working capital changes	(243.77)	(197.25)
Changes in:		
Other current and non-current assets	(48.26)	(21.10)
Other current and non-current liabilities	(6.38)	(14.85)
Other current financial liabilities	25.25	19.87
Other financial assets	19.10	36.12
Trade payables	4.66	12.53
Cash used in operations	(249.40)	(164.68)
Taxes paid (net)	(0.32)	(1.41)
Net cash used in operating activities	(249.72)	(166.09)
Cash flow from investing activities		
Loans given to subsidiaries	(81,195.99)	(32,939.42)
Loans repaid by subsidiaries	59,752.15	30,876.14
Investment in subsidiary including issue expenses	(3.57)	(60.74)
Investment in debentures issued by joint venture	-	(1,800.00)
Redemption of debentures issued by joint venture	260.81	694.05
Interest received	3,779.15	7,636.84
Dividend received	3,829.99	2,699.93
Redemption of mutual funds (net)	2.04	2.46
Net cash (used in) /generated from investing activities	(13,575.42)	7,109.26

Condensed Standalone Statement of Cash Flows

(all amounts in ₹ million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cash flow from financing activities		
Repayment of borrowings from financial institutions	-	(4,350.00)
Proceeds from issue of non-convertible debentures (net of issue expenses)	47,424.92	9,016.32
Redemption of commercial paper	-	(2,500.00)
Proceeds from issue of commercial paper (net of issue expenses)	6,351.11	-
Redemption of non-convertible debentures	(25,500.00)	-
Distribution to unitholders	(10,881.84)	(10,256.14)
Interest paid	(3,470.69)	(2,988.47)
Net cash generated from /(used in) financing activities	13,923.50	(11,078.29)
Net increase / (decrease) in cash and cash equivalents	98.36	(4,135.12)
Cash and cash equivalents at the beginning of the period /year	9.66	5,187.12
Cash and cash equivalents at the end of the period /year	108.02	1,052.00
Cash and cash equivalents comprise:		
Balances with banks		
- in current accounts	105.15	1,049.66
- in escrow accounts	2.87	2.34
Cash and cash equivalents at the end of the period/ year (refer note 8)	108.02	1,052.00
Material accounting policies (refer note 2)		

The accompanying notes referred to above are an integral part of these Condensed Standalone financial statements.

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567

Jitendra Virwani
Director
DIN: 00027674

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Condensed Standalone Statement of Changes in Unitholders’ Equity

(all amounts in ₹ million unless otherwise stated)

A. Unit capital

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

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

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

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

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

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

As per our report of even date attached

for **S R Batliboi & Associates LLP** for and on behalf of the Board of Directors of
Chartered Accountants **Embassy Office Parks Management Services Private Limited**
ICAI Firm’s registration (as Manager to the Embassy Office Parks REIT)
number: 101049W/E300004

per Adarsh Ranka	Jitendra Virwani	Amit Shetty	Abhishek Agrawal
Partner	Director	Chief Executive Officer	Chief Financial Officer
Membership number: 209567	DIN: 00027674		

Place: Bengaluru	Place: Bengaluru	Place: Bengaluru	Place: Bengaluru
Date: 05 November 2025	Date: 05 November 2025	Date: 05 November 2025	Date: 05 November 2025

Condensed Standalone Statement of Net Assets at fair value and Statement of Total Returns at fair value

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

(all amounts in ₹ million unless otherwise stated)

A) Statement of Net Assets at fair value

S. No	Particulars	Unit of measurement	As at 30 September 2025		As at 31 March 2025	
			Book value	Fair value	Book value	Fair value
A	Assets	₹in million	330,688.77	532,279.86	307,895.71	482,078.12
B	Liabilities	₹in million	109,608.94	109,608.94	80,906.54	80,906.54
C	Net Assets (A-B)	₹in million	221,079.83	422,670.92	226,989.17	4,01,171.58
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	₹	233.23	445.91	239.47	423.22

Notes

1) Measurement of fair values

The fair value of investments in SPVs are computed basis the fair value of the underlying investment properties, investment properties under development, property, plant and equipment and capital work-in-progress as at 30 September 2025 and as at 31 March 2025 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 30 September 2025 and as at 31 March 2025. The fair value of the properties as at 30 September 2025 and 31 March 2025 as disclosed above are solely determined by L.Anuradha, the independent registered external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield India Private Limited.

Valuation technique

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

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

2) Break up of Net asset value

Particulars	As at 30 September 2025	As at 31 March 2025
Fair value of investments in SPVs	524,901.06	474,588.10
Add : Other assets	7,378.80	7,490.02
Less : Liabilities	(109,608.94)	(80,906.54)
Net Assets	422,670.92	401,171.58

3) The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Condensed Consolidated financial statements.



Condensed Standalone Statement of Net Assets at fair value and Statement of Total Returns at fair value

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

(all amounts in ₹ million unless otherwise stated)

B) Statement of Total Returns at fair value

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

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

Condensed Standalone Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

(all amounts in ₹ million unless otherwise stated)

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

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



Condensed Standalone Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

(all amounts in ₹ million unless otherwise stated)

- 1

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

Along with distribution of ₹5,497.78 million/ ₹5.80 per unit for the quarter ended 30 June 2025, the cumulative distribution for the half year ended 30 September 2025 aggregates to ₹11,668.57 million/ ₹12.31 per unit.
- 2

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

As per our report of even date attached

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

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

per Adarsh Ranka Partner Membership number: 209567	Jitendra Virwani Director DIN: 00027674	Amit Shetty Chief Executive Officer	Abhishek Agrawal Chief Financial Officer
Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025

Condensed Standalone Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(all amounts in ₹ million unless otherwise stated)

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

S. No	Particulars	For the quarter ended 30 September 2024	For the half year ended 30 September 2024
1	Cashflows from operating activities of the Trust	(117.69)	(166.09)
2	Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	7,284.45	14,336.83
3	Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.25	3.67
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following: - Applicable capital gains and other taxes - Related debts settled or due to be settled from sale proceeds - Directly attributable transaction costs - Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
6	Less: Finance cost on borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust	(1,638.63)	(3,329.19)
7	Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: - loan agreement entered with financial institution, or - terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or - terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos	-	-

Condensed Standalone Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(all amounts in ₹ million unless otherwise stated)

S. No	Particulars	For the quarter ended 30 September 2024	For the half year ended 30 September 2024
	(iv) agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or		
	(v) statutory, judicial, regulatory, or governmental stipulations;	-	-
9	Less: any capital expenditure on existing assets owned / leased by the Trust, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-
	Net Distributable Cash Flows at Trust level	5,528.38	10,845.22

As per our report of even date attached

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

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

per Adarsh Ranka Partner Membership number: 209567 Place: Bengaluru Date: 05 November 2025	Jitendra Virwani Director DIN: 00027674 Place: Bengaluru Date: 05 November 2025	Amit Shetty Chief Executive Officer Place: Bengaluru Date: 05 November 2025	Abhishek Agrawal Chief Financial Officer Place: Bengaluru Date: 05 November 2025
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Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

1 Trust Information

Embassy Property Developments Private Limited ('EPDPL') and BRE/Mauritius Investments ('BMI') collectively known as (the 'Sponsors' or the 'Co-Sponsors') have set up the Embassy Office Parks REIT (or the "Embassy REIT" or the "Trust") on 30 March 2017 at 12th Floor, Pinnacle Tower, Embassy One, No 8, Bellary Road, Ganganagar, Bengaluru -560032, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a Trust Deed dated 30 March 2017 as amended on 11 September 2018. The Embassy REIT was registered with SEBI on 3 August 2017 as a real estate investment trust (REIT) under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 having registration number IN/REIT/17-18/0001. Pursuant to

a letter dated 21 August 2018, SEBI took on record the addition of the Blackstone Sponsor to the sponsors of the Embassy REIT. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

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

The Units of the Trust were listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

Details of Special Purpose Vehicles (SPVs)/ Subsidiaries of Trust is provided below:

Name of the SPV/ Subsidiary	Activities	Shareholding (in percentage)
Manyata Promoters Private Limited ('MPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bengaluru along with being an intermediate (HoldCo.) for the Trust. Development, rental and maintenance of serviced residences (Hotel Hilton Garden and Hotel Hilton Garden Inn at Embassy Manyata), located in Bengaluru.	Embassy Office Parks REIT : 100%
Umbel Properties Private Limited ('UPPL')	Development, rental and maintenance of serviced residences (Hilton hotel) located at Bengaluru.	Embassy Office Parks REIT : 100%
Embassy Energy Private Limited ('EEPL')	Generation and supply of solar power to the office spaces of SPVs/ Subsidiaries of the Trust located in Bengaluru.	MPPL: 80% Embassy Office Parks REIT : 20%
Galaxy Square Private Limited ('GSPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT : 100%
Quadron Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bengaluru. Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bengaluru.	Embassy Office Parks REIT : 100%
Earnest Towers Private Limited ('ETPL')	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT : 100%
Qubix Business Park Private Limited ('QBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT : 100%
Oxygen Business Park Private Limited ('OBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT : 100%



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Name of the SPV/ Subsidiary	Activities	Shareholding (in percentage)
Vikhroli Corporate Park Private Limited ('VCPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT : 100%
Indian Express Newspapers (Mumbai) Private Limited ('IENMPL')	Development and leasing of office` space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT : 100%
Embassy Pune TechZone Private Limited ('EPTPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy TechZone) located at Pune.	Embassy Office Parks REIT : 100 %
Vikas Telecom Private Limited ('VTPL')	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bengaluru.	Embassy Office Parks REIT : 100%
Sarla Infrastructure Private Limited ('SIPL')	Development and leasing of office space and related interiors and maintenance of such assets (ETV, Block 9), located in Bengaluru.	Embassy Office Parks REIT : 100%
Embassy Construction Private Limited ('ECPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Business Hub), located in Bengaluru.	Embassy Office Parks REIT : 100%
ESNP Property Builders and Developers Private Limited ("ESNP")	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Splendid TechZone), located in Chennai.	Embassy Office Parks REIT : 100% (w.e.f : 3 June 2024, refer note 32)

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 joint venture	Activities	Shareholding (in percentage)
Golflinks Software Park Private Limited ('GLSP')	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bengaluru.	Kelachandra Holdings LLP (50%),MPPL: 50%

2 Material accounting policies

2.1 Basis of preparation of Condensed Standalone Financial Statements

The Condensed Standalone Financial Statements (hereinafter referred to as the 'Condensed Standalone Financial statements') of the Trust comprises the Standalone Balance Sheet and the Statement of Net Assets at fair value as at 30 September 2025, the Standalone Statement of Profit and Loss including other comprehensive income, the Standalone Statement of Cash Flows, the Statement of Net Distributable Cashflows and a summary of material accounting policies and other explanatory information for the quarter and half year ended

30 September 2025, the Condensed Statement of Changes in Unitholders' Equity and the Statement of Total Returns at fair value for the half year ended 30 September 2025.

The Condensed Standalone Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 05 November 2025.

The unaudited Standalone financial Statements have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting" as defined in Rule 2(1)(a) of the

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (the "REIT regulations"), read with REIT Regulations and other accounting principles generally accepted in India.. Also refer Note 12(a) on classification of Unitholders fund.

The Condensed Standalone Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

Statement of compliance to Ind-AS

These Condensed Standalone Financial Statements for the half year ended 30 September 2025 are the financial statements of the Embassy Office Parks REIT and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

Changes in accounting policies and disclosures

New and amended standards

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

Ind AS 21 - The Effects of Changes in Foreign Exchange Rates

The Ministry of Corporate Affairs has issued a notification dated 7 May 2025 for amendments to Ind AS 21, The Effects of Changes in Foreign Exchange Rates which clarifies on the accounting and disclosure requirements where currency is not exchangeable into another currency. These amendments are applicable with effect from 1 April 2025.

The above amendment is not relevant or does not have an impact on the Condensed Standalone Financial Statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

2.2 Summary of material accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

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

- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values.

c) Use of judgments and estimates

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

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

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

- Classification of Unitholders' funds - Note 12(a)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment are included in the following notes -

- i) Valuation of financial instruments - Refer Note 2.2 (h)



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

ii) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(n) (ii)

iii) Impairment of investments and loans in subsidiaries

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The recoverable amounts for the investments in subsidiaries are based on value in use of the underlying properties. The value in use calculation is based on discounted cash flow model. The key assumptions used to determine the recoverable amount are disclosed and further explained in Note 3.

iv) Fair valuation and disclosures

SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details).

d) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;

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

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

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

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

The Trust has net current liabilities of ₹4,261.01 million as at 30 September 2025 mainly due to the maturity of Embassy REIT Series IV in September 2026, Commercial Papers Series D in February 2026, Commercial Papers Series E and Series F in March 2026. Based on the Group's liquidity position including undrawn borrowing facilities as well as a low leverage of 31% net debt to Gross Asset Value, the Trust will be able to refinance its borrowings and meet its current obligations as and when they fall due.

e) Measurement of fair values

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

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

The principal or the most advantageous market must be accessible by the Embassy Office Parks REIT. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

liability, assuming that market participants act in their economic best interest.

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

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

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

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

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

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

f) Impairment of non-financial assets

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

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

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

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



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

g) Foreign currency transactions

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

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

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

h) Financial instruments

i) Recognition and initial measurement

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

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

ii) Classification and subsequent measurement

Financial assets

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

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

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

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

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

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

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

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

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

Financial assets: Business model assessment

The Embassy Office Parks REIT makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether Management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks REIT's Management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated -e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

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

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

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial

recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

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

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

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

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii) Derecognition

Financial assets

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

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

Financial liabilities

The Embassy Office Parks REIT derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired.

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

iv) Offsetting

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

i) Impairment of financial assets

Financial assets

The Embassy Office Parks REIT recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVTOCI- debt investments

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

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

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

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

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

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

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

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

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

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

The Embassy Office Parks REIT assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

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

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

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

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

Write-off: The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks REIT determines that the debtor does not have assets or sources of income that could generate



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks REIT's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks REIT pertains to loans to subsidiaries and other receivables. Considering the nature of business, the Embassy Office Parks REIT does not foresee any credit risk on its loans and other receivables which may cause an impairment. Also, Embassy Office Parks REIT does not have any past history of significant impairment of loans and other receivables.

j) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

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.

k) Revenue recognition

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

Recognition of dividend income and interest income

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

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

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

l) Investments in subsidiaries and joint ventures

The Trust accounts for its investments in subsidiaries and joint ventures at cost less accumulated impairment losses (if any) in its Condensed Standalone Financial Statements. Investments accounted for at cost are accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

m) Borrowing costs

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. Other borrowing costs are recognised as an expense in the period in which they are incurred.

n) Taxation

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

(i) Current tax:

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

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

(ii) Deferred tax:

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

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Taxable temporary differences arising on initial recognition of goodwill.

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

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

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

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

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

o) Provisions and contingencies

The Embassy Office Parks REIT recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow 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.

p) Operating segments

The objectives of Embassy REIT are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India.

The Board of Directors of the Manager allocate the resources and assess the performance of the Trust, thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108 - "Segment Reporting", the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As the Embassy Office Parks REIT operates only in India, hence no separate geographical segment is disclosed.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

q) **Cash and cash equivalents**

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

r) **Cash distributions to Unitholders**

The Trust 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 liability in the form of dividend and interest is recognised directly in other equity and distribution in the form of repayment of capital is recognised directly on the face of balance sheet.

s) **Statement of Cash flows**

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks REIT are segregated.

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

t) **Earnings per unit**

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unitholders of the REIT by the weighted average number of units outstanding during the reporting 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.

u) **Earnings before finance costs, impairment loss and tax**

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

v) **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

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Office Parks REIT. The NDCF was calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager had made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework was approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and was effective from 1 April 2021.

In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024. The amended framework was approved by the Board of Directors at their meeting held on 2 February 2024. This framework was applicable with effect from 1 April 2024 and accordingly, Embassy Office Parks REIT had computed the NDCF for the previous year. Further, SEBI has amended the NDCF framework vide SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 w.e.f 1 April 2025. In accordance with this circular, Embassy Office Parks REIT along with its SPVs, subject to applicable provisions in the Companies Act, 2013, needs to

ensure that minimum 90% distribution of NDCF be met for a given financial year on a cumulative periodic basis. The distributions shall be declared and paid once every quarter in every financial year.

The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and (iv) Proceeds from sale of any Embassy REIT assets.

w) **Statement of net assets at fair value**

The disclosure of Statement of Net Assets at Fair value comprises of the fair values of the properties held by Asset SPVs and the HoldCo as well as book values of the total liabilities and other assets of the Trust. The fair value of the property held by Asset SPVs and HoldCo are reviewed semi-annually by the independent property valuer taking into consideration market conditions existing at the reporting date, and other generally accepted market practices. The independent valuer is leading independent appraiser with a recognised and relevant professional qualification and experience.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

3 Non-current investments

Particulars	As at 30 September 2025	As at 31 March 2025
i) Unquoted investments in subsidiaries (at cost) (refer note below and note 26)		
- 2,129,635 (31 March 2025: 2,129,635) equity shares of Quadron Business Park Private Limited of ₹10 each, fully paid up	13,689.26	13,689.26
Less: Provision for impairment (refer note (a) below)	(7,062.37)	(7,062.37)
	6,626.89	6,626.89
- 1,999 (31 March 2025: 1,999) equity shares of Embassy Energy Private Limited of ₹10 each, fully paid up	732.79	732.79
Less: Provision for impairment (refer note (a) below)	(732.79)	(732.79)
	-	-
- 405,940,204 (31 March 2025: 405,940,204) equity shares of Umbel Properties Private Limited of ₹10 each, fully paid up	2,841.67	2,841.67
- 8,703,248 (31 March 2025: 8,703,248) equity shares of Embassy Pune TechZone Private Limited of ₹10 each, fully paid up	12,083.50	12,083.50
- 1,461,989 (31 March 2025: 1,461,989) equity shares of Manyata Promoters Private Limited of ₹100 each, fully paid up	99,475.27	99,475.27
- 271,611 (31 March 2025: 271,611) equity shares of Qubix Business Park Private Limited of ₹10 each, fully paid up	5,595.08	5,595.08
- 1,884,747 (31 March 2025: 1,884,747) equity shares of Oxygen Business Park Private Limited of ₹10 each, fully paid up	12,308.89	12,308.89
- 154,633,789 (31 March 2025: 154,633,789) equity shares of Earnest Towers Private Limited of ₹10 each, fully paid up	10,590.24	10,590.24
- 6,134,015 (31 March 2025: 6,134,015) equity shares of Vikhroli Corporate Park Private Limited of ₹10 each, fully paid up	10,710.94	10,710.94
- 254,583 (31 March 2025: 254,583) equity shares of Indian Express Newspapers (Mumbai) Private Limited of ₹100 each, fully paid up	13,210.96	13,210.96
- 107,958 (31 March 2025: 107,958) equity shares of Galaxy Square Private Limited of ₹100 each, fully paid up	4,662.50	4,662.50
- 6,515,036 (31 March 2025: 6,515,036) Class A equity shares of Vikas Telecom Private Limited of ₹10 each, fully paid up	50,695.45	50,695.45
- 3,300 (31 March 2025: 3,300) equity shares of Sarla Infrastructure Private Limited of ₹1,000 each, fully paid up	6,870.02	6,870.02
- 733,800 (31 March 2025: 733,800) equity shares of Embassy Construction Private Limited of ₹10 each, fully paid up	64.66	64.66
- 67,951,861 (31 March 2025: 67,951,861) equity shares of ESNP Property Builders and Developers Private Limited of ₹10 each, fully paid up (refer note 32) and (b) below	120.06	120.06
	235,856.13	235,856.13
Aggregate amount of impairment recognised	7,795.16	7,795.16
ii) Unquoted, measured at amortised cost		
Investment in debentures of GLSP (Joint venture entity)		
- 9,500, 8.50% (31 March 2025: 9,500) debentures of Rs.1,000,000 each (refer note (c) below, note 7 and note 26)	5,182.47	5,407.42
- 1,800, 8.50% (31 March 2025: 1,800) debentures of Rs.1,000,000 each (refer note (d) below, note 7 and note 26)	1,356.78	1,415.68
Aggregate amount of unquoted investments	2,42,395.38	2,42,679.23
Aggregate amount of quoted investments	-	-
Investment measured at amortised cost	2,42,395.38	2,42,679.23
Investment measured at fair value through profit or loss	-	-

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

- (a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use of the underlying properties, computed semi-annually in March and September of each financial year. The value in use is determined by L Anuradha, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield India Private Limited on discounted cash flow method.

There is no any impairment loss recognised during the period ended 30 September 2025.

During the previous year ended 31 March 2025, the Trust had recognised an impairment loss on its investment in the subsidiary namely Quadron Business Park Private Limited amounting to ₹2,336.42 million, primarily due to slower-than-anticipated lease-up of commercial properties and impairment loss on investment in Embassy Energy Private Limited amounting to ₹667.36 million, following a reduction in applicable tariffs as per the order dated 27 March 2025 issued by the Karnataka Electricity Regulatory Commission (KERC). This tariff revision is expected to impact the revenue and Net Operating Income (NOI) of EEPL. The total impairment recognized in the Profit and Loss account for the previous year ended 31 March 2025 stood at ₹3,003.78 million.

- (b) Details of % shareholding in the SPVs/subsidiaries, held by the Trust is as under:

Name of Subsidiary	As at 30 September 2025	As at 31 March 2025
Embassy Pune TechZone Private Limited	100.00%	100.00%
Manyata Promoters Private Limited	100.00%	100.00%
Umbel Properties Private Limited	100.00%	100.00%
Embassy Energy Private Limited	19.99%	19.99%
Earnest Towers Private Limited	100.00%	100.00%
Indian Express Newspapers (Mumbai) Private Limited	100.00%	100.00%
Vikhroli Corporate Park Private Limited	100.00%	100.00%
Qubix Business Park Private Limited	100.00%	100.00%
Quadron Business Park Private Limited	100.00%	100.00%
Oxygen Business Park Private Limited	100.00%	100.00%
Galaxy Square Private Limited	100.00%	100.00%
Vikas Telecom Private Limited	100.00%	100.00%
Sarla Infrastructure Private Limited	100.00%	100.00%
Embassy Construction Private Limited	100.00%	100.00%
ESNP Property Builders and Developers Private Limited (refer note 32)	100.00%	100.00%

- (c) Investment in debentures of joint venture entity

- 9,500 (31 March 2025: 9,500) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000 each was issued on 6 April 2022 as per agreement dated 5 April 2022. Outstanding (including current investments) as on 30 September 2025 of ₹5,623.04 million (31 March 2025: ₹5,829.73 million).
- Interest Rate : 8.15% p.a. on monthly outstanding balance.
- Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.
- Tenure : Debentures shall be redeemed 7 years from the deemed date of allotment. Early redemption of debentures shall be permitted subject to availability of Net cash flows on such date.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

5. With effect from 27 September 2024, the parties have amended the terms to the existing debenture agreement as follows:
- Interest rate : 8.50% p.a.
 - Tenure : 10 years EMI structure. Interest reset every 3 years to be mutually agreed between the parties.
 - Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.
 - Other terms : No pre-payment rights till 2 years 6 months.

(d) Investment in debentures of joint venture entity

- 1,800 (31 March 2025: 1,800) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000 each was issued on 27 September 2024. Outstanding (including current investments) as on 30 September 2025 of ₹1,472.12 million (31 March 2025 : 1,526.24 million)
- Interest Rate : 8.50% p.a
- Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.
- Tenure : 10 year EMI structure. Interest reset every 3 years to be mutually agreed between the parties.
- Other terms : No pre-payment rights till 2 years 6 months.

4 Non-current loans

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	78,450.25	61,844.18
	78,450.25	61,844.18

Terms attached to loan to subsidiaries

Security: Unsecured

Interest : 12.50% per annum. The Lender may reset the rate of interest applicable to all or any tranche of the loan amount on: (i) any drawdown date; and (ii) any interest payment date prior to the repayment date, by giving a notice of not less than 5 (five) days to the borrower, provided that pursuant to any such reset, the interest rate shall continue to be not less than 12.50% per annum and not more than 14.00% per annum for any disbursements of the loan amount out of the proceeds of Listing.

Repayment:

- Bullet repayment on the date falling at the end of 15 (fifteen) years from the first drawdown date.
- Early repayment option (wholly or partially) is available to the borrower (SPV's).

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

5 Non-current tax assets (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Advance tax, net of provision for tax	3.57	3.57
	3.57	3.57

6 Other non-current assets

Particulars	As at 30 September 2025	As at 31 March 2025
Tax paid under protest to government authorities (refer note 25)	26.78	1.51
	26.78	1.51

7 Current investments

Particulars	As at 30 September 2025	As at 31 March 2025
Unquoted, measured at amortised cost		
Investment in debentures of GLSP (Joint venture entity)		
- 9,500, 8.50% (31 March 2025: 9,500) debentures of ₹1,000,000 each (refer note 3(c) and note 26)	440.57	422.31
- 1,800, 8.50% (31 March 2025: 1,800) debentures of ₹1,000,000 each (refer note 3(d) and note 26)	115.34	110.56
	555.91	532.87
Aggregate amount of unquoted investments	555.91	532.87
Aggregate amount of quoted investments	-	-
Investment measured at amortised cost	555.91	532.87
Investment measured at fair value through profit or loss	-	-

8 Cash and cash equivalents

Particulars	As at 30 September 2025	As at 31 March 2025
Balances with banks		
- in current accounts *	105.15	6.78
- in escrow accounts		
Balances with banks for unclaimed distributions #	2.87	2.88
	108.02	9.66

* Balance in current accounts includes cheques on hand received from SPV's as at 30 September 2025 amounting to ₹1,251.00 million (31 March 2025: ₹392.62 million).

These balances are restricted and are not available for use by the Trust.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

9 Current loans

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	8,976.59	2,660.09
	8,976.59	2,660.09

Terms attached to Loan to subsidiaries

Security: Unsecured**Interest :** 12.50% per annum. The Lender may reset the rate of interest applicable to all or any tranche of the loan amount on: (i) any drawdown date; and (ii) any interest payment date prior to the repayment date, by giving a notice of not less than 5 (five) days to the borrower.**Repayment:** Bullet repayment and to be payable within 364 days from the date of disbursement. Early repayment option (wholly or partially) is available to the borrower (SPV's).

10 Other financial assets

Particulars	As at 30 September 2025	As at 31 March 2025
Other receivables		
- from related party (refer note 26)	29.71	48.00
- from others	-	0.81
	29.71	48.81

11 Other current assets

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related party (refer note 26)	-	1.70
- to others	0.04	0.01
Balances with government authorities	38.46	38.18
Prepayments	104.06	75.90
	142.56	115.79

12 Unit capital

Particulars	Units (No in million)	Amount
As at 1 April 2025	947.90	288,262.11
Changes during the year	-	-
Balance as at 31 March 2025	947.90	288,262.11
As at 1 April 2025	947.90	288,262.11
Changes during the period	-	-
Balance as at 30 September 2025	947.90	288,262.11

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

(a) Terms/rights attached to Units

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

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

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

Name of the Unitholder	As at 30 September 2025		As at 31 March 2025	
	No of Units	% holding	No of Units	% holding
ICICI Prudential Mutual Fund	85,837,726	9.06%	71,507,452	7.54%
Embassy Property Developments Private Limited (EPDPL)	72,864,279	7.69%	72,864,279	7.69%
APAC Company XXIII Limited	53,451,142	5.64%	71,271,142	7.52%
HDFC Mutual Fund	51,430,048	5.43%	53,871,588	5.68%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units during the period of five years immediately preceding the balance sheet date. Further, the Trust had issued an aggregate of 111,335,400 Units at a price of ₹331.00 each for consideration other than cash during the period of five years immediately preceding the balance sheet date.

(d) Unitholding of Sponsor group

Name of Sponsors	Units held by Sponsor group				% Change during the half year ended 30 September 2025
	No. of units as at 30 September 2025	% of total units as at 30 September 2025	No. of units as at 1 April 2025	% of total units as at 1 April 2025	
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	-
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 26)	-	-	-	-	-



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Name of Sponsors	Units held by Sponsor group				% Change during the year ended 31 March 2025
	No. of units as at 31 March 2025	% of total units as at 31 March 2025	No. of units as at 1 April 2024	% of total units as at 1 April 2024	
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	-
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note)	-	-	-	-	-

13 Other equity

Particulars	As at 30 September 2025	As at 31 March 2025
Retained earnings *	(5,845.04)	(6,872.10)
	(5,845.04)	(6,872.10)

* Refer Standalone Statement of changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained and accumulated under the heading of retained earnings. At the end of the period/year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

14 Borrowings

Particulars	As at 30 September 2025	As at 31 March 2025
Secured		
Non-convertible debentures		
200,000 (31 March 2025: Nil) Embassy REIT Series XV, Non-Convertible debentures (NCD) 2025, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note A below)	19,877.25	-
100,000 (31 March 2025: 100,000) Embassy REIT Series XII, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note B below)	9,987.44	9,985.94
50,000 (31 March 2025 : 50,000) Embassy REIT Series VIII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note C below)	4,998.78	4,998.69
200,000 (31 March 2025: Nil) Embassy REIT Series XIII, Non-Convertible debentures (NCD) 2025, face value of ₹100,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series XIII NCD 2025 - Series B (refer note D below)	4,991.42	-
- Embassy REIT Series XIII NCD 2025 - Series A (refer note E below)	14,970.55	-
90,000 (31 March 2025 : 90,000) Embassy REIT Series XI, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note F below)	9,010.69	9,008.32
10,000 (31 March 2025: 10,000) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note G below)	9,984.47	9,979.33

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 30 September 2025	As at 31 March 2025
75,000 (31 March 2025 : Nil) Embassy REIT Series XIV, Non-Convertible debentures (NCD) 2025, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note H below)	7,499.33	-
11,000 (31 March 2025 : 11,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series V NCD 2021 - Series B (refer note I below)	10,984.81	10,977.55
3,000 (31 March 2025 : 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note J below)	-	2,992.23
Term Loan		
- from financial institution, net of issue expenses at amortised cost (refer note M below)	3,232.59	3,228.01
	95,537.33	51,170.07

Notes

A 200,000 (31 March 2025 : Nil) Embassy REIT Series XV, Non-Convertible debentures (NCD) 2025, face value of ₹ 100,000 each

In July 2025, the Trust issued 200,000 listed, duel AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XV NCD 2025 debentures having face value of ₹1 lakh each amounting to ₹20,000 million with a coupon rate of 7.25% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 28 July 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- A first ranking pari passu charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding.
- A first ranking pari passu charge by way of mortgage created by VTPL on the constructed

buildings and related parcels identified as Block 5 having a total built up area of 28,51,991 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 13.45 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding.

- A first ranking pari passu pledge created by Embassy REIT over its shareholding in VTPL.
- A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL.
- A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 2, to the extent of 50% of the aggregate value of debenture outstanding.
- A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 5, to the extent of 50% of the aggregate value of debenture outstanding.
- A corporate guarantee issued by VTPL.

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

2. These Debentures will be redeemed on the expiry of 10 Years from Date of Allotment at par on 24 July 2035.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The debenture holders shall have the option of redeeming all or part of the Series XV debentures on a pro-rata basis on a specified put option date (July 2030) by delivering a Put Option Notice to the issuer prior to the relevant put option date.
- Embassy REIT has maintained security cover of 2.20 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 22 July 2025.

B 100,000 (31 March 2025 : 100,000) Embassy REIT Series XII, Non-Convertible debentures (NCD) 2024, face value of ₹ 100,000 each

In December 2024, the Trust issued 100,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XII NCD 2024 debentures having face value of ₹1 lakh each amounting to ₹10,000 million with a coupon rate of 7.73% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 18 December 2024.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders) :

1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters

2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL

4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date

2. These Debentures will be redeemed on the expiry of 4 Years and 363 days from Date of Allotment at par on 14 December 2029.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

The Trust has maintained security cover of 2.66 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 13 December 2024.

C 50,000 (31 March 2025 : 50,000) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of ₹ 100,000 each

In August 2023, the Trust issued 50,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VIII NCD 2023 debentures having face value of ₹1 lakh each amounting to ₹5,000 million with a coupon rate of 8.10% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 30 August 2023.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking charge by way of mortgage over commercial development along with undivided share of approximately 0.896 Acres (39,052.04 square feet) (i.e., 15.96% in the larger property)

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

- holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has maintained security cover of 3.37 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 25 August 2023.

D 50,000 (31 March 2025: Nil) Embassy REIT Series XIII - Series B, Non-Convertible debentures (NCD) 2025, face value of ₹ 100,000 each

In May 2025, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIII - Series B NCD 2025 debentures having face value of ₹1 lakh each amounting to ₹5,000 million with a coupon rate of 7.22% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 May 2025.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park.

2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL

3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL.

4. A first ranking charge by way of hypothecation created by MPPL over identified receivables.

5. A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables.

6. A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding.
- totally admeasuring to 1,94,947.56 square feet along with 254 car parking associated with the commercial development known as Embassy One.

2. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage to the extent of ₹1,500 million (SIPL Guarantee Amount).

3. A first ranking pledge created by Embassy REIT over its shareholding in QBPL.

4. A first ranking charge by way of hypothecation created by QBPL including over receivables.

5. A first ranking charge by way of hypothecation by SIPL including over identified bank accounts and receivables to the extent of SIPL guarantee amount.

6. A corporate guarantee issued by QBPL.

7. A corporate guarantee issued by SIPL upto an extent of SIPL guarantee amount.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.

2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 28 August 2028.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the Series VIII debentures on a pro-rata basis at any time on a specified call option date (between February 2028 to May 2028) delivering a Call Option Notice to the debenture

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date
- These Debentures will be redeemed on the expiry of 3 Years from Date of Allotment at par on 16 May 2028.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.26 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 14 May 2025.

E 150,000 (31 March 2025: Nil) Embassy REIT Series XIII - Series A, Non-Convertible debentures (NCD) 2025, face value of ₹100,000 each

In May 2025, the Trust issued 150,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIII - Series A NCD 2025 debentures having face value of ₹1 lakh each amounting to ₹15,000 million with a coupon rate of 7.21% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 May 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders) :

- A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park.

- A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL
- A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL.
- A first ranking charge by way of hypothecation created by MPPL over identified receivables.
- A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables.
- A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date
- These Debentures will be redeemed on the expiry of 2 Years and 306 days from Date of Allotment at par on 17 March 2028.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.26 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 14 May 2025.

F 90,000 (31 March 2025 : 90,000) Embassy REIT Series XI, Non-Convertible debentures (NCD) 2024, face value of ₹ 100,000 each

In September 2024, the Trust issued 90,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XI NCD 2024 debentures having face value of ₹1 lakh each amounting to ₹9,000 million with a coupon rate of 7.96% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 27 September 2024.

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders) :

- A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Tower A, Tower B and Tower C, having aggregate leasable area of 1,186,149 sq ft and underlying land situated at Embassy 247, Mumbai.
- A first ranking pledge created by Embassy REIT over its shareholding in VCPPL.
- A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VCPPL.
- A first ranking charge by way of hypothecation created by VCPPL over identified bank accounts and receivables.

Redemption terms:

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 3 Years and 1 days from Date of Allotment at par on 27 September 2027.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

The Trust has maintained security cover of 2.23 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 25 September 2024.

G 10,000 (31 March 2025 : 10,000) Embassy REIT Series VI - Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of ₹1 million each

amounting to ₹10,000 million with a coupon rate of 7.35% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 07 April 2022.

Security terms :

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

- A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP.
- A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs")
- A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP.
- A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP.
- A corporate guarantee issued by MPPL.

Redemption terms:

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 05 April 2027.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (October 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

agreed minimum aggregate nominal value of debentures being redeemed."

The Trust has maintained security cover of 4.29 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 31 March 2022.

H 75,000 (31 March 2025: Nil) Embassy REIT Series XIV, Non-Convertible debentures (NCD) 2025, face value of ₹1,00,000 each

In June 2025, the Trust issued 75,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIV NCD 2025 debentures having face value of ₹1 lakh each amounting to ₹7,500 million with a coupon rate of 6.97% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 30 June 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL
4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 1 Year 8 Months and 20 days from Date of Allotment at par on 19 March 2027.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.66 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 24 June 2025.

I 11,000 (31 March 2025 : 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series B) debentures having face value of ₹1 million each amounting to ₹11,000 million with a coupon rate of 7.05% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

Security terms :

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

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2) and Silver Oak (Block E2) having an aggregate leasable area of 18,78,315 sq ft and land admeasuring 10.508 acres forming part of the development known as Embassy Manyata Business Park.
2. A first ranking exclusive charge by way of mortgage created by QBPPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2 having aggregate leasable area of 42,163 sq metres and underlying land situated at Embassy Qubix, Pune.
3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
5. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables.
6. A first ranking exclusive charge by way of hypothecation created by QBPPL over identified receivables.
7. A corporate guarantee issued by MPPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 18 October 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Series B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has maintained security cover of 2.96 vtimes as at 30 September 2025, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated 18 October 2021.

J 3,000 (31 March 2025 : 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and

non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of ₹1 million each amounting to ₹3,000 million with a coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 09 September 2021.

Security terms :

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

1. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on 07 September 2026.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

5. These debentures are due for maturity on 07 September 2026, hence have been disclosed under short term borrowings as at 30 September 2025.

The Trust has maintained security cover of 2.61 times as at 30 September 2025, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated 03 September 2021.

- K Rating agency CRISIL has assigned a rating of “CRISIL AAA/Stable” to Embassy REIT Series IV NCD 2021, Embassy REIT Series V NCD 2021, Embassy REIT Series VI NCD 2022, Embassy REIT Series XI NCD 2024, Embassy REIT Series XIII NCD 2025 (Series A & Series B) and Embassy REIT Series XIV NCD 2025

The Embassy REIT Series VIII NCD 2023, Embassy REIT Series XII NCD 2024 and Embassy REIT Series XV NCD 2025 have been rated by CRISIL and CARE. CRISIL has assigned a rating of ‘CRISIL AAA/Stable’ and CARE has assigned rating of ‘CARE AAA/Stable.

- L **3. Disclosure required as per Paragraph 4.18.2 of SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated 11 July 2025 and Chapter XVII, Part III of SEBI master circular no. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated 22 May 2024 r/w Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Asset cover ratio (refer a below)	5.86	6.29	5.86	6.29	7.58
Debt-equity ratio (refer b below)	0.49	0.33	0.49	0.33	0.36
Debt-service coverage ratio (refer c below)	2.21	2.22	2.29	2.31	2.43
Interest-service coverage ratio (refer d below)	2.21	2.22	2.29	2.31	2.43
Outstanding redeemable preference shares	NA	NA	NA	NA	NA
Debenture redemption reserve	NA	NA	NA	NA	NA
Capital redemption reserve	NA	NA	NA	NA	NA
Net worth (refer e below)	221,077.64	234,057.10	221,077.64	234,057.10	226,989.17
Net profit/(loss) after tax	2,555.02	(120.05)	4,970.30	2,260.66	6,311.52
Earnings per unit - Basic	2.70	(0.13)	5.24	2.38	6.66
Earnings per unit - Diluted	2.70	(0.13)	5.24	2.38	6.66
Current Ratio (in times) (refer f below)	0.70	0.17	0.70	0.17	0.11
Long term debt to working capital (in times) (refer g below)	22.42	0.93	22.42	0.93	1.94
Bad debts to Account receivable ratio (in times)	NA	NA	NA	NA	NA
Current liability ratio (in times) (refer h below)	0.13	0.56	0.13	0.56	0.37

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Total debts to total assets (in times) (refer i below)	0.33	0.29	0.33	0.29	0.26
Debtors' turnover (in times)	NA	NA	NA	NA	NA
Inventory turnover	NA	NA	NA	NA	NA
Net operating income	NA	NA	NA	NA	NA
Operating margin (%)	NA	NA	NA	NA	NA
Net profit /(loss) margin (in %) (refer j below)	53.15%	-3.15%	54.68%	28.16%	38.64%
Distribution per unit (refer k below)	6.51	5.83	12.31	11.43	23.01

Formulae for computation of ratios are as follows basis Condensed Standalone financial statements :

- a) Asset cover ratio = Gross asset value of the Subsidiaries and Joint venture of the Trust as computed by independent valuers /Total borrowings of the Trust⁽¹⁾
- b) Debt equity ratio = Total borrowings of the Trust⁽¹⁾ / Unitholders' Equity⁽²⁾
- c) Debt Service Coverage Ratio = Earnings before Finance costs, Impairment Loss and Tax / [Finance cost + Principal repayments made during the period to the extent not repaid through debt or equity]
- d) Interest Service Coverage Ratio = Earnings before Finance costs, Impairment Loss and Tax / Finance cost
- e) Net worth = Unit capital + Other equity + Distribution (Repayment of Capital)
- f) Current ratio = Current Assets / Current liabilities
- g) Long term debt to working capital = Long term debt⁽³⁾ (Non current) / working capital (i.e., Current assets less current liabilities)
- h) Current liability ratio = Current liabilities / Total liabilities
- i) Total debts to total assets = Total debt / Total assets
- j) Net profit margin percent = Profit/(loss) after tax / Total income
- k) Distribution per unit = Total distribution / no. of units

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

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

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

- M **Term loan from Bajaj Housing Finance Limited [balance as at 30 September 2025 : ₹3,232.59 million (31 March 2025: ₹3,228.01 million)]**

1. Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block IT 3, Block IT 4, Block IT 5 and Block IT 6, having aggregate leasable area of 996,655 sq ft and underlying land situated at Embassy Qubix, Pune.
2. Exclusive charge by way of hypothecation created by QBPPL over identified bank accounts and receivables.
3. A corporate guarantee issued by QBPPL.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Repayment and interest terms :

Particulars	As at 30 September 2025	As at 31 March 2025
Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 02 February 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 7.85 % p.a.	3,232.59	3,128.01
Flexi term loan availed as sublimit of Term Loan - Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 02 February 2027. The loan carries an interest rate of Repo Rate plus applicable spread. *	-	100.00

* The flexi loan has been converted to term loan in June 2025.

15 Short term borrowings

Particulars	As at 30 September 2025	As at 31 March 2025
Current maturities of long term borrowings		
Secured		
Non-convertible debentures		
3,000 (31 March 2025 : 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note 14-J)	2,994.94	-
Nil (31 March 2025 : 100,000) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note A below)	-	9,998.25
Nil (31 March 2025 : 50,000) Embassy REIT Series IX, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note B below)	-	4,999.48
Nil (31 March 2025 : 105,000) Embassy REIT Series VII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note C below)	-	10,497.18
Unsecured		
Commercial Papers		
- 7,000 (31 March 2025 : Nil) Series E, face value of ₹500,000 each (refer note D below)	3,397.06	-
- 6,500 (31 March 2025 : Nil) Series F, face value of ₹500,000 each (refer note E below)	3,148.63	-
- 8,500 (31 March 2025 : 8,500) Series D, face value of ₹500,000 each (refer note F below)	4,136.29	3,982.16
	13,676.92	29,477.07

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

A Nil (31 March 2025 : 100,000) Embassy REIT Series X Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each

In January 2024, the Trust issued 100,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series X NCD 2024 debentures having face value of ₹1 lakh each amounting to ₹10,000 million with a coupon rate of 8.17% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 10 January 2024.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed.
2. A first ranking pledge created by Embassy REIT over its shareholding in VTPL..
3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL.
4. A first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables.
5. A corporate guarantee issued by VTPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 19 months and 27 days from Date of Allotment at par on 05 September 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating.

In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. These debentures were redeemed on 05 September 2025 as per the terms of the debenture trust deed.

B Nil (31 March 2025 : 50,000) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In September 2023, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IX NCD 2023 debentures having face value of ₹1 lakh each amounting to ₹5,000 million with a coupon rate of 8.03% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 04 September 2023.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL.
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL.
4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.
5. A corporate guarantee issued by EPTPL & IENMPL.

Redemption terms :

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on 04 September 2025.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the Series IX debentures on a pro-rata basis at any time on a specified call option date (June 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

5. These debentures were redeemed on 4 June 2025 on the specified call option date, as per the terms of the debenture trust deed.
- C Nil (31 March 2025 : 105,000) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each**

In June 2023, the Trust issued 105,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VII NCD 2023 debentures having face value of ₹1 lakh each amounting to ₹10,500 million with a coupon rate of 7.77% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 07 June 2023.

Security terms :

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking charge by way of mortgage over the two levels of basements, portion of ground and 1st floor and entire 2nd to 7th floors totally admeasuring 2,26,663 square feet, together with 54.2% undivided interest in the underlying land, common areas and voting rights in the building known as First International Financial Centre owned by ETPL
2. A first ranking pledge created by Embassy REIT over its shareholding in ETPL and GSPL; known as "Secured SPVs".

3. A first ranking charge by way of hypothecation created by Embassy REIT over the identified receivables from ETPL and GSPL.

4. A first ranking charge by way of hypothecation by ETPL including over identified bank accounts and receivables.

5. A corporate guarantee issued by ETPL and GSPL.
- Redemption terms:**

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.

2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on 05 June 2025.

3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the Series VII debentures on a pro-rata basis at any time on a specified call option date (March 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

5. These debentures were redeemed on 05 June 2025 as per the terms of the debenture trust deed.
- D 7,000 (31 March 2025 : Nil) Embassy REIT Commercial Paper (Series E), face value of ₹ 500,000 each**

On 28 April 2025 Embassy Office Parks REIT issued 7,000 Commercial papers with a face value of ₹ 5,00,000 (Rupees five lakhs only) each, at a discount of 7.08% per annum to the face value. The discounted amount raised through Commercial papers was ₹ 3,297.99 million and the value payable on

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

- maturity is ₹ 3,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The Commercial papers were listed on BSE and is due for maturity on 10 March 2026.

E 6,500 (31 March 2025 : Nil) Embassy REIT Commercial Paper (Series F), face value of ₹ 500,000 each

On 28 April 2025 Embassy Office Parks REIT issued 6,500 Commercial papers with a face value of ₹ 5,00,000 (Rupees five lakhs only) each, at a discount of 7.08% per annum to the face value. The discounted amount raised through Commercial papers was ₹ 3,056.84 million and the value payable on maturity is ₹ 3,250 million, Discount on Commercial papers is amortised over the tenor of the underlying
- instrument. The Commercial papers were listed on BSE and is due for maturity on 20 March 2026.

F 8,500 (31 March 2025 : 8,500) Embassy REIT Commercial Paper (Series D), face value of ₹ 500,000 each

On 13 February 2025 Embassy Office Parks REIT issued 8,500 Commercial Papers with a face value of ₹ 5,00,000 (Rupees five lakhs only) each, at a discount of 7.75% per annum to the face value. The discounted amount raised through Commercial Papers was ₹3,945.09 million and the value payable on maturity is ₹ 4,250 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The commercial papers were listed on BSE and is due for maturity on 12 February 2026.

16 Trade payables

Particulars	As at	As at
	30 September 2025	31 March 2025
Trade payables		
- total outstanding dues of micro and small enterprises (refer note below)	4.45	1.87
- total outstanding dues of creditors other than micro and small enterprises		
- to related party (refer note 26)	0.27	-
- to others	4.08	2.06
	8.80	3.93

Note: Disclosure as per Section 22 of "The Micro, Small and Medium Enterprises Development Act, 2006" ("MSMED Act, 2006").

Particulars	As at	As at
	30 September 2025	31 March 2025
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	4.45	1.87
The amount of interest paid by the Trust in terms of section 16 of MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of the accounting year; and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act, 2006.	-	-



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

17 Other financial liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Unclaimed distribution	2.87	2.88
Other liabilities		
- to related party (refer note 26)	67.05	1.56
- to others	132.40	71.56
	202.32	76.00

18 Other current liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Statutory dues	13.37	19.75
Other liabilities	171.84	159.72
	185.21	179.47

19 Current tax liabilities (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Provision for income-tax, net of advance tax	0.55	-
	0.55	-

20 Other income

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Dividend (refer note 26)	1,899.68	1,209.26	3,829.99	2,699.93
Interest income				
- on debentures (refer note 26)	152.65	128.90	308.05	265.04
- on loan to subsidiaries (refer note 26)	2,754.31	2,477.92	4,949.80	5,027.77
- on income-tax refund	-	-	-	1.21
Profit on sale of investments	0.76	0.25	2.04	2.46
Miscellaneous income	-	-	-	30.91
	4,807.40	3,816.33	9,089.88	8,027.32

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

21 Other expenses

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Investment management fees (refer note 28)	65.99	63.54	129.52	126.18
Legal and professional fees	32.12	15.54	49.77	30.71
Marketing and advertisement expenses	17.52	24.69	29.71	39.31
Rates and taxes	7.46	7.51	14.81	16.16
Valuation expenses	4.80	2.06	6.87	4.13
Audit fees	1.21	1.21	2.53	2.43
Trustee fees	1.63	0.74	3.25	1.48
Insurance expenses	0.04	0.11	0.13	0.24
Bank charges	0.11	0.07	0.14	0.08
Miscellaneous expenses	4.46	0.43	7.04	7.44
	135.34	115.90	243.77	228.16

22 Finance costs

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Interest expense on term loan from financials institutions	69.02	128.02	137.29	291.70
Interest expense on Non-Convertible debentures	1,856.15	1,391.79	3,377.99	2,760.64
Interest expense on Commercial papers	191.55	145.23	347.54	329.78
	2,116.72	1,665.04	3,862.82	3,382.12

23 Tax expense

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Current tax	0.32	0.11	0.87	1.05
Adjustment for tax of prior years	-	-	12.12	-
	0.32	0.11	12.99	1.05



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

24 Earnings Per Unit (EPU)

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

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

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

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

25 Commitments and contingencies

a. Contingent liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Claims not acknowledged as debt in respect of indirect tax matters *	30.92	30.92

* The Trust had received an order dated 19 August 2024 for demand of tax on corporate guarantee given by Trust amounting to ₹30.92 million relating to period from 1 April 2019 to 31 March 2020. Aggrieved by the said order, the Trust has filed an appeal before the Joint Commissioner (Appeals) after making a pre-deposit of ₹1.51 million to stay the recovery of the balance amount. The matter has been heard and order is awaited. Accordingly, a sum of ₹30.92 million (31 March 2025: ₹30.92 million) has been disclosed as contingent liability.

b. Statement of capital and other commitments

- There are no capital commitments as at 30 September 2025 and 31 March 2025.
- The Trust has committed to provide financial support to some of its subsidiaries to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

26 Related party disclosures

I. List of related parties as at 30 September 2025

A. Parties to Embassy Office Parks REIT

Embassy Property Developments Private Limited - Co-Sponsor

BRE/ Mauritius Investments - Co-Sponsor

Embassy Office Parks Management Services Private Limited - Manager

Axis Trustee Services Limited - Trustee

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Ltd

BRE/Mauritius Investments II

BREP NTPL Holding (NQ) Pte Ltd

BREP VII NTPL Holding (NQ) Pte Ltd

BREP GML Holding (NQ) Pte Ltd

BREP VII GML Holding (NQ) Pte Ltd

BREP Asia SG Oxygen Holding (NQ) Pte Ltd

BREP VII SG Oxygen Holding (NQ) Pte Ltd

BREP Asia HCC Holding (NQ) Pte Ltd

BREP VII HCC Holding (NQ) Pte Ltd

India Alternate Property Limited

BREP Asia SG Indian Holding (NQ) Co II Pte. Ltd

BREP VII SG Indian Holding (NQ) Co II Pte. Ltd

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

Directors

Jitendra Virwani

Vivek Mehra

Ranjan Pai

Punita Kumar Sinha

Aditya Virwani

Dr. Anoop Kumar Mittal

Arvind Kathpalia (w.e.f. 4 June 2024)

Key management personnel

Amit Shetty CEO (w.e.f 1 August 2025)

Ritwik Bhattacharjee - CEO (Interim)

(w.e.f. 7 November 2024 upto 31 July 2025)

Aravind Maiya - CEO (upto 4 November 2024)

Abhishek Agrawal - CFO

Vinitha Menon - Head Compliance Officer and Company Secretary

(i) Subsidiaries (SPV)

Manyata Promoters Private Limited

Umbel Properties Private Limited

Embassy Energy Private Limited

Earnest Towers Private Limited

Indian Express Newspapers (Mumbai) Private Limited

Vikhroli Corporate Park Private Limited

Qubix Business Park Private Limited

Quadron Business Park Private Limited

Oxygen Business Park Private Limited

Galaxy Square Private Limited

Embassy Pune TechZone Private Limited

Vikas Telecom Private Limited

Sarla Infrastructure Private Limited

Embassy Construction Private Limited

ESNP Property Builders and Developers Private Limited (w.e.f : 3 June 2024, refer note 32)

(ii) Joint Venture

Golflinks Software Park Private Limited



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

Embassy Shelters Private Limited

Next Level Experiences LLP

II Transactions during the period

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Unsecured loans given to				
Quadron Business Park Private Limited	3,287.00	169.00	3,307.00	249.00
Embassy Pune TechZone Private Limited	501.00	215.00	704.00	805.00
Manyata Promoters Private Limited	5,789.46	-	9,607.16	338.50
Qubix Business Park Private Limited	20.00	-	61.02	68.00
Oxygen Business Park Private Limited	15.00	40.00	3,551.50	140.00
Earnest Towers Private Limited	30.00	-	30.00	-
Vikhroli Corporate Park Private Limited	297.00	215.00	311.00	215.00
Galaxy Square Private Limited	58.00	110.00	94.00	174.00
Umbel Properties Private Limited	-	60.00	62.00	60.00
Indian Express Newspapers (Mumbai) Private Limited	4.00	-	23.00	21.00
Embassy Energy Private Limited	54.00	-	124.00	-
Sarla Infrastructure Private Limited	250.00	-	305.00	157.00
Embassy Construction Private Limited	100.00	180.00	300.00	440.00
ESNP Property Builders and Developers Private Limited	556.00	60.00	1,251.00	8,445.00
Vikas Telecom Private Limited	11,348.81	1,088.30	11,713.81	1,128.30
Short term construction loan given				
Manyata Promoters Private Limited	15,682.50	10,523.62	40,746.50	13,423.62
Oxygen Business Park Private Limited	480.00	1,415.00	480.00	2,155.00
Vikas Telecom Private Limited	1,940.00	2,657.50	7,325.00	4,045.00
Vikhroli Corporate Park Private Limited	-	215.00	-	430.00
ESNP Property Builders and Developers Private Limited	250.00	250.00	1,200.00	250.00
Embassy Pune TechZone Private Limited	-	180.00	-	395.00
Unsecured loans repaid by				
Quadron Business Park Private Limited	7,990.53	34.40	7,990.53	3,290.28
Embassy Pune TechZone Private Limited	443.31	862.29	645.90	925.11
Manyata Promoters Private Limited	1,463.66	2,683.04	3,285.94	6,717.12
Qubix Business Park Private Limited	32.71	49.80	66.44	94.29
Oxygen Business Park Private Limited	192.57	-	390.50	125.00
Earnest Towers Private Limited	209.34	119.38	244.38	158.86
Vikhroli Corporate Park Private Limited	83.74	296.03	147.80	296.03
Galaxy Square Private Limited	113.75	94.66	113.75	111.16
Umbel Properties Private Limited	44.92	24.70	188.41	24.70
Indian Express Newspapers (Mumbai) Private Limited	70.21	147.99	125.90	173.62
Embassy Energy Private Limited	58.90	137.37	180.64	193.23
Sarla Infrastructure Private Limited	151.62	69.26	282.64	69.26
ESNP Property Builders and Developers Private Limited	-	495.00	-	2,380.00
Vikas Telecom Private Limited	1,979.62	1,410.00	2,654.32	2,031.40

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

II Transactions during the period (Contd..)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Short term construction loan repaid by				
Manyata Promoters Private Limited	16,285.50	6,120.00	37,672.50	8,916.90
Oxygen Business Park Private Limited	-	585.00	-	1,325.00
Embassy Pune TechZone Private Limited	-	489.48	-	1,099.18
Vikhroli Corporate Park Private Limited	-	228.90	-	430.00
ESNP Property Builders and Developers Private Limited	750.00	-	1,000.00	-
Vikas Telecom Private Limited	4,262.50	1,127.50	4,762.50	2,515.00
Redemption of investment in debentures				
Golflinks Software Park Private Limited	131.80	374.05	260.81	694.05
Investment in debentures				
Golflinks Software Park Private Limited	-	1,800.00	-	1,800.00
Secondment fees				
Embassy Office Parks Management Services Private Limited	0.48	0.45	0.95	0.90
Investment management fees				
Embassy Office Parks Management Services Private Limited	65.99	63.54	129.52	126.18
Trademark license fees				
Embassy Shelters Private Limited	0.36	0.36	0.72	0.71
Miscellaneous expenses				
Manyata Promoters Private Limited	1.12	-	0.56	0.05
Quadron Business Park Private Limited	-	1.65	-	3.30
Marketing and advertisement expenses				
Next Level Experiences LLP	0.38	-	0.38	-
Quadron Business Park Private Limited	2.18	-	2.18	-
Trustee fee expenses				
Axis Trustee Services Limited	1.63	0.74	3.25	1.48
Interest income on debentures				
Golflinks Software Park Private Limited	152.65	128.90	308.05	265.04
Interest income on loan to subsidiaries				
Quadron Business Park Private Limited	171.59	81.20	485.47	229.21
Embassy Pune TechZone Private Limited	214.95	226.62	419.52	463.80
Manyata Promoters Private Limited	705.58	621.58	1,088.47	1,359.99
Qubix Business Park Private Limited	54.30	53.95	108.45	109.46
Oxygen Business Park Private Limited	263.79	257.58	491.07	512.60
Earnest Towers Private Limited	2.30	12.18	9.56	27.70
Vikhroli Corporate Park Private Limited	116.00	115.36	224.87	231.43
Galaxy Square Private Limited	65.20	63.08	131.14	124.74
Umbel Properties Private Limited	53.73	60.11	107.19	119.50
Indian Express Newspapers (Mumbai) Private Limited	72.33	78.14	145.33	158.52
Embassy Energy Private Limited	109.02	111.44	217.76	225.58
Sarla Infrastructure Private Limited	197.79	202.17	396.17	397.47
Embassy Construction Private Limited	32.43	16.18	59.82	24.73
ESNP Property Builders and Developers Private Limited	246.31	202.97	469.48	282.08
Vikas Telecom Private Limited	448.99	375.36	595.51	760.96



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

II Transactions during the period (Contd..)

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

** Refer note 32

III Closing balances

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	6,260.25	10,606.53
Embassy Pune TechZone Private Limited	6,986.49	6,915.19
Manyata Promoters Private Limited	12,657.76	5,888.62
Qubix Business Park Private Limited	1,788.27	1,790.81
Oxygen Business Park Private Limited	8,136.30	4,796.94
Earnest Towers Private Limited	46.99	267.26
Vikhroli Corporate Park Private Limited	3,820.41	3,656.45

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

III Closing balances # (Contd..)

Particulars	As at 30 September 2025	As at 31 March 2025
Galaxy Square Private Limited	2,161.29	2,179.09
Umbel Properties Private Limited	1,746.78	1,876.28
Indian Express Newspapers (Mumbai) Private Limited	2,352.97	2,456.93
Embassy Energy Private Limited	3,584.36	3,639.61
Sarla Infrastructure Private Limited	6,682.30	6,656.74
Embassy Construction Private Limited	1,193.84	882.99
ESNP Property Builders and Developers Private Limited	8,387.81	6,925.45
Vikas Telecom Private Limited	12,644.43	3,305.29
Short term construction loan		
Manyata Promoters Private Limited	4,479.00	1,405.00
Oxygen Business Park Private Limited	780.00	300.00
Vikas Telecom Private Limited	3,267.59	705.09
ESNP Property Builders and Developers Private Limited	450.00	250.00
Other receivables		
Embassy Pune TechZone Private Limited	5.79	8.04
Golflinks Software Park Private Limited	2.71	2.71
Manyata Promoters Private Limited	8.84	18.77
Vikas Telecom Private Limited	3.96	5.65
Others	8.41	12.83
Other financial liabilities		
Manyata Promoters Private Limited	0.01	1.08
Quadron Business Park Private Limited	2.18	0.44
Umbel Properties Private Limited	-	0.04
Embassy Office Parks Management Services Private Limited	64.86	-
Trade payables		
Embassy Office Parks Management Services Private Limited	0.16	-
Embassy Shelters Private Limited	0.11	-
Advance for supply of goods and rendering of services		
Embassy Office Parks Management Services Private Limited	-	1.70
Investment in Debentures (Non-current)		
Golflinks Software Park Private Limited	6,539.25	6,823.10
Investment in Debentures (Current)		
Golflinks Software Park Private Limited	555.91	532.87
Investment in equity shares of subsidiaries		
Umbel Properties Private Limited	2,841.67	2,841.67
Quadron Business Park Private Limited *	6,626.89	6,626.89
Embassy Energy Private Limited *	-	-
Embassy Pune TechZone Private Limited	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Qubix Business Park Private Limited	5,595.08	5,595.08
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	10,590.24	10,590.24
Vikhroli Corporate Park Private Limited	10,710.94	10,710.94
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Galaxy Square Private Limited	4,662.50	4,662.50
Vikas Telecom Private Limited	50,695.45	50,695.45
Sarla Infrastructure Private Limited	6,870.02	6,870.02
Embassy Construction Private Limited	64.66	64.66
ESNP Property Builders and Developers Private Limited	120.06	120.06

* Net of provision for impairment totalling ₹7,795.16 million (31 March 2025 : ₹7,795.16 million).

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



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

III Closing balances # (Contd..)

Particulars	As at 30 September 2025	As at 31 March 2025
Guarantee given by SPV on behalf of REIT		
Manyata Promoters Private Limited	31,000.00	21,000.00
Oxygen Business Park Private Limited	10,000.00	-
Qubix Business Park Private Limited	3,250.00	3,250.00
Earnest Towers Private Limited and Galaxy Square Private Limited	-	10,500.00
Quadron Business Park Private Limited and Sarla Infrastructure Private Limited	5,000.00	5,000.00
Sarla Infrastructure Private Limited	3,000.00	3,000.00
Vikas Telecom Private Limited	-	10,000.00
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited	-	5,000.00

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

27 Financial instruments :

a) The carrying value and fair value of financial instruments by categories are as below:

Particulars	Carrying value 30 September 2025	Fair value 30 September 2025	Carrying value 31 March 2025	Fair Value 31 March 2025
Financial assets				
Amortised cost				
Investments	28,644.86	-	7,355.97	-
Loans	87,426.84	-	64,504.27	-
Cash and cash equivalents	108.02	-	9.66	-
Other financial assets	29.71	-	48.81	-
Total assets	116,209.43	-	71,918.71	-
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - fixed rate	105,981.66	106,054.19	77,419.13	76,951.67
Borrowings (including current maturities of long-term debt) - floating rate	3,232.59	-	3,228.01	-
Other financial liabilities	202.32	-	76.00	-
Trade payables	8.80	-	3.93	-
Total liabilities	109,425.37	106,054.19	80,727.07	76,951.67

The fair value of investments, cash and cash equivalents, trade payables, loans, other financial assets and liabilities and borrowings at floating rate approximate their carrying amounts.

Fair value hierarchy

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - Inputs other than quoted prices included within 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 assets or liabilities that are not based on observable market data (unobservable inputs).

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

b) Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the half year ended 30 September 2025 and year ended 31 March 2025.

c) 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.

- The fair values of other current financial assets, borrowings at floating rate and financial liabilities are considered to be equivalent to their carrying values.
- The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.

28 Investment management fees

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

29 Secondment fees

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

30 Segment Reporting

The Trust does not have any Operating segments as at 30 September 2025 and 31 March 2025 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Condensed Standalone Financial Statements.

- 31** The Trust outsources its manpower and technology assistance requirements and does not have any employee on its roles and hence does not incur any employee related benefits/costs.

32 Asset acquisition

During the previous year ended 31 March 2025, The Trust had entered into share purchase agreements with Embassy Property Developments Private Limited (EPDPL) and Mr. Aditya Virwani (together known as Sellers) for acquisition of ESNP Property Builders and Developers Private Limited ("ESNP"). The acquisition was effected on 03 June 2024 ("Acquisition Date").

The Trust had acquired 100% of the equity share capital of ESNP comprising 67,951,861 fully paid-up equity shares of ₹10 each from EPDPL (co-sponsor) and Mr. Aditya Virwani. The Trust also incurred directly attributable expenses in relation to the asset acquisition, amounting to ₹119.76 million.



Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

The gross purchase consideration was as follows:

Particulars	Amount (in million)
Investment Property & Investment Property under development	11,852.60
Cash & Cash Equivalents	603.90
Other Assets	341.36
Less: Borrowings	(11,871.11)
Less: Other Liabilities	(926.45)
Total Purchase Consideration	0.30
Add: Transaction cost	119.76
Gross purchase consideration	120.06

The Trust had obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounts to ₹ 13,057 million. Acquisition consideration was at 9.2% discount to average of two independent valuation reports. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

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

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

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

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

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

35 The previous year's figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI master circular no.SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated 11 July 2025.

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

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

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

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

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

The accompanying notes referred to above are an integral part of these condensed standalone financial statements.

As per our report of even date attached

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

per Adarsh Ranka
Partner
Membership number: 209567

Place: Bengaluru
Date: 05 November 2025

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

Jitendra Virwani
Director
DIN: 00027674

Place: Bengaluru
Date: 05 November 2025

Amit Shetty
Chief Executive Officer

Place: Bengaluru
Date: 05 November 2025

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025



Condensed Consolidated Financials

Report on Review of Condensed Consolidated Interim Ind AS Financial Statements

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

Introduction

1. We have reviewed the accompanying unaudited condensed consolidated interim Ind AS financial statements of Embassy Office Parks REIT (the “REIT”), its subsidiaries and a Joint venture (together referred as “the Group”), which comprise the unaudited condensed consolidated balance sheet as at September 30, 2025, the unaudited condensed consolidated statement of profit and loss, including other comprehensive income and unaudited condensed consolidated statement of cash flows for the half year ended September 30, 2025, the unaudited condensed consolidated statement of changes in Unitholder’s equity for the half year ended September 30, 2025 and the unaudited statement of Net Distributable Cash Flows of the REIT and each of its subsidiaries for the half year ended September 30, 2025 and a summary of the material accounting policies and select explanatory information (together hereinafter referred to as the “Condensed Consolidated Interim Ind AS Financial Statements”).
2. The Manager is responsible for the preparation of the Condensed Consolidated Interim Ind AS Financial Statements in accordance with the Indian Accounting Standard 34 (Ind AS 34) “Interim Financial Reporting”, specified under Companies (Indian Accounting Standards) Rules, 2015, as amended, to the extent not inconsistent with Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including any guidelines and circulars issued thereunder (together referred as the “REIT Regulations”), read with REIT Regulations and other accounting principles generally accepted in India. The Condensed Consolidated Interim Ind AS Financial Statements has been approved by the Board of Directors of the Manager. Our responsibility is to express a conclusion on the Condensed Consolidated Interim Ind AS Financial Statements based on our review.

Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Condensed Consolidated Interim Ind AS Financial Statements is free of material misstatement. A review consists of making inquiries, primarily of Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Condensed Consolidated Interim Ind AS Financial Statements includes the financial information of the following entities:

Sl. No	Name of the entities
A	Parent Entity
1	Embassy Office Parks REIT
B	Subsidiaries
1	Manyata Promoters Private Limited (“MPPL”)
2	Umbel Properties Private Limited
3	Embassy-Energy Private Limited
4	Galaxy Square Private Limited
5	Quadron Business Park Private Limited
6	Qubix Business Park Private Limited
7	Oxygen Business Park Private Limited
8	Earnest Towers Private Limited
9	Vikhroli Corporate Park Private Limited
10	Indian Express Newspapers (Mumbai) Private Limited

Sl. No	Name of the entities
11	Embassy Pune Techzone Private Limited
12	Vikas Telecom Private Limited
13	Sarla Infrastructure Private Limited
14	Embassy Construction Private Limited
15	ESNP Property Builders and Developers Private Limited
C	Jointly Controlled entity
1	Golflinks Software Park Private Limited

Conclusion

5. Based on our review conducted as above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Condensed Consolidated Interim Ind AS Financial Statements have not been prepared in all material respects in accordance with the requirements of Ind AS 34 to the extent not inconsistent with REIT Regulations, read with REIT Regulations and other accounting principles generally accepted in India.

Emphasis of Matter

6. (a) We draw attention to note 43(iv) to the Condensed Consolidated Interim Ind AS Financial Statements which refers to the uncertainty in relation to two cases pending with High Court of Karnataka, as regards property tax demand aggregating to ₹ 3,124.96 million as at September 30, 2025, in MPPL. Based on legal opinions obtained by the Group and pending outcome of such legal matter no provision has been made in these Condensed Interim Consolidated Ind AS Financial Statements.
- (b) We draw attention to note 19(a) of the Condensed Consolidated Interim Ind AS Financial Statements which describes the presentation/classification of “Unit Capital” as “Equity” in order to comply with the requirements of the relevant REIT Regulations, instead of the applicable requirements of Ind AS 32 – Financial Instruments: Presentation.

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

Other Matters

7. We did not review the Condensed Interim Ind AS Financial Statements included in Condensed Consolidated Interim Ind AS Financial Statements in respect of:

- a) 1 subsidiary, whose unaudited Ind AS Financial Statement include total assets of ₹ 15,377.17 million as at September 30, 2025, total revenues of ₹ 584.84 million and ₹ 1,096.99 million, total net profit/(loss) after tax of ₹ 8.96 million and (₹8.43) million and total comprehensive income/(loss) of ₹8.96 million and (₹8.43) million for the quarter ended September 30, 2025 and the half year ended on that date respectively, and net cash (outflows)/inflows of ₹ 583.27 million for the period from April 1, 2025 to September 30, 2025 as considered in Condensed Consolidated Interim Ind AS Financial Statements which has been reviewed by their independent auditor.

- b) 1 joint venture, whose unaudited Ind AS Financial Statement include the Group’s share of net profit/(loss) after tax of ₹ 338.67 million and ₹ 611.20 million and Group share of total comprehensive income of ₹ 338.67 million and ₹ 611.20 million for the quarter ended September 30, 2025 and the half year ended on that date respectively, as considered in Condensed Consolidated Interim Ind AS Financial Statements which has been reviewed by their independent auditor.

These independent auditor’s review reports on unaudited Ind AS Financial Statements of these entities have been furnished to us by the management and our conclusion on the unaudited Condensed Consolidated Interim Ind AS Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and procedures performed by us as stated above.

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

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

per **Adarsh Ranka**
Partner
Membership No.: 209567
UDIN: 25209567BMOLYW2694

Place: Bengaluru, India
Date: November 05, 2025



Condensed Consolidated Balance Sheet

(all amounts in ₹ million unless otherwise stated)

Particulars	Note	As at 30 September 2025 (Unaudited)	As at 31 March 2025 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	3	25,332.06	25,587.64
Capital work-in-progress	4	4,485.14	3,129.01
Investment properties	5	323,673.31	324,404.67
Investment properties under development	8	18,587.38	17,735.30
Goodwill	6	61,246.38	61,537.67
Other intangible assets	7	5,577.73	6,387.79
Investments accounted for using equity method	9	22,511.61	22,706.02
Financial assets			
- Investments	10A	6,539.25	6,823.10
- Other financial assets	11	6,769.41	6,116.22
Deferred tax assets (net)	24	141.89	120.52
Non-current tax assets (net)	12	432.32	373.35
Other non-current assets	13	3,068.12	2,745.40
Total non-current assets		478,364.60	477,666.69
Current assets			
Inventories	14	42.23	45.45
Financial assets			
- Investments	10B	708.35	670.35
- Trade receivables	15	865.85	820.24
- Cash and cash equivalents	16A	8,445.67	6,630.18
- Other bank balances	16B	75.03	135.68
- Other financial assets	17	2,099.03	1,849.02
Other current assets	18	1,284.97	1,660.06
Assets held for sale	48	3,493.56	-
Total current assets		17,014.69	11,810.98
Total assets		495,379.29	489,477.67
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	19	288,262.11	288,262.11
Distribution - Repayment of Capital		(61,339.43)	(54,400.84)
Other equity	20	(6,319.43)	(6,249.67)
Total equity		220,603.25	227,611.60
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	21	170,435.58	141,196.64
- Lease liabilities		1,416.07	1,435.27
- Other financial liabilities	22	7,149.79	6,571.46
Provisions	23	7.93	3.55
Deferred tax liabilities (net)	24	35,516.39	36,103.59
Other non-current liabilities	25	1,525.19	1,291.25
Total non-current liabilities		216,050.95	186,601.76
Current liabilities			
Financial liabilities			
- Borrowings	26	38,802.93	56,876.40
- Lease liabilities		67.41	62.62
- Trade payables	27		
- total outstanding dues of micro and small enterprises		124.17	108.36
- total outstanding dues of creditors other than micro and small enterprises		735.50	425.60
- Other financial liabilities	28	16,341.42	15,837.06
Other current liabilities	29	2,023.41	1,862.71
Provisions	30	17.30	16.75
Current tax liabilities (net)	31	181.25	74.81
Liabilities directly associated with assets held for sale	48	431.70	-
Total current liabilities		58,725.09	75,264.31
Total equity and liabilities		495,379.29	489,477.67
Material accounting policies	2		

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

As per our report of even date attached

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

per Adarsh Ranka
Partner
Membership number: 209567

Place: Bengaluru
Date: 05 November 2025

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: 05 November 2025

Amit Shetty
Chief Executive Officer

Place: Bengaluru
Date: 05 November 2025

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Condensed Consolidated Statement of Profit and Loss

(all amounts in ₹ million unless otherwise stated)

Particulars	Note	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Income and gains					
Revenue from operations	32	11,244.13	9,973.20	21,841.99	19,314.73
Other income	33	312.14	572.01	522.45	1,043.96
Total Income		11,556.27	10,545.21	22,364.44	20,358.69
Expenses					
Cost of materials consumed	34	107.07	117.87	217.11	217.68
Employee benefits expense	35	159.91	166.41	336.21	319.54
Operating and maintenance expenses	36	1,449.16	1,402.25	2,829.78	2,723.22
Other expenses	37	846.51	794.88	1,567.87	1,519.14
Total Expenses		2,562.65	2,481.41	4,950.97	4,779.58
Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and tax		8,993.62	8,063.80	17,413.47	15,579.11
Finance costs (net)	38	3,841.91	3,281.98	7,560.28	6,370.13
Depreciation expense	39	2,449.24	2,249.88	4,835.14	4,384.07
Amortisation expense	39	509.48	529.42	1,019.09	1,058.83
Impairment loss	3,5,6,7	-	1,216.06	-	1,216.06
Profit/(loss) before share of profit of equity accounted investee and tax		2,192.99	786.46	3,998.96	2,550.02
Share of profit after tax of equity accounted investee		330.69	270.71	597.20	511.79
Profit/(loss) before tax		2,523.68	1,057.17	4,596.16	3,061.81
Tax expense:	40				
Current tax		506.47	445.66	1,038.95	833.53
Deferred tax charge/(credit) (refer note 40(A))		(304.58)	(14,692.04)	(316.27)	(14,862.88)
		201.89	(14,246.38)	722.68	(14,029.35)
Profit/(loss) for the year/period		2,321.79	15,303.55	3,873.48	17,091.16
Items of other comprehensive income					
(i) Items that will not be reclassified subsequently to statement of profit or loss					
- Gain/ (loss) on remeasurement of defined benefit liability		-	-	-	-
(ii) Income Tax relating to items that will not be reclassified to profit or loss		-	-	-	-
Total comprehensive income/(loss) attributable to Unitholders for the year/period		2,321.79	15,303.55	3,873.48	17,091.16
Earnings per Unit					
Basic, attributable to the Unitholders of the Trust	41	2.45	16.14	4.09	18.03
Diluted, attributable to the Unitholders of the Trust		2.45	16.14	4.09	18.03
Material accounting policies	2				

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

As per our report of even date attached

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

per Adarsh Ranka
Partner
Membership number: 209567

Place: Bengaluru
Date: 05 November 2025

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: 05 November 2025

Amit Shetty
Chief Executive Officer

Place: Bengaluru
Date: 05 November 2025

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025



Condensed Consolidated Statement of Cashflow

(all amounts in ₹ million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cash flow from operating activities		
Profit/(loss) before share of profit of equity accounted investee and tax	3,998.96	2,550.02
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation expense	4,835.14	4,384.07
Amortisation expense	1,019.09	1,058.83
Assets and other balances written off	1.12	-
Bad debts written off	0.20	0.05
(Gain)/loss on sale of property, plant and equipment/ investment properties (net)	(4.98)	(20.36)
Allowances for credit loss	26.40	-
Liabilities no longer required written back	(0.28)	(22.13)
Profit on sale of mutual funds	(220.56)	(42.69)
Finance costs (net)	7,560.28	6,370.13
Interest income	(263.63)	(647.84)
Net changes in fair value of financial instruments	(2.99)	(0.60)
Impairment loss	-	1,216.06
Operating profit before working capital changes	16,948.75	14,845.54
Working capital adjustments		
- Inventories	3.22	13.77
- Trade receivables	(38.44)	(331.89)
- Other financial assets (current and non-current)	(763.55)	(398.83)
- Other assets (current and non-current)	351.49	(951.74)
- Trade payables	327.58	344.20
- Other financial liabilities (current and non-current)	994.75	1,719.81
- Other liabilities and provisions (current and non-current)	387.45	155.13
Cash generated from operating activities before taxes	18,211.25	15,395.99
Taxes (paid), net of refund	(953.25)	(655.35)
Net cash flow generated from operating activities	17,258.00	14,740.64
Cash flow from investing activities		
Proceeds from/(Investment of) deposits with banks (net)	(66.26)	(155.34)
Redemption of/(Investment in) mutual funds (net)	208.59	(34.93)
Investment in debentures	-	(1,800.00)
Redemption of debentures	260.81	694.05
Payment for purchase of investment properties, property, plant and equipment and intangibles including capital work-in-progress and investment properties under development	(9,041.49)	(8,028.86)
Sale proceeds from sale of investment properties, property, plant and equipment and intangibles	8.15	35.25
Payment for acquisition including transaction costs	(3.57)	(60.74)
Dividend received	600.00	520.00
Interest received	401.52	787.23
Net cash flow used in investing activities	(7,632.25)	(8,043.34)
Cash flow from financing activities		

Condensed Consolidated Statement of Cashflow

(all amounts in ₹ million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Interest paid	(7,593.87)	(6,549.66)
Repayment of borrowings	(53,924.05)	(28,178.43)
Proceeds from borrowings (net of issue expenses)	64,695.96	49,504.69
Cash used in distribution to Unitholders	(10,881.84)	(10,256.14)
Payment of lease liabilities	(106.46)	(100.39)
Net cash flow (used in)/generated from financing activities	(7,810.26)	4,420.07
Net increase/ (decrease) in cash and cash equivalents	1,815.49	11,117.37
Cash and cash equivalents at the beginning of the year/period	6,630.18	10,113.73
Cash and cash equivalents acquired due to asset acquisition	-	177.53
Cash and cash equivalents at the end of the year/period	8,445.67	21,408.63
Components of cash and cash equivalents (refer note 16A)		
Cash in hand	2.00	1.74
Balances with banks		
- in current accounts	8,240.34	13,422.77
- in escrow accounts	193.33	7,889.12
- in fixed deposits	10.00	95.00
	8,445.67	21,408.63

Material accounting policies (refer note 2)

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

As per our report of even date attached

for **S R Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm's registration

number: 101049W/E300004

per Adarsh Ranka

Partner

Membership number: 209567

Place: Bengaluru

Date: 05 November 2025

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: 05 November 2025

Amit Shetty

Chief Executive Officer

Place: Bengaluru

Date: 05 November 2025

Abhishek Agrawal

Chief Financial Officer

Place: Bengaluru

Date: 05 November 2025

Condensed Consolidated Statement of Changes in Unitholder’s Equity

(all amounts in ₹ million unless otherwise stated)

A. Unit Capital

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

B. Other Equity

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

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

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

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

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

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

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

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567

Jitendra Virwani
Director
DIN: 00027674

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Condensed Consolidated Statement of Net Assets at Fair Value

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

(all amounts in ₹ million unless otherwise stated)

A) Statement of Net Assets at fair value

S. No	Particulars	Unit of measurement	As at 30 September 2025		As at 31 March 2025	
			Book value	Fair value	Book value	Fair value
A	Assets	₹ in millions	495,379.29	690,877.41	4,89,477.67	6,61,876.56
B	Liabilities	₹ in millions	274,776.04	268,206.49	2,61,866.07	2,60,705.00
C	Net Assets (A-B)	₹ in millions	220,603.25	422,670.92	2,27,611.60	4,01,171.56
D	No. of units	Numbers	947,893,743	947,893,743	94,78,93,743	94,78,93,743
E	NAV (C/D)	₹	232.73	445.91	240.12	423.22

Notes:

1) Measurement of fair values:

The fair value of investment properties (including assets held for sale), investment properties under development (including capital advances); property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles, investment in GLSP as at 30 September 2025 and 31 March 2025 has been determined by L. Anuradha, independent external registered property valuer appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.

Valuation technique

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

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



Condensed Consolidated Statement of Net Assets at Fair Value

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

(all amounts in ₹ million unless otherwise stated)

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

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

3) Property wise break up of Fair value of Assets as at 31 March 2025 is as follows:

Particulars	Fair value of investment properties, investment properties under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value(***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
100% owned assets						
MPPL	249,646.30	6,412.50	256,058.80	69,484.37	186,574.43	144,979.22
EPTPL	24,147.64	549.66	24,697.30	2,139.01	22,558.29	22,216.43
UPPL	7,066.75	324.86	7,391.61	544.53	6,847.08	4,445.51
EEPL	3,678.63	292.06	3,970.69	255.84	3,714.85	3,969.37
GSPL	10,548.72	262.25	10,810.97	545.29	10,265.68	6,678.16
ETPL	15,813.35	210.83	16,024.18	588.04	15,436.14	9,549.98
OBPPL	26,090.54	557.35	26,647.89	6,979.40	19,668.49	17,968.85
QBPL	9,564.57	164.42	9,728.99	380.09	9,348.90	8,836.61
QBPL	24,144.29	803.79	24,948.08	7,714.66	17,233.42	21,348.42
VCPPL	19,864.57	219.92	20,084.49	1,065.08	19,019.41	12,597.84
IENMPL	20,277.79	311.02	20,588.81	1,036.35	19,552.46	15,873.74
ETV Assets	140,396.35	2,844.64	143,240.99	41,119.23	102,121.76	109,343.37
ECPL	6,671.25	283.31	6,954.56	5,486.77	1,467.79	6,177.00
ESNP^	15,544.14	1,255.69	16,799.83	8,238.40	8,561.43	15,217.06
Trust	-	41,711.40	41,711.40	115,127.94	(73,416.54)	67,570.09
Total	573,454.90	56,203.70	629,658.60	260,705.00	368,953.60	466,771.65
Investment in GLSP **	32,217.96	-	32,217.96	-	32,217.96	22,706.02
	605,672.86	56,203.70	661,876.56	260,705.00	401,171.56	489,477.67

^ refer note 47

* Fair values of investment properties (including assets held for sale), investment properties under development, property, plant and equipment, intangibles, capital work in progress and investment in GLSP as at 30 September 2025 and 31 March 2025 as disclosed above are solely based on the fair valuation report of L. Anuradha, independent external registered property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.

Condensed Consolidated Statement of Net Assets at fair Value

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

(all amounts in ₹ million unless otherwise stated)

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

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

*** Other assets at book value include Goodwill of ₹33,524.26 million (31 March 2025: ₹34,100.87 million) on book value basis (net off impairment loss). The Goodwill mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values as well as the requirement to recognise deferred tax liability of ₹33,524.26 million (31 March 2025: ₹34,100.87 million), calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. Goodwill has been restricted to the extent of deferred tax liability.

Notes:

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



Condensed Consolidated Statement of Total Returns at Fair Value

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

(all amounts in ₹ million unless otherwise stated)

B) Statement of Total Returns at Fair value

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

Note:

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

Condensed Consolidated Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

(all amounts in ₹ million unless otherwise stated)

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

(i) Embassy Office Parks REIT

S. No	Particulars	For the quarter ended 30 September 2025	For the half year ended 30 September 2025
1	Cashflows from operating activities of the Trust	(150.07)	(249.72)
2	Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2)	8,442.56	15,797.51
3	Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.76	2.04
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ HoldCos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
6	Less: Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(2,116.72)	(3,862.82)
7	Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-

Condensed Consolidated Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

(all amounts in ₹ million unless otherwise stated)

S. No	Particulars	For the quarter ended 30 September 2025	For the half year ended 30 September 2025
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-
9	Less: any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-
	NDCF at Trust Level	6,176.53	11,687.01

Note:

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

Along with distribution of ₹5,497.78 million/ ₹5.80 per unit for the quarter ended 30 June 2025, the cumulative distribution for the half year ended 30 September 2025 aggregates to ₹11,668.57 million/ ₹12.31 per unit.
2. ₹6,258.43 million has been received post 30 September 2025, but before finalisation and adoption of the financial statements by the Board of Directors. This is in compliance with the revised NDCF Framework pursuant to Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

As per our report of even date attached

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

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

per Adarsh Ranka Partner Membership number: 209567 Place: Bengaluru Date: 05 November 2025	Jitendra Virwani Director DIN: 00027674 Place: Bengaluru Date: 05 November 2025	Amit Shetty Chief Executive Officer Place: Bengaluru Date: 05 November 2025	Abhishek Agrawal Chief Financial Officer Place: Bengaluru Date: 05 November 2025
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Condensed Consolidated Financial Statements

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(all amounts in ₹ million unless otherwise stated)

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

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

As per our report of even date attached

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

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

per Adarsh Ranka Partner Membership number: 209567 Place: Bengaluru Date: 05 November 2025	Jitendra Virwani Director DIN: 00027674 Place: Bengaluru Date: 05 November 2025	Amit Shetty Chief Executive Officer Place: Bengaluru Date: 05 November 2025	Abhishek Agrawal Chief Financial Officer Place: Bengaluru Date: 05 November 2025
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Condensed Consolidated Financial Statements

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



(all amounts in ₹ million unless otherwise stated)

(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo For the quarter ended 30 September 2025 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	393.92	3,364.66	108.27	133.66	110.69	28914	313.74	609.24	129.17	138.76	359.50	2,308.58	397.07	77.36	336.83	9,070.59
2	Adjustment: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	3.09	404.29	0.42	0.54	2.74	3.72	2.43	5.49	4.56	0.85	2.02	70.99	1.97	0.26	2.78	506.15
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	0.77	-	0.56	-	-	-	-	-	-	1.33
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(0.01)	(723.82)	-	-	-	-	-	(32.17)	(234.04)	-	(0.15)	(451.81)	(0.13)	(72.06)	-	(1,514.19)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SPL	ECPL	ESNP	Total
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or HoldCo, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	397.00	3,045.13	108.69	134.20	113.43	292.86	316.94	582.56	(99.75)	139.61	361.37	1,927.76	398.91	5.56	339.61	8,063.88

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

As per our report of even date attached

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

per Adarsh Ranka
Partner
Membership number: 209567

Place: Bengaluru
Date: 05 November 2025

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

Jitendra Virwani
Director
DIN: 00027674

Place: Bengaluru
Date: 05 November 2025

Amit Shetty
Chief Executive Officer

Place: Bengaluru
Date: 05 November 2025

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

Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

For the quarter ended 30 September 2024 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL	SIPL	ECPL	ESNP**	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	488.84	2,810.32	204.34	85.85	246.56	99.35	279.72	355.74	293.78	106.35	354.92	1,644.11	367.39	143.76	165.17	7,646.20
2	Adjustment: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	12.53	586.86	1.12	1.09	4.29	2.54	2.28	5.85	6.33	1.33	0.78	16.44	2.11	0.60	8.07	652.22
4	Add: Proceeds from sale of real estate investments; real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	2.24	-	-	-	1.28	0.22	-	-	-	0.20	-	-	-	-	3.94
	● Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	● Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	● Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments; real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations; if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(1.67)	(784.69)	-	-	-	-	-	(40.96)	(297.65)	-	(1.36)	(247.92)	-	(76.89)	-	(1,451.14)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL	SIPL	ECPL	ESNP**	Total
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory or governmental stipulations; or *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPVs	499.70	2,614.73	205.46	86.94	250.85	103.17	282.22	320.63	2.46	107.68	354.54	1,412.63	369.50	67.47	173.24	6,851.22

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

* Any reserve funded by debt is not considered in the computation of NDCF.
**refer note 47

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567
Place: Bengaluru
Date: 05 November 2025

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

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

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

Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

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

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,045.70	6,625.33	274.91	229.95	533.17	476.07	654.49	1,089.42	303.35	273.85	722.38	3,974.45	742.81	102.43	459.41	17,507.72
2	Adjustment: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	4.89	76717	1.42	2.63	716	4.30	4.89	6.64	8.17	2.62	3.04	8784	6.23	1.38	3.58	911.96
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	6.82	-	-	-	-	0.77	-	0.56	-	-	-	-	-	-	8.15
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(5.70)	(1,707.64)	-	-	-	-	-	(93.65)	(378.21)	-	(1.47)	(1,008.34)	(0.13)	(143.35)	-	(3,338.49)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL	SIPL	ECPL	ESNP	Total
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	1,044.89	5,691.68	276.33	232.58	540.33	480.37	660.15	1,002.41	(66.13)	276.47	723.95	3,053.95	748.91	(39.54)	462.99	15,089.34

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

As per our report of even date attached

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

per Adarsh Ranka
Partner
Membership number: 209567

Place: Bengaluru
Date: 05 November 2025

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

Jitendra Virwani
Director
DIN: 00027674

Place: Bengaluru
Date: 05 November 2025

Amit Shetty
Chief Executive Officer

Place: Bengaluru
Date: 05 November 2025

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

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

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL	ESNP**	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,399.60	5,620.17	460.06	169.32	546.04	266.62	657.73	614.50	546.06	254.43	659.47	2,790.01	552.02	130.66	240.05	14,906.73
	Adjustment:																
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	64.51	938.50	222	1.33	8.99	3.26	5.57	5.98	8.09	3.00	1.55	24.76	522	0.60	7.63	1,081.21
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	21.42	-	0.38	-	13.03	1.06	-	-	-	0.27	-	-	-	-	36.16
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(3.02)	(1,443.44)	(0.01)	-	-	-	(79.36)	-	(494.21)	-	(2.00)	(482.13)	-	(144.45)	-	(2,648.62)
7	Less:Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Condensed Consolidated Financial Statements

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

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL	ESNP**	Total
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	1,461.09	5,136.65	462.27	171.03	555.03	282.91	664.36	541.12	59.94	257.43	659.29	2,332.64	557.24	(13.19)	247.68	13,375.49

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

* Any reserve funded by debt is not considered in the computation of NDCF.
**refer note 47

As per our report of even date attached

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

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

per Adarsh Ranka
Partner
Membership number: 209567

Jitendra Virwani
Director
DIN: 00027674

Amit Shetty
Chief Executive Officer

Abhishek Agrawal
Chief Financial Officer

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025

Place: Bengaluru
Date: 05 November 2025



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

1. Organisation structure

The Interim Condensed Consolidated Financial Statements ('Condensed Consolidated Financial Statements') comprise condensed financial statements of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT' or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EEPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPL'), Oxygen Business Park Private Limited ('OBPPL'), Earnest Towers Private Limited ('ETPL'), Vikhroli Corporate Park Private Limited ('VCPPL'), Indian Express Newspapers (Mumbai) Private Limited ('IENMPL'), Embassy Pune Techzone Private Limited ('EPTPL'), Vikas Telecom Private Limited ('VTPL'), Sarla Infrastructure Private Limited ('SIPL'), Embassy Construction Private Limited ('ECPL') and ESNP Property Builders and Developers Private Limited ('ESNP') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Embassy Office Parks Group') and a Joint Venture namely Golflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

The objectives of Embassy REIT, having its registered office at 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032, are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

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

The Units of the Trust were listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

Details of SPVs/ Subsidiaries of REIT is provided below:

Name of the SPV	Activities	Shareholding (in percentage)
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore along with being an intermediate (HoldCo.)	Embassy Office Parks REIT: 100%
UPPL	Development, rental and maintenance of serviced residences (Hotel Hilton Garden and Hotel Hilton Garden Inn at Embassy Manyata), located in Bangalore.	Embassy Office Parks REIT: 100%
EEPL	Development, rental and maintenance of serviced residences (Hilton hotel).	MPPL: 80%
GSPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bangalore.	Embassy Office Parks REIT: 20%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT: 100%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets, (Quadron Business Park) located in Pune and (Embassy one) located in Bangalore.	Embassy Office Parks REIT: 100%
	Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bangalore.	

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Name of the SPV	Activities	Shareholding (in percentage)
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%
EPTPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune	Embassy Office Parks REIT: 100%
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore.	Embassy Office Parks REIT: 100%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore.	Embassy Office Parks REIT: 100%
ECPL	Development and leasing of commercial space and related interiors and maintenance of such assets (Embassy Business Hub), located in Bangalore	Embassy Office Parks REIT: 100%
ESNP	Development and leasing of commercial space and related interiors and maintenance of such assets (Embassy Splendid Techzone), located in Chennai	Embassy Office Parks REIT: 100%
		(w.e.f. 3 June 2024, refer note 47)

* together known as Embassy TechVillage assets (ETV assets/ ETV SPVs).

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

Name of the SPV	Activities	Shareholding (in percentage)
GLSP	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Golflinks Business Park), located at Bangalore.	MPPL: 50% Kelachandra Holdings LLP: 50%

2. Material accounting policies

2.1 Basis of preparation of Condensed Consolidated Financial Statements

The Interim Condensed Consolidated Financial Information (hereinafter referred to as the "Condensed 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 30 September 2025, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Statement of Cash Flow, the Statement of Net Distributable Cashflows of

Embassy REIT and each of the SPVs and and a summary of material accounting policies and other explanatory information for the quarter and half year ended 30 September 2025, the Consolidated Statement of Changes in Unitholders' Equity and the Consolidated Statement of Total Returns at fair value for the half year ended 30 September 2025. The Condensed Consolidated Financial Statements have been reviewed by the Audit Committee and were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 05 November 2025. The Condensed Consolidated Financial Statements have been prepared in accordance with Indian



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Accounting Standard (Ind AS) 34 "Interim Financial Reporting" as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (the "REIT regulations"), read with REIT Regulations and other accounting principles generally accepted in India. Also refer Note 19(a) on classification of Unitholders fund.

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

Statement of compliance to Ind-AS

These Condensed Consolidated Financial Statements for the half year ended 30 September 2025 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, to the extent not inconsistent with REIT regulations.

ESNP was acquired on 3 June 2024 by Embassy REIT. ESNP has been consolidated from 1 June 2024, a date close to the acquisition date, as there are no significant transactions or events that have occurred between 1 June 2024 and 3 June 2024 and the effect thereof is not considered to be material to the results for the half year ended 30 September 2024.

The Condensed Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. 30 September 2025.

Changes in accounting policies and disclosures

New and amended standards

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

Ind AS 21 - The Effects of Changes in Foreign Exchange Rates

The Ministry of Corporate Affairs has issued a notification dated 7 May 2025 for amendments to Ind AS 21, The Effects of Changes in Foreign Exchange Rates which clarifies on the accounting and disclosure requirements where currency is not exchangeable into another currency. These amendments are applicable with effect from 1 April 2025.

The above amendments are not relevant or do not have an impact on the Condensed Consolidated Financial Statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Basis of Consolidation

(i) Subsidiaries

The Embassy Office Parks Group consolidates entities which it owns or controls. The Condensed 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 Condensed Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

- The Condensed Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 - Consolidated Financial Statements, to the extent applicable.
- Goodwill is recognised in the Condensed Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

- 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 Condensed 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 recognize 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 Condensed 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 recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

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

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

Basis of Business Combination

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

The Embassy Office Parks Group determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs. When



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

the Embassy Office Parks Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

When the acquisition of subsidiaries represent a business combination, purchase consideration paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognised as capital reserve.

Requirements of Ind AS 103 apply to a transaction in which assets acquired and liabilities assumed constitute a business. However, para B7A and B7B of Ind AS 103 allow an optional concentration test to perform simplified assessment of whether acquired set of activities and assets is not a business. The consequence of the test is that if the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

When the acquisition of an asset or group of assets does not constitute a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the individual identified assets and liabilities acquired based upon their relative fair values and no goodwill or deferred tax is recognised.

For any identifiable asset or liability initially measured at an amount other than cost, Embassy Office Parks Group initially measures that asset or liability at the amount specified in the applicable Ind AS. Embassy Office Parks Group deduct from the cost of the group of assets the amounts allocated to these assets and liabilities, and then allocate the residual cost of acquisition to the remaining identifiable assets and liabilities based on their relative fair values at the date of acquisition.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss, except for changes in fair value which are measurement period adjustments,

wherein the change is adjusted with the asset/ liability recognised at the acquisition date with corresponding adjustment to goodwill. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates subsequent its settlement is accounted for within equity.

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

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

2.2 Summary of material accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

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

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

using their Fair value and the goodwill / capital reserve amount has been calculated accordingly; and

- Contingent consideration: measured at fair value;
- Assets held for sale: measured at lower of carrying amount or fair value less costs of disposal - note 2.2 (h).

c) Use of judgments and estimates

The preparation of Condensed 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 Condensed Consolidated Financial Statements is included in the following notes:

i) Business combinations

The Embassy Office Parks Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary.

In accounting for business combinations, judgment 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 judgment. 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 judgments, estimates and assumptions can materially affect the results of operations.

ii) Impairment of goodwill and intangible assets with infinite useful life

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

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

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

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

vi) Judgements in preparing Condensed Consolidated Financial Statements - Note 2.1.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- vii) Classification of Unitholders' funds - Note 19(a).

investment properties and property plant and equipment.
- viii) Significant judgements is involved in the allocation cost of acquisition to the identifiable assets and liabilities based on their relative fair values at the date of acquisition in case of acquisition that does not represent a business combination - Note on Basis of Business Combination.

ii) Useful lives of Investment Properties and Property, Plant and Equipment- Notes 2.2(f) and (g).
- ix) Classification of assets held for sale & liabilities directly associated with the assets held for sale - Note 2.2 (h).

iii) Valuation of financial instruments -Note 2.2 (l).
- Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during the half year ended 30 September 2025 is included in the following notes:

iv) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(v) (ii). Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.
- i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment - The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued. Judgment is also applied in determining the extent and frequency of independent appraisals.

d) Current versus non-current classification

The Embassy Office Parks Group presents assets and liabilities in the Condensed 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;

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

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

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

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

The Trust has net current liabilities of ₹41,710.40 million as at 30 September 2025 mainly due to the maturity of Commercial Paper - Series D in February 2026, Commercial Paper - Series E & F in March 2026, ECPL Series I NCD 2023 in May 2026 and Embassy REIT Series IV NCD 2021 in September 2026. Based on the Group's liquidity position including undrawn borrowing facilities as well as a low leverage of 31% Net debt to Gross asset value, the Trust will be able to refinance its borrowings and meet its current obligations as and when they fall due.

e) Measurement of fair values

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

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

The principal or the most advantageous market must be accessible by the Embassy Office Parks Group. The fair value of an asset or a liability

is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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

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

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

f) Investment properties

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

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

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

Asset category	Estimated useful life (in years)
Buildings**	5 - 60 years
Plant and Machinery	10-15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Leasehold land*	30 - 99 years based on the lease period
Leasehold building	10 years based on the lease period

Based on technical evaluation, the Group believes that the useful lives, as given above, best represent the period over which the Group expects to use these assets. Hence, the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II of the Companies Act 2013.

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

*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period. Lease period is the non-cancellable period of a lease, together with periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option.

** Useful life of building is restricted to the lease term of leasehold land on which the building is constructed.

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

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration from the derecognition of Investment properties the Group considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

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

g) Property, plant and equipment and intangible assets

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation and impairment. The cost of

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

property, plant and equipment includes freight, duties, taxes and other incidental expenses related to the acquisition or construction of the respective assets. The cost of such assets not ready for their intended use are disclosed as capital work-in-progress.

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

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

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

Based on technical evaluation, the Group believes that the useful lives, as given above, best represent the period over which the Group expects to use these assets. Hence, the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II of the Companies Act 2013.

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

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

Right to use trademark: The earnings potential of trade name/ trademark can at times be substantial. A trademark is recognized 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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

useful life are reviewed at least at the end of each reporting period and adjusted prospectively.

Common Area Maintenance (CAM) service rights are contract-based intangible assets, which represent the value of contractual rights that arise from contractual arrangements. An entity establishes relationships with its customers through certain contracts, these customer relationships arise from contractual rights. CAM service rights are recognised at their fair value as at the date of acquisition, these are subsequently amortised on a straight-line basis, over their estimated contractual lives which is 5 years.

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

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

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

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

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit and loss when the asset is derecognised.

An intangible asset shall be derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain

or loss arising on derecognition of an intangible asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss when the asset is derecognised.

h) Non-current assets held for sale

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

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

Assets and liabilities classified as held for sale are presented separately from other items in the Condensed Consolidated Balance sheet.

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.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Exchange differences arising on foreign exchange transactions settled and from translations during the year are recognised in the consolidated statement of profit and loss of the year except exchange differences arising from the translation of the items which are recognised in OCI.

l) Financial instruments

i) Recognition and initial measurement

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

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

Condensed Consolidated Financial Statements

Notes to Accounts

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,

(all amounts in ₹ million unless otherwise stated)

the Embassy Office Parks Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI - equity investment). This election is made on an investment by investment basis.

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

Financial assets: Business model assessment

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

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated - e.g. whether compensation is based on the fair

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Debt instruments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit and loss.
Equity instruments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit and loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii) Derecognition

Financial assets

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

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

Financial liabilities

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

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

iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Condensed 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

An instrument may contain both a financial liability and equity component. 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.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

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

n) Rental support

Rental supports that are an integral part of an acquisition transaction is treated as a deduction in the acquisition cost of such investment properties. Where, the right to receive the rental support is spread over a period of time, the right to receive the rental support is reduced from the acquisition cost and is recognised as a financial asset at fair value and subsequently measured at amortised cost based on effective interest rate method.

o) Impairment of financial assets

Financial assets

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

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

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

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

- significant financial difficulty of the borrower or issuer; or
- a breach of contract such as a default or being past due for 180 days or more; or

- the restructuring of a loan or advance by the Embassy Office Parks Group on terms that in the material assessment of the Embassy Office Parks Group it would not consider otherwise; or
- it is probable that the borrower will enter bankruptcy or other financial reorganization; 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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks Group's historical experience and informed credit assessment and including forward-looking information.

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

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

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

Measurement of expected credit losses:

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

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

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

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

p) Embedded derivatives

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

q) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

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

r) Leases

Embassy Office Parks Group as a lessee

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the consolidated 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 recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Embassy Office Parks Group as a lessor

i. Determining whether an arrangement contains a lease

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

ii. Assets held under leases

Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the non-cancellable period of lease term. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group's net investment in the leases.

iii. Initial direct costs

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

s) Revenue recognition

i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the consolidated statement of profit and loss on



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

a straight-line basis over the non-cancellable period of the lease term, including rental income to the extent of the economic right of the Group pursuant to the co-development agreement. Lease incentives granted are recognised as an integral part of the total rental income. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

ii) **Income from finance lease**

For assets let out under finance lease, the Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

iii) **Revenue from contract with customers**

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the Company as part of the contract.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

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

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

- b) Revenue from Food, beverages and banquets

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

- c) Revenue from Room Rentals

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

- d) Sale of solar energy

Revenue from sale of power is recognized net of cash discount over time for each unit of electricity generated.

- e) Other operating income

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

iv) **Recognition of dividend and interest income**

Dividend income is recognised in the consolidated statement of 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.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

t) **Employee benefits**

Defined contribution plan

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

Gratuity

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

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

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

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

Compensated absences

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

Assets or liabilities related to employee benefit arrangements acquired on Business Combination are recognised and measured in accordance with Ind AS 19 Employee Benefits.

u) **Borrowing costs**

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of a qualifying asset form part of the cost of that asset. Other



Condensed Consolidated Financial Statements

Notes to Accounts

borrowing costs are recognised as an expense in the period in which they are incurred.

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

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average borrowing costs (WABC). Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

v) Taxation

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

(i) Current tax:

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

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

(ii) Deferred tax:

Deferred tax is recognised in respect of temporary differences between the carrying

(all amounts in ₹ million unless otherwise stated)

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.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

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

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

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

Deferred tax assets or liabilities acquired on Business Combination are recognised and measured in accordance with Ind AS 12 Income taxes.

w) Provisions and contingencies

The Embassy Office Parks Group recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present

obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

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

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

x) Operating segments

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

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

Commercial Offices segment:

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

Hospitality segment:

NOI for hospitality segment is defined as Revenue from operations (which includes (i)



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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, amortization, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

y) Cash and cash equivalents

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

z) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT. The NDCF was calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager had made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework was approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and was effective from 1 April 2021.

In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024. The amended framework was approved by the Board of Directors at their meeting held on 2 February 2024. This framework was applicable with effect from 1 April 2024 and accordingly, Embassy Office Parks REIT had computed the NDCF for the previous year. Further, SEBI has amended the NDCF framework vide SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 w.e.f 1 April 2025. In accordance with this circular, Embassy Office Parks REIT along with its SPVs, subject to applicable provisions in the Companies Act, 2013, needs to ensure that minimum 90% distribution of NDCF be met for a given financial year on a cumulative periodic basis. The distributions shall be declared and paid once every quarter in every financial year.

The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and (iv) Proceeds from sale of any Embassy REIT assets.

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 liability in the form of dividend and interest is recognised directly in other equity and distribution in the form of repayment of capital is recognised directly on the face of balance sheet.

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.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

ac) Earnings per unit

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

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

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

The Embassy Office Parks Group has elected to present earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment 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 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, amortisation, impairment, finance costs, share of profit of equity accounted investees and tax expense.

ae) Statement of net assets at fair value

The disclosure of Statement of Net Assets at Fair value comprises of the fair values of the properties held by Asset SPVs and the HoldCo as well as book values of the total liabilities and other assets of all SPVs consolidated. The fair value of the property held by Asset SPVs and HoldCo are reviewed semi-

annually by the independent property valuer taking into consideration market conditions existing at the reporting date, and other generally accepted market practices. The independent valuer is leading independent appraiser with a recognised and relevant professional qualification and experience.

af) Joint development accounting

Land/development rights received under joint development arrangements is measured at the fair value of the estimated construction service rendered to the landowner and the same is accounted on completion of the project. Further, non-refundable deposit amount paid by the Group under joint development arrangements is recognised as Investment property under development and on the completion of the project, the non-refundable amount is transferred as land cost to Investment Property.

ag) Government Grants

Government grants are recognised where there is a reasonable assurance that the grant will be received and all attached conditions will be complied with:

- When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed.
- When the grant relates to an asset, it is recognised as income in the consolidated statement of profit and loss in equal amounts over the expected useful life of the related asset.

Repayment of grant relating to income shall be applied first against any unamortised deferred credit recognised in respect of the grant. To the extent that the repayment exceeds any such deferred credit, or when no deferred credit exists, the repayment shall be recognised immediately in profit or loss.

Repayment of grant related to an asset shall be recognised by increasing the carrying amount of the asset or reducing the deferred income balance by the amount repayable. The cumulative additional depreciation that would have been recognised in profit or loss to date in the absence of the grant shall be recognised immediately in profit or loss.



Notes to Accounts

3 Property, plant and equipment

Reconciliation of carrying amounts for the half year ended 30 September 2025

(all amounts in ₹ million unless otherwise stated)

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block										
As at 1 April 2024	8,851.84	12,950.31	8,010.89	1,309.47	1,776.81	48.94	39.42	270.40	63.59	33,321.67
Additions for the year	80.55	2.42	27.91	4.42	3.07	0.14	0.09	3.30	-	121.90
Disposals	-	(27.49)	(20.19)	(127.72)	(8.00)	(5.16)	(6.14)	(0.84)	-	(195.54)
As at 31 March 2025	8,932.39	12,925.24	8,018.61	1,186.17	1,771.88	43.92	33.37	272.86	63.59	33,248.03
As at 1 April 2025	8,932.39	12,925.24	8,018.61	1,186.17	1,771.88	43.92	33.37	272.86	63.59	33,248.03
Additions for the period	-	46.79	41.90	29.56	9.85	2.27	0.62	27.99	12.03	171.01
Disposals	-	-	-	-	-	-	-	-	(9.00)	(9.00)
As at 30 September 2025	8,932.39	12,972.03	8,060.51	1,215.73	1,781.73	46.19	33.99	300.85	66.62	33,410.04
Accumulated depreciation and impairment										
As at 1 April 2024	0.24	847.02	2,164.24	683.63	523.53	33.36	27.81	13.25	31.75	4,324.83
Charge for the year	-	220.81	450.61	175.46	173.12	4.44	8.28	1.52	8.25	1,042.49
Disposals	-	(7.38)	(12.34)	(127.72)	(8.00)	(5.16)	(6.14)	(0.81)	-	(167.55)
Impairment loss (refer note ii, below)	273.01	-	2,187.60	-	-	-	-	-	-	2,460.62
As at 31 March 2025	273.25	1,060.45	4,790.11	731.37	688.65	32.64	29.95	13.96	40.00	7,660.39
As at 1 April 2025	273.25	1,060.45	4,790.11	731.37	688.65	32.64	29.95	13.96	40.00	7,660.39
Charge for the period	-	110.18	148.15	76.59	82.08	0.91	0.93	1.80	4.26	424.90
Disposals	-	-	-	-	-	-	-	-	(7.31)	(7.31)
As at 30 September 2025	273.25	1,170.63	4,938.26	807.96	770.73	33.55	30.88	15.76	36.95	8,077.98
Carrying amount (net)										
As at 30 September 2025	8,659.14	11,801.40	3,122.25	407.77	1,011.00	12.64	3.11	285.09	29.67	25,332.06
As at 31 March 2025	8,659.14	11,864.79	3,228.50	454.80	1,083.23	11.28	3.42	258.90	23.59	25,587.64

Notes:

- i. The solar plant has been constructed on 465.77 acres of land, of which title for 450.11 acres is registered in name of the Group and balance 15.66 acres is in the process of registration.
- ii. During the previous year ended 31 March 2025, accumulated depreciation includes impairment loss amounting to ₹ 2,460.62 million.
- ii. The amount of borrowing cost capitalised during the period is ₹ 154.81 million (31 March 2025: ₹ 183.70 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

4 Capital work-in-progress

Particulars	As at 30 September 2025	As at 31 March 2025
VTPL - (Hilton Hotels at ETV)**	4,425.67	3,100.54
Others	59.47	28.47
	4,485.14	3,129.01

**forms part of ETV assets CGU

Movement of Capital work-in progress (CWIP)

Particulars	As at 30 September 2025	As at 31 March 2025
Opening balance	3,129.01	1,511.50
Add: Additions to Capital work-in progress during the period/year	1,456.34	1,644.16
Less: Capitalisation to Property, plant and equipment during the period/year	(100.21)	(26.64)
Closing balance	4,485.14	3,129.01



Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

5 Investment Properties

Reconciliation of carrying amounts for the half year ended 30 September 2025

Particulars	Land (Under JDA) (refer note xiii.)	Land-freehold	Right of use asset (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
Gross block											
As at 1 April 2024	906.36	126,611.11	30,234.45	138,895.02	19,650.32	2,267.93	6,184.44	61.56	5.92	13.36	324,830.47
Additions for the year	-	-	-	20,796.53	6,262.94	263.14	2,398.91	5.96	-	8.28	29,735.76
Acquisitions on account of asset acquisition	-	-	-	5,307.42	1,098.08	9.97	297.73	-	-	-	6,713.20
Disposals	-	-	-	(3,458.22)	(440.30)	(68.25)	(125.40)	-	-	(0.29)	(4,092.46)
As at 31 March 2025	906.36	126,611.11	30,234.45	161,540.75	26,571.04	2,472.79	8,755.68	67.51	5.92	21.35	357,186.97
As at 1 April 2025	906.36	126,611.11	30,234.45	161,540.75	26,571.04	2,472.79	8,755.68	67.51	5.92	21.35	357,186.97
Additions for the period	-	-	6.49	4,694.07	1,276.85	123.56	764.32	1.48	-	1.06	6,867.84
Disposals	-	-	-	-	(3.06)	(1.46)	-	-	-	-	(4.52)
Reclassification to assets held for sale (refer note 48)	-	-	-	(3,569.54)	(10.82)	(49.56)	(11.73)	-	-	-	(3,641.65)
As at 30 September 2025	906.36	126,611.11	30,240.94	162,665.29	27,834.01	2,545.33	9,508.27	68.99	5.92	22.41	3,60,408.64
Accumulated depreciation and impairment											
As at 1 April 2024	-	-	2,037.99	16,203.75	6,404.55	1,314.33	2,386.87	49.58	5.55	4.83	28,407.45
Charge for the year (refer note 39)	-	-	522.19	5,033.25	1,714.70	272.69	705.31	5.88	0.33	1.13	8,255.48
Disposals	-	-	-	(3,458.02)	(428.97)	(67.94)	(125.40)	-	-	(0.29)	(4,080.63)
Impairment loss (refer note xii. below)	-	-	124.26	74.50	1.24	-	-	-	-	-	200.00
As at 31 March 2025	-	-	2,684.44	17,853.48	7,691.52	1,519.08	2,966.78	55.45	5.88	5.67	32,782.30
As at 1 April 2025	-	-	2,684.44	17,853.48	7,691.52	1,519.08	2,966.78	55.45	5.88	5.67	32,782.30
Charge for the period	-	-	279.35	2,435.17	1,073.25	154.88	463.69	2.64	0.33	0.93	4,410.24
Disposals	-	-	-	-	(2.17)	(0.88)	-	-	-	-	(3.05)
Reclassification to assets held for sale (refer note 48)	-	-	-	(393.95)	(4.67)	(47.17)	(8.38)	-	-	-	(454.16)
As at 30 September 2025	-	-	2,963.79	19,894.71	8,757.93	1,625.91	3,422.09	58.09	6.21	6.60	36,735.32
Carrying amount (net)	906.36	126,611.11	27,277.15	142,770.58	19,076.08	919.43	6,086.18	10.89	(0.29)	15.81	323,673.31
As at 31 March 2025	906.36	126,611.11	27,550.01	143,687.27	18,879.53	953.71	5,788.90	12.06	0.04	15.68	324,404.67

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Notes:

- i. **EPTPL:** The leasehold land for Embassy Techzone is taken from Maharashtra Industrial Development Corporation ('MIDC') on a lease for a period of 95 years. The lease expires in June 2100.
- ii. **OBPPL:** The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority ('NOIDA') on a lease for a period of 90 years. The lease expires in September 2097.
- iii. **ETPL:** The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority ('MMRDA') on a lease for a period of 80 years. The lease expires in June 2088.
- iv. **GSPL:** The leasehold land for Embassy Galaxy is taken from NOIDA on a lease for a period of 90 years. The lease expires in June 2095.
- v. **QBPL:** The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. The lease expires in October 2100. As per the lease agreement the Company can renew the lease for a further period of 95 years.
- vi. **ETV:** Karnataka Industrial Area Development Board ("KIADB") executed lease cum sale agreements in favour of VTPL with respect to 103 acres 1 ½ guntas ("Larger Land") in Devarabeesanahalli Village ("ETV Project"). Subsequently, sale deeds with respect to 101 acres 4 ½ guntas was executed in favour of VTPL and balance land measuring 1 acre 37 guntas continues to remain leased in favour of VTPL. In addition to the Larger Extent, VTPL has acquired survey number 9/4 measuring 1 acre 9 guntas (including 3 guntas kharab land) from private parties in 2004 and this land is located within the ETV Project. This additional land was originally under BBMP jurisdiction and subsequently in 2024, through approval by Karnataka Udyoga Mitra, VTPL has been granted permission to integrate and obtain a single mixed use development plan from KIADB for ETV including this additional land. Pursuant to the approval obtained through Karnataka Udyog Mitra, VTPL has applied for and obtained a modified development plan for ETV from KIADB which includes survey number 9/4. VTPL has stated that it would invest ₹1,000 million, which has been subsumed within the overall ETV Project cost approved by the Board. VTPL has leased out 19.39 acres of the land to Embassy Commercial Projects (Whitefield) Private Limited and is developing the remaining land along with Sarla Infrastructure Private Limited.
- vii. Investment properties comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.
- viii. The investment properties have been leased out to lessees / held for lease on operating lease basis.
- ix. The plant and machinery, furniture and fixtures, electrical equipment and office equipment are physically attached to the buildings and form an integral part thereof, hence they are considered as investment properties.
- x. The amount of borrowing cost capitalised during the period is ₹793.79 million (31 March 2025: ₹1,800.70 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).
- xi. In accordance with Ind AS 116- Leases, investment properties includes Right-of-Use (ROU) asset of ₹27,277.15 million (31 March 2025: ₹27,550.01 million). The corresponding lease liability amounting to ₹1,483.48 million (31 March 2025: ₹1,497.89 million) is recorded as a financial liability.
- xii. During the previous year ended 31 March 2025, accumulated depreciation includes impairment loss amounting to ₹200.00 million.
- xiii. This represents land acquired by the Group under joint development arrangement measured based on fair value of the estimated construction service rendered to the landowner.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

6 Goodwill [refer note 2.1 (i) (b)]

As at 30 September 2025

SPV	Goodwill as at 1 April 2025	Consideration transferred for business combination during the period	Fair value of net assets acquired under business combination during the period/ adjustments	Goodwill arising on acquisitions during the period	Impairment loss for the period	Reclassification to assets held for sale*	Net carrying value as at 30 September 2025
MPPL	21,466.58	-	-	-	-	291.29	21,175.29
EPTPL	1,027.18	-	-	-	-	-	1,027.18
EEPL	53.56	-	-	-	-	-	53.56
UPPL	131.89	-	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	-	1,596.82
QBPL	1,340.94	-	-	-	-	-	1,340.94
VCPPL	4,265.12	-	-	-	-	-	4,265.12
ETV assets	14,193.18	-	-	-	-	-	14,193.18
	61,537.67	-	-	-	-	291.29	61,246.38

* refer note 48

As at 31 March 2025

SPV	Goodwill as at 1 April 2024	Consideration transferred for business combination during the year	Fair value of net assets acquired under business combination during the period/ adjustments	Goodwill arising on acquisitions during the year	Impairment loss for the year	Reclassification to assets held for sale	Net carrying value as at 31 March 2025
MPPL	21,466.58	-	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	-	1,027.18
EEPL**	703.52	-	-	-	649.96	-	53.56
UPPL	131.89	-	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	-	1,596.82
QBPL**	3,198.66	-	-	-	1,857.72	-	1,340.94
VCPPL	4,265.12	-	-	-	-	-	4,265.12
ETV assets	14,193.18	-	-	-	-	-	14,193.18
	64,045.35	-	-	-	2,507.68	-	61,537.67

** During the previous year ended 31 March 2025, Group had recorded impairment loss in QBPL amounting to ₹1,857.72 million due to slower than anticipated lease up of commercial properties in QBPL and in EEPL amounting to ₹649.96 million following a reduction in applicable tariffs in solar business as per the order dated 27 March 2025 issued by the Karnataka Electricity Regulatory Commission (KERC).

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

7 Other intangible assets

Reconciliation of carrying amounts for the half year ended 30 September 2025

Particulars	Acquired intangible assets				
	CAM service rights	Power Purchase Agreement	Right to use trade mark	Computer software	Total
Gross block					
As at 1 April 2024	9,826.91	3,348.00	3,641.88	64.05	16,880.84
Additions during the year	-	-	-	0.26	0.26
As at 31 March 2025	9,826.91	3,348.00	3,641.88	64.31	16,881.10
As at 1 April 2025	9,826.91	3,348.00	3,641.88	64.31	16,881.10
Additions during the period	-	-	206.67	2.36	209.03
As at 30 September 2025	9,826.91	3,348.00	3,848.55	66.67	17,090.13
Accumulated amortisation					
As at 1 April 2024	6,359.91	727.84	-	45.75	7,133.50
Amortisation for the year	1,965.26	145.57	-	6.35	2,117.18
Impairment loss for the year (refer note (i))	-	1,242.63	-	-	1,242.63
As at 31 March 2025	8,325.17	2,116.04	-	52.10	10,493.31
As at 1 April 2025	8,325.17	2,116.04	-	52.10	10,493.31
Amortisation for the period	982.63	36.23	-	0.23	1,019.09
As at 30 September 2025	9,307.80	2,152.27	-	52.33	11,512.40
Carrying amount (net)					
As at 30 September 2025	519.11	1,195.73	3,848.55	14.34	5,577.73
As at 31 March 2025	1,501.74	1,231.96	3,641.88	12.21	6,387.79

Notes:

i Accumulated amortisation as at previous year ended 31 March 2025 includes impairment loss amounting to ₹1,242.63 million.

8 Investment properties under development (IPUD)

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

SPV/ Hold Co	Particulars	As at 30 September 2025	As at 31 March 2025
Base build			
ESNP*	Block 1, 4, 5, 6, 7, 8 and 10	7,596.80	5,912.24
MPPL	Block L4, D1 and D2, Block B	5,601.64	6,914.50
ECPL	Phase II	1,135.75	930.22
Infrastructure and Upgrade Projects			
ESNP*	Master plan upgrades and others	1,575.76	1,328.68
ECPL	Master plan upgrades and others	1,092.10	1,215.62
VTPL	Master plan upgrades and others	749.98	585.16
MPPL	Master plan upgrades and others	580.44	495.73
GSPL	Master plan upgrades and others	99.25	68.65
OBPPL	Master plan upgrades and others	64.67	17.47
SIPL	Others	46.77	7.21
EPTPL	Master plan upgrades and others	33.21	224.76
QBPL	Master plan upgrades and others	1.74	14.63
QBPPL	Master plan upgrades and others	0.84	18.84
Multiple	Various	8.43	1.59
		18,587.38	17,735.30

*refer note 47



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Movement of investment properties under development (IPUD)

Particulars	As at 30 September 2025	As at 31 March 2025
Opening balance	17,735.30	16,523.47
Add: Additions to investment properties under development during the period/year	6,572.54	16,885.48
Add: Acquired during the period/year (refer note 47)	-	5,568.97
Less: Capitalisation to investment properties/finance lease receivable during the period/year	(5,720.46)	(21,242.62)
Closing balance	18,587.38	17,735.30

9 Investments accounted for using equity method

Particulars	As at 30 September 2025	As at 31 March 2025
Investment in joint venture		
Golflinks Software Park Private Limited	22,511.61	22,706.02
	22,511.61	22,706.02
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36

Particulars	As at 30 September 2025	As at 31 March 2025
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	22,511.61	22,706.02

10A Non-current investments

Particulars	As at 30 September 2025	As at 31 March 2025
Unquoted, measured at amortised cost		
Investment in debentures of joint venture (refer note 46)		
9,500, 8.50% (31 March 2025: 9,500, 8.50%) debentures of face value of ₹1,000,000 each (refer note (a) below)	5,182.47	5,407.42
1,800, 8.50% (31 March 2025: 1,800) debentures of ₹1,000,000 each (refer note (b) below)	1,356.78	1,415.68
	6,539.25	6,823.10

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Terms:

- (a) 9,500 (31 March 2025: 9,500) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000 each was issued on 6 April 2022 as per agreement dated 5 April 2022. Outstanding (including current investments) as at 30 September 2025 of ₹5,623.04 million (31 March 2025: ₹5,829.73 million).

Interest Rate : 8.15% p.a. on monthly outstanding balance.

Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.

Tenure : Debentures shall be redeemed 7 years from the deemed date of allotment. Early redemption of debentures shall be permitted subject to availability of Net cash flows on such date.

With effect from 27 September 2024, the parties have amended the terms to the existing debenture agreement as follows:

Interest rate : 8.50% p.a.

Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.

Tenure : 10 years EMI structure. Interest reset every 3 years to be mutually agreed between the parties.

Other terms : No pre-payment rights till 2 years 6 months.

- (b) 1,800 (31 March 2025: 1,800) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000 each was issued on 27 September 2024. Outstanding (including current investments) as at 30 September 2025 of ₹1,472.12 million (31 March 2025: ₹1,526.24 million).

Interest Rate : 8.50% p.a.

Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.

Tenure : 10 year EMI structure. Interest reset every 3 years to be mutually agreed between the parties.

Other terms : No pre-payment rights till 2 years 6 months.

Aggregate amount of unquoted investments	6,539.25	6,823.10
Aggregate amount of quoted investments	-	-
Investment measured at amortised cost	6,539.25	6,823.10
Aggregate amount of impairment in value of investment	-	-
Investment measured at fair value through profit and loss	-	-

10B Current investments

Particulars	As at 30 September 2025	As at 31 March 2025
Investments measured at fair value through profit and loss		
Unquoted, Investment in mutual funds		
Investment in liquid mutual funds	-	137.48
Investment in overnight mutual funds	152.44	-
Unquoted, measured at amortised cost		



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 30 September 2025	As at 31 March 2025
Investment in debentures of joint venture (refer note 46)		
9,500, 8.50% (31 March 2025: 9,500) debentures of face value of ₹1,000,000 each (refer note (a) above)	440.57	422.31
1,800, 8.50% (31 March 2025: 1,800) debentures of ₹1,000,000 each (refer note (b) above)	115.34	110.56
	708.35	670.35
Aggregate amount of unquoted investments	708.35	670.35
Aggregate amount of quoted investments	-	-
Investment measured at amortised cost	555.91	532.87
Aggregate amount of impairment in value of investment	-	-
Investment measured at fair value through profit and loss	152.44	137.48

11 Other non-current financial assets

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Bank deposits with more than 12 months maturity (refer note 46)*	1,027.02	889.33
Unbilled revenue	2,970.99	2,284.83
Security deposits		
- related party (refer note 46)	10.86	10.86
- others	1,087.76	1,091.84
Refundable security deposit for co-development project	600.00	600.00
Receivable under finance lease	1,072.78	1,239.36
	6,769.41	6,116.22
*Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	996.97	849.96

12 Non-current tax assets (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Advance tax, net of provision for tax	432.32	373.35
	432.32	373.35

13 Other non-current assets

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Capital advances		
- related party (refer note 46)	62.86	110.46
- others	1,755.32	1,404.82
Balances with government authorities	32.27	50.93
Paid under protest to government authorities (refer note 43)	1,184.33	1,153.68
Prepayments	33.34	25.51
	3,068.12	2,745.40

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Particulars	As at 30 September 2025	As at 31 March 2025
Stock of consumables	42.23	45.45
	42.23	45.45

15 Trade receivables

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured		
Considered good *	848.54	820.24
Which have significant increase in credit risk	17.31	-
Credit impaired	38.27	13.44
Less: Allowances for impairment losses	(38.27)	(13.44)
	865.85	820.24

*Includes trade receivables from related parties amounting to ₹98.41 million (31 March 2025: ₹70.08 million) (refer note 46).

16A Cash and cash equivalents

Particulars	As at 30 September 2025	As at 31 March 2025
Cash on hand	2.00	1.77
Balances with banks		
- in Current accounts	8,240.34	5,612.53
- in escrow accounts		
- Balances with banks for unclaimed distributions*	2.87	2.88
- Others	190.46	979.99
- in fixed deposit accounts with original maturity of less than three months	10.00	33.01
	8,445.67	6,630.18

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

16B Other bank balances

Particulars	As at 30 September 2025	As at 31 March 2025
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date (refer note 46)*	75.03	135.68
	75.03	135.68

*Deposit for availing letter of credit facilities



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

17 Other current financial assets

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Unbilled revenue (refer note 46)	1,258.99	985.80
Unbilled maintenance charges	360.86	343.92
Receivable under finance lease	333.39	331.88
Other receivables		
- related parties (refer note 46)	62.41	62.40
- others	83.38	125.02
	2,099.03	1,849.02

18 Other current assets

Particulars	As at 30 September 2025	As at 31 March 2025
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related parties (refer note 46)	2.45	33.14
- to others	44.24	103.92
Balances with government authorities	509.49	1,309.88
Prepayments (refer note 46)	728.79	213.12
	1,284.97	1,660.06

19 Unit capital

Unit capital	No in Million	Amount
As at 1 April 2024	947.90	288,262.11
Changes during the year	-	-
Closing balance as at 31 March 2025	947.90	288,262.11
As at 1 April 2025	947.90	288,262.11
Changes during the period	-	-
Closing balance as at 30 September 2025	947.90	288,262.11

(a) Terms/ rights attached to Units

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

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay cash to the Unitholders. Thus, in accordance with the requirements of Ind AS 32 - Financial Instruments: Presentation, the Unit Capital should have been classified as compound financial instrument which contains both equity and

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

liability components. However, Paragraph 4.2.3 of Chapter 4 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, require the Unit Capital in entirety to be presented/classified as "Equity", which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid SEBI requirements, the Embassy Office Parks REIT has presented unit capital as equity in these financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders in the form of interest and dividend is presented in Statement of Changes in Unitholders' Equity and distribution to Unitholder in the form of repayment of capital is presented as a separate line item on face of balance sheet and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the distributions are approved by the Board of Directors of the Investment Manager.

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

Name of the Unitholder	As at 30 September 2025		As at 31 March 2025	
	No of Units	% holding	No of Units	% holding
ICICI Prudential Mutual Fund	85,837,726	9.06%	71,507,452	7.54%
Embassy Property Developments Private Limited (EPDPL)	72,864,279	7.69%	72,864,279	7.69%
APAC Company XXIII Limited	53,451,142	5.64%	71,271,142	7.52%
HDFC Mutual Fund	51,430,048	5.43%	53,871,588	5.68%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units during the period of five years immediately preceding the balance sheet date. Further, the Trust had issued an aggregate of 111,335,400 Units at a price of ₹331.00 each for consideration other than cash during the period of five years immediately preceding the balance sheet date.

(d) Unitholding of sponsor group:

Sponsor	Units held by sponsor group				
	No. of units as at 30 September 2025	% of total units as at 30 September 2025	No. of units as at 1 April 2025	% of total units as at 31 March 2025	% Change during the half year ended 30 September 2025
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	-
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 46)	-	-	-	-	-

Sponsor	Units held by sponsor group				
	No. of units as at 31 March 2025	% of total units as at 31 March 2025	No. of units as at 1 April 2024	% of total units as at 31 March 2024	% Change during the year ended 31 March 2025
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	-
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 46)	-	-	-	-	-



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

20 Other Equity*

Particulars	As at 30 September 2025	As at 31 March 2025
Reserves and Surplus		
General reserve	495.00	-
Retained earnings	(7,839.43)	(7,769.67)
Debenture redemption reserve	1,025.00	1,520.00
	(6,319.43)	(6,249.67)

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

Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Embassy Office Parks group is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit for the year including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings account.

Debenture redemption reserve

Certain SPVs have issued Non-Convertible Debentures and as per the provisions of the Companies Act, 2013, SPVs are required to create debenture redemption reserve out of the profits available for payment of dividend.

General reserve

This represents transfer of debenture redemption reserve on redemption of debentures. The reserve can be utilised in accordance with the specific requirements of Companies Act, 2013.

21 Non-current Borrowings

Particulars	As at 30 September 2025	As at 31 March 2025
Secured		
Non-convertible debentures		
200,000 (31 March 2025: Nil) Embassy REIT Series XV, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xiii) below)	19,877.25	-
100,000 (31 March 2025: 100,000) Embassy REIT Series XII, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (ix) below)	9,987.44	9,985.94
50,000 (31 March 2025: 50,000) Embassy REIT Series VIII, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (v) below)	4,998.78	4,998.69
50,000 (31 March 2025: Nil) Embassy REIT Series XIII, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost)	4,991.42	-
- Embassy REIT Series XIII NCD 2025 - Series B (refer note (xi) below)		
40,000 (31 March 2025: 40,000) QBPL Series I, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xvii) below)	3,889.52	3,886.21

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 30 September 2025	As at 31 March 2025
150,000 (31 March 2025: Nil) Embassy REIT Series XIII, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost)	14,970.55	-
- Embassy REIT Series XIII NCD 2025 - Series A (refer note (x) below)		
27,500 (31 March 2025: 27,500) ECPL Series II, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xviii) below)	2,734.75	2,731.44
90,000 (31 March 2025: 90,000) Embassy REIT Series XI, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (viii) below)	9,010.69	9,008.32
10,000 (31 March 2025: 10,000) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note (iii) below)	9,984.47	9,979.33
75,000 (31 March 2025: Nil) Embassy REIT Series XIV, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xii) below)	7,499.33	-
102,500 (31 March 2025: 102,500) MPPL Series I, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xvi) below)	10,200.27	10,206.28
11,000 (31 March 2025: 11,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)	10,984.81	10,977.55
- Embassy REIT Series V NCD 2021 - Series B (refer note (ii) below)		
3,000 (31 March 2025: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note (i) below)	-	2,992.23
25,000 (31 March 2025: 25,000) ECPL Series I, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note (xv) below)	-	2,495.58
Term loans		
- from banks (refer note (xxiii)) below	53,325.40	64,587.47
- from financial institutions (refer note (xxiii)) below	3,232.59	3,228.01
Overdraft (refer note (xxiii)) below	4,748.31	6,119.59
	170,435.58	141,196.64

Notes (Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended):

(i) 3,000 (31 March 2025: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of Rs.1 million each amounting to Rs.3,000 million with a coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 09 September 2021.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Security terms

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

- 1. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
- 2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
- 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL.
- 4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
- 5. A corporate guarantee issued by SIPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
- 2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on 07 September 2026.
- 3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
- 5. These debentures are due for maturity on 07 September 2026, hence have been disclosed under short term borrowings as at 30 September 2025 (refer note 26).

The Trust has maintained security cover of 2.61 times as at 30 September 2025, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated 03 September 2021.

(ii) 11,000 (31 March 2025: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series B) debentures having face value of Rs.1 million each amounting to Rs.11,000 million with a coupon rate of 7.05% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Security terms

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

- 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2) and Silver Oak (Block E2) having an aggregate leasable area of 18,78,315 sq ft and land admeasuring 10.508 acres forming part of the development known as Embassy Manyata Business Park.
- 2. A first ranking exclusive charge by way of mortgage created by QBPPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2 having aggregate leasable area of 42,163 sq metres and underlying land situated at Embassy Qubix, Pune.
- 3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
- 4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
- 5. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables.
- 6. A first ranking exclusive charge by way of hypothecation created by QBPPL over identified receivables
- 7. A corporate guarantee issued by MPPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 18 October 2026.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the Series V (Series B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has maintained security cover of 2.96 times as at 30 September 2025, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated 18 October 2021.

(iii) 10,000 (31 March 2025: 10,000) Embassy REIT Series VI , Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of Rs.1 million each amounting to Rs.10,000 million with a coupon rate of 7.35% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 07 April 2022.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Security terms

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

- 1. A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP.
- 2. A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs")
- 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP.
- 4. A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP.
- 5. A corporate guarantee issued by MPPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 05 April 2027.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (October 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has maintained security cover of 4.29 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 31 March 2022.

(iv) Nil (31 March 2025: 105,000) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each

In June 2023, the Trust issued 105,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VII NCD 2023 debentures having face value of Rs.1 lakh each amounting to Rs.10,500 million with a coupon rate of 7.77% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 07 June 2023.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking charge by way of mortgage over the two levels of basements, portion of ground and 1st floor and entire 2nd to 7th floors totally admeasuring 2,26,663 square feet, together with 54.2% undivided interest in the underlying land, common areas and voting rights in the building known as First International Financial Centre owned by ETPL

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- 2. A first ranking pledge created by Embassy REIT over its shareholding in ETPL and GSPL; known as "Secured SPVs".
- 3. A first ranking charge by way of hypothecation created by Embassy REIT over the identified receivables from ETPL and GSPL.
- 4. A first ranking charge by way of hypothecation by ETPL including over identified bank accounts and receivables.
- 5. A corporate guarantee issued by ETPL and GSPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on 5 June 2025.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the Series VII debentures on a pro-rata basis at any time on a specified call option date (March 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
- 5. These debentures were redeemed on 05 June 2025 as per the terms of the debenture trust deed.

(v) 50,000 (31 March 2025: 50,000) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each

In August 2023, the Trust issued 50,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VIII NCD 2023 debentures having face value of Rs.1 lakh each amounting to Rs.5,000 million with a coupon rate of 8.10% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 30 August 2023.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking charge by way of mortgage over commercial development along with undivided share of approximately 0.896 Acres (39,052.04 square feet) (i.e., 15.96% in the larger property) totally admeasuring to 1,94,947.56 square feet along with 254 car parking associated with the commercial development known as Embassy One.
- 2. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage to the extent of Rs.1,500 million (SIPL Guarantee Amount).
- 3. A first ranking pledge created by Embassy REIT over its shareholding in QBPL.
- 4. A first ranking charge by way of hypothecation created by QBPL including over receivables.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- 5. A first ranking charge by way of hypothecation by SIPL including over identified bank accounts and receivables to the extent of SIPL Guarantee Amount.
- 6. A corporate guarantee issued by QBPL.
- 7. A corporate guarantee issued by SIPL upto an extent of SIPL Guarantee amount.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 28 August 2028.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the Series VIII debentures on a pro-rata basis at any time on a specified call option date (between February 2028 to May 2028) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has maintained security cover of 3.37 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 25 August 2023.

(vi) Nil (31 March 2025: 50,000) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each

In September 2023, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IX NCD 2023 debentures having face value of Rs.1 lakh each amounting to Rs.5,000 million with a coupon rate of 8.03% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 04 September 2023.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters.
- 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL.
- 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL.
- 4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.
- 5. A corporate guarantee issued by EPTPL & IENMPL.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on 04 September 2025.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the Series IX debentures on a pro-rata basis at any time on a specified call option date (June 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
- 5. These debentures were redeemed on 04 June 2025 on the specified call option date, as per the terms of the debenture trust deed.

(vii) Nil (31 March 2025: 100,000) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each

In January 2024, the Trust issued 100,000 listed, dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series X NCD 2024 debentures having face value of Rs.1 lakh each amounting to Rs.10,000 million with a coupon rate of 8.17% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 10 January 2024.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed.
- 2. A first ranking pledge created by Embassy REIT over its shareholding in VTPL.
- 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL.
- 4. A first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables.
- 5. A corporate guarantee issued by VTPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 19 months and 27 days from Date of Allotment at par on 05 September 2025.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

4. These debentures were redeemed on 05 September 2025 as per the terms of the debenture trust deed.

(viii) 90,000 (31 March 2025: 90,000) Embassy REIT Series XI, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each

In September 2024, the Trust issued 90,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XI NCD 2024 debentures having face value of Rs.1 lakh each amounting to Rs.9,000 million with a coupon rate of 7.96% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 27 September 2024.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Tower A, Tower B and Tower C, having aggregate leasable area of 1,186,149 sq ft and underlying land situated at Embassy 247, Mumbai.
2. A first ranking pledge created by Embassy REIT over its shareholding in VCPPL
3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VCPPL.
4. A first ranking charge by way of hypothecation created by VCPPL over identified bank accounts and receivables.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date
2. These Debentures will be redeemed on the expiry of 3 Years and 1 days from Date of Allotment at par on 27 September 2027.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

The Trust has maintained security cover of 2.23 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 25 September 2024.

(ix) 100,000 (31 March 2025: 100,000) Embassy REIT Series XII, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each

In December 2024, the Trust issued 100,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XII NCD 2024 debentures having face value of Rs.1 lakh each amounting to Rs.10,000 million with a coupon rate of 7.73% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 18 December 2024.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL.

3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL

4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date
2. These Debentures will be redeemed on the expiry of 4 Years and 363 days from Date of Allotment at par on 14 December 2029.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

The Trust has maintained security cover of 2.66 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 13 December 2024.

(x) 150,000 (31 March 2025: Nil) Embassy REIT Series XIII - Series A, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In May 2025, the Trust issued 150,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIII - Series A NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.15,000 million with a coupon rate of 7.21% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 May 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL
3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL.
4. A first ranking charge by way of hypothecation created by MPPL over identified receivables.
5. A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables.
6. A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 2 Years and 306 days from Date of Allotment at par on 17 March 2028.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.26 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 14 May 2025.

(xi) 50,000 (31 March 2025: Nil) Embassy REIT Series XIII - Series B, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In May 2025, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIII - Series B NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.5,000 million with a coupon rate of 7.22% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 May 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park.
- A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL
- A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL.
- A first ranking charge by way of hypothecation created by MPPL over identified receivables.
- A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables.
- A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding.

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 3 Years from Date of Allotment at par on 16 May 2028.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.26 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 14 May 2025.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(xii) 75,000 (31 March 2025: Nil) Embassy REIT Series XIV, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In June 2025, the Trust issued 75,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XIV NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.7,500 million with a coupon rate of 6.97% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 30 June 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters.
- A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL
- A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL
- A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.

Redemption terms

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date
- These Debentures will be redeemed on the expiry of 1 Year 8 Months and 20 days from Date of Allotment at par on 19 March 2027.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.66 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 24 June 2025.

(xiii) 200,000 (31 March 2025: Nil) Embassy REIT Series XV, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In July 2025, the Trust issued 200,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series XV NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.20,000 million with a coupon rate of 7.25% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 28 July 2025.

Security term

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- A first ranking pari passu charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- 2. A first ranking pari passu charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 5 having a total built up area of 28,51,991 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 13.45 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding.
- 3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in VTPL.
- 4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL.
- 5. A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 2, to the extent of 50% of the aggregate value of debenture outstanding.
- 6. A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 5, to the extent of 50% of the aggregate value of debenture outstanding.
- 7. A corporate guarantee issued by VTPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- 2. These Debentures will be redeemed on the expiry of 10 Years from Date of Allotment at par on 24 July 2035.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The debenture holders shall have the option of redeeming all or part of the Series XV debentures on a pro-rata basis on a specified put option date (July 2030) by delivering a Put Option Notice to the issuer prior to the relevant put option date.

Embassy REIT has maintained security cover of 2.20 times as at 30 September 2025, which is higher than the limit of 2 times stipulated in the debenture trust deed dated 22 July 2025.

(xiv) Nil (31 March 2025: 4,950) VTPL Series I, Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each

In August 2022, VTPL issued 4,950 listed, AAA rated, secured, redeemable, transferable, green debt securities in the form of non-convertible VTPL Series I NCD 2022 debentures having face value of Rs.1 million each amounting to Rs.4,950 million with a coupon rate of 7.65% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 05 September 2022.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking pari passu charge by way of equitable mortgage on the constructed and related parcels of immovable properties identified as Parcel 5, admeasuring 2.43 million square feet and forming part of the development known as Embassy Tech Village, Bengaluru.
- 2. A first ranking pari passu charge by way of hypothecation over identified bank account and receivables.
- 3. Keepwell Undertaking from Embassy Office Parks REIT.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
- 2. These debentures will be redeemed on the expiry of 2 years and 364 days from the Deemed Date of Allotment for the Debentures at par; on 29 August 2025.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between April 2025 to June 2025) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.
- 5. These debentures were redeemed on 29 August 2025 as per the terms of the debenture trust deed.

(xv) 25,000 (31 March 2025: 25,000) ECPL Series I, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each

In May 2023, ECPL issued 25,000 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible ECPL Series I NCD 2023 debentures having face value of Rs.1 lakh each amounting to Rs.2,500 million with a coupon rate of 8.10% p.a. payable quarterly.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
- 2. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
- 3. Keepwell Undertaking from Embassy Office Parks REIT.
- 4. A corporate guarantee issued by SIPL.

Redemption terms

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
- 2. These debentures will be redeemed on the expiry of 36 months from the Deemed Date of Allotment for the Debentures at par on 12 May 2026.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between January 2026 to March 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.

Debenture redemption reserve will be created by ECPL based on the available profits, if any.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(xvi) 102,500 (31 March 2025: 102,500) MPPL Series I, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each

In July 2023, MPPL issued 102,500 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible MPPL Series I NCD 2023 debentures having face value of Rs.1 lakh each amounting to Rs.10,250 million with a coupon rate of 6.91% p.a. payable quarterly.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Holders):

- 1. A First ranking Pari Passu charge on mortgage of undivided share of land admeasuring 17,09,394 sq ft and building thereon (Blocks C1, C2, C4, L1) situated at Embassy Manyata Business Park, Bengaluru.
- 2. A First ranking Pari Passu charge over current assets and moveable assets pertaining to buildings (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.
- 3. First ranking pari-passu pledge over the equity shares of MPPL.

Redemption terms:

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
- 2. These debentures will be redeemed on October 25, 2026.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis on April 2026 by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.
- 5. The Debenture Holders shall have the option to recall the all or part of the debentures on a pro-rata basis on April 2026 by delivering a put option notice to the Issue prior to the relevant put option date

(xvii) 40,000 (31 March 2025: 40,000) QBPL Series I, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In February 2025, QBPL issued 40,000 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible QBPL Series I NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.4,000 million with a coupon rate of 7.80% p.a. payable quarterly.

Security terms

The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- 1. A first ranking exclusive charge by way of mortgage created by QBPL on leasehold rights over land admeasuring 1,03,307 square metres along with 4 (four) buildings identified as Building 1, Building 2, Building 3 and Building 4 with related facilities constructed thereon, forming part of the development known as Embassy Quadron, Pune.
- 2. A first ranking exclusive charge created by QBPL by way of hypothecation over all current and future movable assets, including identified bank account and receivables of Embassy Quadron, Pune.
- 3. A first ranking exclusive charge created by MPPL by way of hypothecation of receivables from commercial office building 'NXT Tower 1' having an aggregate leasable area of 0.4 million square feet situated at Embassy Manyata, Bengaluru.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Redemption terms:

- 1. Interest is payable on the last day of each financial quarter in a year until the Final Redemption Date.
- 2. These debentures will be redeemed on scheduled redemption dates with 2.5% of the redemption amount to be paid at the end of 12 (twelve) months from the deemed date of allotment ("First Redemption Date"), 2.5% of the redemption amount to be paid at the end of 24 (twenty four) months from the deemed date of allotment ("Second Redemption Date"), 2.5% of the redemption amount to be paid at the end of 36 (thirty six) months from the deemed date of allotment ("Third Redemption Date") and the balance 92.5% of the redemption amount to be paid at the end of 38 (thirty eight) months from the deemed date of allotment ("Final Redemption Date) being April 18, 2028.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- 4. The Issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis in February 2028 by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.
- 5. The Debenture Holders shall have the option to recall all or part of the debentures on a pro-rata basis in Febraury 2028 by delivering a put option notice to the Issuer prior to the relevant put option date.

Debenture redemption reserve will be created by QBPL based on the available profits, if any.

(xviii) 27,500 (31 March 2025 : 27,500) ECPL Series II, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each

In January 2025, ECPL issued 27,500 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible ECPL Series II NCD 2025 debentures having face value of Rs.1 lakh each amounting to Rs.2,750 million with a coupon rate of 7.95% p.a. payable quarterly.

Security terms

- 1. Exclusive charge by way of mortgage on development rights of the Company's share admeasuring 400,657 sq ft in the project and rights on the proportionate undivided share of underlying land, situated at Embassy Business Hub, Bengaluru.
- 2. Exclusive charge on hypothecation of current assets and receivables pertaining to the mortgaged property situated at Embassy Business Hub, Bengaluru.
- 3. Keepwell Undertaking from Embassy Office Parks REIT.

Redemption terms:

- 1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
- 2. These debentures will be redeemed on January 21, 2028.
- 3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Debenture redemption reserve will be created by ECPL based on the available profits, if any.

(xix) 8,500 (31 March 2025: 8,500) Embassy REIT Commercial Paper (Series D), face value of Rs. 500,000 each

On 13 February 2025 Embassy Office Parks REIT issued 8,500 Commercial papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.75% per annum to the face value. The discounted



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

amount raised through Commercial papers was Rs. 3,945.09 million and the value payable on maturity is Rs. 4,250 million, Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and is due for maturity on 12 February 2026.

(xx) 7,000 (31 March 2025: Nil) Embassy REIT Commercial Paper (Series E), face value of Rs. 500,000 each

On 28 April 2025 Embassy Office Parks REIT issued 7,000 Commercial papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.08% per annum to the face value. The discounted amount raised through Commercial papers was Rs. 3,297.99 million and the value payable on maturity is Rs. 3,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The Commercial papers were listed on BSE and is due for maturity on 10 March 2026.

(xxi) 6,500 (31 March 2025: Nil) Embassy REIT Commercial Paper (Series F), face value of Rs. 500,000 each

On 28 April 2025 Embassy Office Parks REIT issued 6,500 Commercial papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.08% per annum to the face value. The discounted amount raised through Commercial papers was Rs. 3,056.84 million and the value payable on maturity is Rs. 3,250 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The Commercial papers were listed on BSE and is due for maturity on 20 March 2026.

- (xxii) 1. Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to Embassy REIT Series IV NCD 2021, Embassy REIT Series V - Series B NCD 2021, Embassy REIT Series VI NCD 2022, Embassy REIT Series XI NCD 2024, Embassy REIT Series XIII NCD 2025 (Series A & Series B) and Embassy REIT Series XIV NCD 2025.

The Embassy REIT Series VIII NCD 2023, Embassy REIT Series XII NCD 2024 and Embassy REIT Series XV NCD 2025 have been rated by CRISIL and CARE. CRISIL has assigned a rating of 'CRISIL AAA/Stable' and CARE has assigned rating of 'CARE AAA/Stable'.

2. Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to ECPL Series I NCD 2023 and ECPL Series II NCD 2025. Rating Agency CARE has assigned a rating of 'CARE AAA/Stable' to MPPL Series I NCD 2023 and to QBPL Series I NCD 2025.

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

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Asset cover ratio (refer a below)	3.06	2.93	3.06	2.93	3.09
Debt - equity ratio (refer b below)	0.95	0.84	0.95	0.84	0.87
Debt service coverage ratio (refer c below)	2.49	2.60	2.45	2.59	2.55
Interest-service coverage ratio (refer d below)	2.49	2.60	2.45	2.59	2.55
Outstanding redeemable preference shares^	-	-	-	-	-
Debenture redemption reserve	1,025.00	1,520.00	1,025.00	1,520.00	1,520.00

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Capital redemption reserve^	-	-	-	-	-
Net worth (refer e below)	220,603.25	239,576.70	220,603.25	239,576.70	227,611.60
Net profit/(loss) after tax	2,321.79	15,303.55	3,873.48	17,091.16	16,244.36
Earnings per unit - Basic	2.45	16.14	4.09	18.03	17.14
Earnings per unit - Diluted	2.45	16.14	4.09	18.03	17.14
Current Ratio (in times) (refer f below)	0.29	0.30	0.29	0.30	0.16
Long term debt to working capital (in times) (refer g below)	4.12	2.10	4.12	2.10	2.25
Bad debts to Account receivable ratio (in times) (refer h below)	0.03	-	0.03	-	-
Current liability ratio (in times) (refer i below)	0.21	0.34	0.21	0.34	0.29
Total debts to total assets (in times) (refer j below)	0.43	0.40	0.43	0.40	0.41
Debtors' turnover (in times) (refer k below)	13.34	18.81	25.91	36.42	69.17
Inventory turnover (refer l below)	2.44	2.53	4.95	4.68	9.47
Operating margin percent (refer m below)	82%	81%	82%	81%	81%
Net Operating income (in Rs. million)**	9,273.12	8,045.84	17,990.70	15,620.97	32,834.68
Net profit/(loss) margin percent (refer n below)	20%	145%	17%	84%	39%
Distribution per unit (refer o below)	6.51	5.83	12.31	11.43	23.01

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

- a) Asset cover ratio = Gross asset value as computed by independent valuers / Total borrowings⁽¹⁾
- b) Debt equity ratio = Total borrowings⁽¹⁾ / Unitholders' Equity⁽²⁾
- c) Debt Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the period to the extent not refinanced]
- d) Interest Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- e) Net worth = Unit capital + Other equity + Distribution (Repayment of Capital)
- f) Current ratio = Current Assets / Current liabilities
- g) Long term debt to working capital = Long term debt⁽³⁾ (Non current) / working capital (i.e., Current assets less current liabilities)
- h) Bad debts to Account receivable ratio = Bad Debts (including provision for doubtful debts) / Average trade receivables
- i) Current liability ratio = Current liabilities / Total liabilities
- j) Total debts to total assets = Total debt / Total assets
- k) Debtors' turnover = Revenue from operations / average trade receivables
- l) Inventory turnover = Cost of Materials consumed / Average Inventory
- m) Operating margin percent = Net Operating Income** / Revenue from Operations
- n) Net profit/(loss) margin percent = Profit/(loss) after tax / Total income
- o) Distribution per unit = Total distribution / no. of units

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

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

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

^ Not applicable

** refer note 45 for definition

(xxiii)(a) Term Loan from ICICI Bank [balance as at 30 September 2025: Rs. Nil (31 March 2025: Rs.3,728.85 million)]

- 1. First ranking charge on mortgage of undivided share of land and building thereon (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Front Parcel of Embassy Manyata Business Park, Bengaluru.
- 2. Exclusive charge over current assets and fixed and moveable assets pertaining to buildings (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Embassy Manyata Business Park, Bengaluru.
- 3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
- 4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
*Repayable in 120 monthly instalments from the date of drawdown, with moratorium till 30 September 2023. The loan carried an interest rate of 1 Month MCLR plus applicable spread.	-	3,728.85

*This facility has been foreclosed in May 2025.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(b) Overdraft facility from Axis Bank [balance as at 30 September 2025: Rs.919.90 million (31 March 2025: Rs.1,000.37 million)]

- 1. First ranking pari passu charge on mortgage of undivided share of land admeasuring 17,09,394 sq ft and building thereon (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.
- 2. First ranking pari passu charge over current assets and moveable assets pertaining to buildings (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.
- 3. First ranking pari-passu pledge over the equity shares of MPPL.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Overdraft facility availed as sublimit of Term loan - Repayable by way of a single bullet repayment on 25 October 2026. The debt carries interest of one month MCLR+ applicable spread, currently 8.55% p.a.	919.90	1,000.37

(c) Term Loan from various lenders [balance as at 30 September 2025: Rs.7,709.31 million (31 March 2025: Rs.13,519.37 million)]

- 1. First ranking pari passu charge on mortgage on the underlying parcel 5 land and buildings and blocks thereon measuring to 2.43 million square feet at Embassy Tech Village, Bengaluru.
- 2. First ranking pari passu charge by way of hypothecation of the receivables of the above Buildings of Embassy TechVillage, Bengaluru.

Name of the lender	As at 30 September 2025	As at 31 March 2025
HSBC	4,101.75	5,207.64
Repayable in structured monthly instalments with no moratorium, interest rate of 1M T-Bill rate + applicable spread, currently 7.25% p.a.****		
Repayable as bullet payment on 29 October 2025. Each tranche carried an interest rate of 1M T-Bill rate + applicable spread**	-	1,999.28
Repayable as bullet payment on 17 September 2027. Each tranche carries an interest rate of 1M T-Bill rate as applicable on date of drawdown + applicable spread, average rate being 7.25% p.a	1,628.67	1,628.33
ICICI Bank	-	-
Repayable in 36 monthly instalments with Nil moratorium, from the date of drawdown. The loan carried an interest rate of 3 month MCLR plus applicable spread.*		
Overdraft facility availed as sublimit of Term loan - Repayable by way of a three annual instalments from the date of first drawdown. The debt carried interest of 3 month MCLR plus applicable spread.**	-	734.78
Repayable in 36 monthly instalments with Nil moratorium, from the date of drawdown. The loan carried an interest rate of 1 month MCLR plus applicable spread.***	-	1,950.77



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Name of the lender		As at 30 September 2025	As at 31 March 2025
DBS	Repayable in 3 annual instalments with Nil moratorium, from the date of drawdown. Each tranche carries an interest rate of 3 Month MIBOR OIS plus applicable spread, average rate being 6.94% p.a	1,978.89	1,998.56

* This facility has been foreclosed in September 2024.

** These facilities have been foreclosed/repaid in August 2025.

*** This facility has been foreclosed in September 2025.

**** This loan has been repaid in October 2025.

(d) Overdraft facility from Axis Bank [balance as at 30 September 2025: Rs.Nil (31 March 2025: Rs.179.95 million)]

- A first ranking pari passu charge on the immovable properties (land and building) identified as Hilton Hotel, forming part of the development known as Embassy Golflinks, Bengaluru.
- A corporate guarantee issued by UPPL.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Overdraft Facility repayable by way of three annual instalments from the date of first drawdown. The debt carried interest of 1 month MCLR plus applicable spread.*	-	179.95
Overdraft Facility repayable by way of a three annual instalments from the date of first drawdown. The debt carried interest of 1 month MCLR plus applicable spread.*	-	-

* These facilities have been repaid in July 2025.

(e) Term Loan from Bajaj Housing Finance [balance as at 30 September 2025: Rs.3,232.59 million (31 March 2025: Rs.3,228.01 million)]

- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block IT 3, Block IT 4, Block IT 5 and Block IT 6, having aggregate leasable area of 996,655 sq ft and underlying land situated at Embassy Qubix, Pune.
- Exclusive charge by way of hypothecation created by QBPPL over identified bank accounts and receivables.
- A corporate guarantee issued by QBPPL.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 02 February 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 7.85% p.a.	3,232.59	3,128.01
Flexi term loan availed as sublimit of Term Loan - Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 02 February 2027. The loan carried an interest rate of Repo Rate plus applicable spread.*	-	100.00

*The flexi loan has been converted to term loan in June 2025.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(f) Term Loan from HSBC [balance as at 30 September 2025: Rs.6,668.33 million (31 March 2025: Rs.6,665.00 million)]

- First charge by way of mortgage on land admeasuring 12.29 acres and building being constructed thereon identified as Blocks 8A, 8A-(MLCP), 8B, 8C & 8D having an aggregate leasable area of 18,39,717 sq. ft situated at Embassy TechVillage, Bengaluru.
- First charge by way of hypothecation of current assets and receivables pertaining to the mortgaged property at situated at Embassy TechVillage, Bengaluru.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable by way of a single bullet repayment at the end of 30 th month from date of first disbursement i.e. 26 December 2025. Each tranche carries interest of 1m T-bill + applicable spread, average rate being 7.35% p.a.	6,668.33	6,665.00

(g) Term Loan from Canara Bank [balance as at 30 September 2025: Rs.3,359.71 million (31 March 2025: Rs.3,418.56 million)]

- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block L2 having aggregate leasable area of 459,696 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets and receivables pertaining to the building identified as Block L2 situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.00% p.a.	3,359.71	3,418.56

(h) Term Loan from ICICI Bank [balance as at 30 September 2025: Rs.4,996.98 million (31 March 2025: Rs.4,995.44 million)]

- Exclusive charge vide mortgage over underlying leasehold land and building thereon (Phase I of Block M3 of 1 msf) situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets and fixed and moveable assets and escrow account pertaining to building (Phase I of Block M3 of 1 msf) situated at Embassy Manyata Business Park, Bengaluru.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable by way of a single bullet repayment at the end of 36 th month from date of each disbursement. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.25% p.a.	4,996.98	4,995.44



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(i) Term Loan from ICICI Bank [balance as at 30 September 2025: Rs.Nil (31 March 2025: Rs.2,999.03 million)]

1. First ranking pari passu charge by way of mortgage created on Four Seasons Hotel having 230 keys with the undivided share of approximately 2.03 acres including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
2. First ranking pari passu charge over current assets and receivables pertaining to Four Seasons Hotel having 230 keys including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable as bullet payment at the end of 36 months from first disbursement i.e., by January 2027. The loan carried an interest rate of 1 month MCLR plus applicable spread*	-	2,999.03

* This facility has been foreclosed in July 2025.

(j) Term Loan & Overdraft facility from State Bank of India [balance as at 30 September 2025: Rs.1,957.17 million (31 March 2025: Rs.1,980.66 million)]

1. A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Block B & Block F having a total leasable area of 467,658 sq.ft. forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh
2. Exclusive charge over current assets and receivables pertaining to buildings constructed thereon identified as Block B & Block F having a total leasable area of 467,658 sq.ft. forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of 3M T-Bill plus applicable spread, currently 6.77% p.a	1,558.61	1,580.64
Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 6.77% p.a	398.56	400.02

(k) Term Loan from HSBC [balance as at 30 September 2025: Rs.4,498.20 million (31 March 2025: Rs.4,497.30 million)]

1. Exclusive charge by way of mortgage on the constructed building and related parcels identified as Hazel (Block L3) having aggregate leasable area of 498,610 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over the receivables pertaining to the building identified as Hazel (Block L3) situated at Embassy Manyata Business Park, Bengaluru.
3. Keepwell Undertaking from Embassy Office Parks REIT

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable by way of bullet repayment at the end of 24 th month from the date of each disbursement. The loan carries an interest rate of 1M T-Bill rate + applicable spread, currently 7.39% p.a.	4,498.20	4,497.30

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(l) Term Loan & Overdraft facility from State Bank of India [balance as at 30 September 2025: Rs.8,819.08 million (31 March 2025: Rs.8,927.42 million)]

1. Exclusive charge by way of mortgage on the constructed buildings and related parcels identified as NXT Block – Tower 2, Aspen (Block G4) and Silver Fir (Block L6) having aggregate leasable area of 12,01,145 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and receivables pertaining to buildings identified as NXT Block – Tower 2, Aspen (Block G4) and Silver Fir (Block L6) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of first disbursement, with NIL moratorium. The loan carries an interest rate of 3M T-Bill plus applicable spread, currently 7.60% p.a	7,025.10	7,127.26
Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 7.60% p.a	1,793.97	1,800.16

(m) Overdraft facility from ICICI Bank [balance as at 30 September 2025: Rs.Nil (31 March 2025: Rs.752.54 million)]

1. First ranking pari passu charge by way of mortgage created on Four Seasons Hotel having 230 keys with the undivided share of approximately 2.03 acres including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
2. First ranking pari passu charge over current assets and receivables pertaining to Four Seasons Hotel having 230 keys including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
3. A corporate guarantee issued by Quadron Business Park Private Limited

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Overdraft Facility repayable by way of three annual structured instalments. The debt carried an interest rate of 3 month MCLR plus applicable spread*	-	250.84
Overdraft Facility repayable by way of three annual structured instalments. The debt carried an interest rate of 3 month MCLR plus applicable spread*	-	251.70
Overdraft Facility repayable by way of three annual structured instalments. The debt carried an interest rate of 3 month MCLR plus applicable spread*	-	250.00

* These facilities have been foreclosed in July 2025.

(n) Overdraft facility from ICICI Bank [balance as at 30 September 2025: Rs.237.29 million (31 March 2025: Rs.249.82 million)]

1. First ranking pari passu charge by way of hypothecation created by OBPPL over identified receivables.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

2. Exclusive charge by way of hypothecation created by OBPPL over identified current assets.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Overdraft Facility repayable by way of three annual structured instalments. The debt carries an interest rate of 1 month MCLR plus applicable spread, currently 7.85% p.a.	237.29	249.82

(o) Term Loan from Bandhan Bank [balance as at 30 September 2025: Rs.5,440.09 million (31 March 2025: Rs.5,511.21 million)]

- First ranking pari passu charge vide mortgage over undivided share of underlying leasehold land and buildings thereon identified as Block 2, Block 3, Block 9 and Food Court, forming part of the development known as Embassy Splendid Techzone, Chennai.
- First ranking pari passu charge over Borrower's share in the scheduled receivables and cash flows pertaining to buildings constructed thereon Block 2, Block 3, Block 9 and Food Court, forming part of the development known as Embassy Splendid Techzone, Chennai.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments with NIL moratorium. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.22% p.a.	5,440.09	5,511.21

(p) Term Loan & Overdraft facility from Bank of Baroda [balance as at 30 September 2025: Rs.Nil (31 March 2025: Rs.5,421.14 million)]

- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Redwood (Block D3), Rosewood (Block J) and Eucalyptus (Block H1) having aggregate leasable area of 10,34,603 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets and receivables pertaining to buildings (Blocks D3, J and H1) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments with NIL moratorium. The loan carried an interest rate of Overnight MCLR plus applicable spread*	-	4,422.14
Overdraft facility availed as sublimit of Term loan. The debt carried an interest rate of Overnight MCLR plus applicable spread*	-	999.00

* This facility has been foreclosed in July 2025.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(q) Term Loan from Canara Bank [balance as at 30 September 2025: Rs.9,017.50 million (31 March 2025: Rs. 9,137.52 million)]

- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block D4 having aggregate leasable area of 526,462 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Phase II of Block M3 of 618,751 sq. ft and proportionate underlying leasehold land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets and receivables pertaining to the building identified as Block D4 and Phase II of Block M3 of 618,751 sq. ft situated at Embassy Manyata Business Park, Bengaluru.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.00% p.a.	9,017.50	9,137.52

(r) Term Loan & Overdraft facility from Bank of Baroda [balance as at 30 September 2025: Rs.5,358.96 million (31 March 2025: Rs.5,435.37 million)]

- Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Teak (Block G3) having aggregate leasable area of 7,84,186 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets and receivables pertaining to buildings (Blocks G3) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments with NIL moratorium. The loan carries an interest rate of 1 year G-Sec plus applicable spread, currently 7.65% p.a	4,866.33	4,935.88
Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of Overnight MCLR plus applicable spread, currently 7.85% p.a.	492.63	499.49

(s) Term Loan from ICICI Bank [balance as at 30 September 2025: Rs.1,550.00 million (31 March 2025: Rs.1,300.00 million)]

- First ranking pari passu charge vide mortgage over undivided share of underlying leasehold land and buildings thereon identified as Block 10 forming part of the development known as Embassy Splendid Techzone, Chennai.
- First ranking pari passu charge over Borrower's share in the scheduled receivables, current assets and all fixed and moveable assets pertaining to buildings constructed thereon Block 10, forming part of the development known as Embassy Splendid Techzone, Chennai.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

3. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable as bullet payment on September 13, 2026. The debt carries an interest rate of 1 month MCLR plus applicable spread, currently 7.85% p.a.	1,550.00	1,300.00

(t) Term Loan & Overdraft facility from State Bank of India [balance as at 30 September 2025: Rs.2,455.39 million (31 March 2025: Rs.2,487.01 million)]

- First ranking pari passu charge by way of mortgage on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 1,915,325 square feet and forming part of the development known as Embassy Tech Village together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed .
- First ranking pari passu charge by way of hypothecation of the receivables from Block 2 of Embassy Tech Village, Bengaluru.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 7.11% p.a	1,964.29	1,989.74
Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 7.11% p.a.	491.10	497.27

(u) Term Loan from ICICI Bank [balance as at 30 September 2025: Rs.Nil (31 March 2025: Rs.3,501.49 million)]

- Exclusive charge by way of mortgage on the constructed buildings and underlying leasehold land identified as Tower 1, Tower 2, Tower 3, Block A & Block D forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh .
- Exclusive charge over scheduled receivables, current assets, all fixed and movable assets pertaining to buildings constructed thereon identified as Tower 1, Tower 2, Tower 3, Block A & Block D forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable as bullet payment on 2 May 2025. The debt carried an interest rate of Repo rate plus applicable spread.	-	3,501.49

* This facility has been foreclosed in April 2025.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(v) Term Loan from Axis Bank [balance as at 30 September 2025: Rs.3,008.91 million (31 March 2025: Rs.1,745.00 million)]

- Exclusive charge by way of mortgage on the constructed building and related parcel identified as Mahogany (Block F2) having aggregate leasable area of 753,358 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
- Exclusive charge over current assets, movables and receivables pertaining to the building (Block F2) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 131 structured installments. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.40% p.a.	3,008.91	1,745.00

(w) Term Loan from Canara Bank [balance as at 30 September 2025: Rs.5,277.40 million (31 March 2025: Rs.5,610.68 million)]

- First ranking exclusive charge by way of mortgage on the constructed buildings and related parcels identified as Block 7B- Primrose having an aggregate leasable area of 9,11,003 square feet and forming part of the development known as Embassy Tech Village together with portion of land admeasuring 5.38 acres on which the aforesaid buildings are constructed .
- First ranking exclusive charge over current assets and receivables pertaining to Block 7B- Primrose of Embassy Tech Village, Bengaluru.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 120 monthly instalments from the date of drawdown, with NIL moratorium. The debt carries an interest rate of Repo rate plus applicable spread, currently at 7.15% p.a	5,277.40	5,610.68

(x) Term Loan from Axis Bank [balance as at 30 September 2025: Rs.7,871.55 million (31 March 2025: Rs.Nil)]

- Exclusive charge by way of mortgage created by QBPL on Four Seasons Hotel having 230 keys with the undivided share of approximately 2.03 acres including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
- Exclusive charge created by QBPL by way of hypothecation over current assets and receivables pertaining to Four Seasons Hotel having 230 keys including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
- Exclusive charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Redwood (Block D3) and Rosewood (Block J) having aggregate leasable area of 6,57,845 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- 4. Exclusive charge created by MPPL over current assets and receivables including identified bank account pertaining to buildings (Blocks D3 and J) situated at Embassy Manyata Business Park, Bengaluru.
- 5. Corporate guarantee from MPPL to the extent of Rs. 500 crores.
- 6. Keepwell Undertaking from Embassy REIT.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 30 semi-annual structured installments. The loan carries an interest rate of Repo rate plus applicable spread, currently 7.40% p.a.	7,871.55	-

(y) **Term Loan & Overdraft from State Bank of India [balance as at 30 September 2025: Rs.1,462.72 million (31 March 2025: Rs.Nil)]**

- 1. First ranking pari passu charge by way of mortgage on the constructed buildings and related parcels identified as Block 1A having an aggregate leasable area of 8,74,000 square feet and forming part of the development known as Embassy Tech Village together with portion of land admeasuring 4.93 acres on which the aforesaid buildings are constructed.
- 2. First ranking pari passu charge by way of hypothecation of the receivables from Block 1A of Embassy Tech Village, Bengaluru.

Repayment and interest terms	As at 30 September 2025	As at 31 March 2025
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 7.50% p.a	1,016.78	-
Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 7.50% p.a.	445.94	-

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Particulars		As at 30 September 2025															
	REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL	ESNP	Total
Borrowings [A] (refer note 1 below)																	
Secured																	
Non-convertible debentures																	
Embassy Office Parks REIT Series XV	19,877.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,877.25
Embassy Office Parks REIT Series XIV	7,499.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,499.33
Embassy Office Parks REIT Series XIII NCD-Series A	14,970.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,970.55
Embassy Office Parks REIT Series XIII NCD-Series B	4,991.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,991.42
Embassy Office Parks REIT Series XII NCD	9,987.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,987.44
Embassy Office Parks REIT Series XI NCD	9,010.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,010.69
Embassy Office Parks REIT Series VIII NCD	4,998.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,998.78
Embassy Office Parks REIT Series VI NCD	9,984.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,984.47
Embassy Office Parks REIT Series V NCD-Series B	10,984.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,984.81
Embassy Office Parks REIT Series IV NCD	2,994.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,994.94
MPPL Series I NCD	-	-	10,200.27	-	-	-	-	-	-	-	-	-	-	-	-	-	10,200.27
QBPL Series I NCD	-	-	-	-	-	-	-	-	3,982.90	-	-	-	-	-	-	-	3,982.90
ECPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,497.86	-	2,497.86
ECPL Series II NCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734.75	-	2,734.75
Term loans from Bank and Financial Institution																	
Term Loan from ICICI Bank	-	-	4,996.98	-	-	-	-	-	-	-	-	-	-	-	-	1,550.00	6,546.98
Term Loan from HSBC	-	-	4,498.20	-	-	-	-	-	-	-	-	-	12,398.75	-	-	-	16,896.95
Term Loan from DBS	-	-	-	-	-	-	-	-	-	-	-	-	1,978.89	-	-	-	1,978.89
Term Loan from Canara Bank	-	-	12,377.21	-	-	-	-	-	-	-	-	-	5,277.40	-	-	-	17,654.61
Term Loan from SBI Bank	-	-	7,025.10	-	-	-	-	-	1,558.61	-	-	-	2,981.07	-	-	-	11,564.78

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 30 September 2025																
	REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL	SIPL	ECPL	ESNP	Total
Term Loan from Bandhan Bank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,440.09	5,440.09
Term Loan from Bank of Baroda	-	-	4,866.33	-	-	-	-	-	-	-	-	-	-	-	-	-	4,866.33
Term Loan from Axis Bank	-	-	3,008.91	-	-	-	-	-	-	7871.55	-	-	-	-	-	-	10,880.46
Term Loan from Bajaj Housing Financial Limited	3,232.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,232.59
Overdraft																	
Overdraft from Axis Bank	-	-	919.90	-	-	-	-	-	-	-	-	-	-	-	-	-	919.90
Overdraft from ICICI Bank	-	-	-	-	-	-	-	-	237.29	-	-	-	-	-	-	-	237.29
Overdraft from SBI Bank	-	-	1,793.97	-	-	-	-	-	398.56	-	-	-	937.03	-	-	-	3,129.56
Overdraft from Bank of Baroda	-	-	492.63	-	-	-	-	-	-	-	-	-	-	-	-	-	492.63
Unsecured																	
Commercial Paper																	
Embassy Office Parks REIT- CP Tranche D	4,136.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,136.29
Embassy Office Parks REIT- CP Tranche E	3,397.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,397.06
Embassy Office Parks REIT- CP Tranche F	3,148.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,148.63
Add: Deferred payments [B]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Cash and Cash Equivalents [C] (refer note 16A)*																	
Cash on hand	-	-	(1.06)	-	(0.54)	-	-	-	-	(0.40)	-	-	-	-	-	-	(2.00)
Balances with banks																	
- in current accounts	(10515)	(39754)	(3,311.51)	(11574)	(19047)	(16360)	(10380)	(13704)	(87190)	(11009)	(8997)	(17215)	(162807)	(39955)	(2495)	(41881)	(8,24034)
- in escrow accounts																	
- Balances with banks for unclaimed distributions*	(2.87)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2.87)
- Others	-	-	(33.49)	-	-	-	-	-	(0.03)	(182)	-	-	(2965)	-	-	(125.47)	(190.46)

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

[illegible]

1 Borrowings = Long-term borrowings (refer note 21) + Short-term borrowings (refer note 26)

1 Borrowings = Long-term borrowings (refer note 21) + Short-term borrowings (refer note 26)

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

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

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

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

6 ^ As per Schedule III to Companies Act, 2013

[illegible]

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 31 March 2025												
	REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENTMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL
Embassy Office Parks REIT Series VIII NCD	4,998.69	-	-	-	-	-	-	-	-	-	-	-	-
Embassy Office Parks REIT Series VII NCD	10,497.18	-	-	-	-	-	-	-	-	-	-	-	-
Embassy Office Parks REIT Series VI NCD	9,979.33	-	-	-	-	-	-	-	-	-	-	-	-
Embassy Office Parks REIT Series V NCD- Series B	10,977.55	-	-	-	-	-	-	-	-	-	-	-	-
Embassy Office Parks REIT Series IV NCD	2,992.23	-	-	-	-	-	-	-	-	-	-	-	-
VTPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	-
MPPL Series I NCD	-	-	10,206.28	-	-	-	-	-	-	-	-	-	-
QBPL Series I NCD	-	-	-	-	-	-	-	-	-	3,979.59	-	-	-
ECPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	-
ECPL Series II NCD	-	-	-	-	-	-	-	-	-	-	-	-	-
Term loans from Bank and Financial Institution	-	-	-	-	-	-	-	-	-	-	-	-	-
Term Loan from ICICI Bank	-	-	8,724.28	-	-	-	-	-	3,501.49	2,999.03	-	-	1,950.77
Term Loan from HSBC	-	-	4,497.30	-	-	-	-	-	-	-	-	-	-
Term Loan from DBS	-	-	-	-	-	-	-	-	-	-	-	-	-
Term Loan from Canara Bank	-	-	12,556.08	-	-	-	-	-	-	-	-	-	-
Term Loan from SBI Bank	-	-	7,127.26	-	-	-	-	-	1,580.64	-	-	-	-
Term Loan from Bandhan Bank	-	-	-	-	-	-	-	-	-	-	-	-	-
Term Loan from Bank of Baroda	-	-	9,358.02	-	-	-	-	-	-	-	-	-	-
Term Loan from Axis Bank	-	-	1,745.00	-	-	-	-	-	-	-	-	-	-
Term Loan from Bajaj Housing Financial Limited	3,228.01	-	-	-	-	-	-	-	-	-	-	-	-
Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-
Overdraft from Axis Bank	-	179.95	1,000.37	-	-	-	-	-	-	-	-	-	-
Overdraft from ICICI Bank	-	251.70	250.85	-	-	-	-	-	249.82	-	-	250.00	734.78
Overdraft from SBI Bank	-	-	1,800.16	-	-	-	-	-	400.02	-	-	-	497.27
Overdraft from Bank of Baroda	-	-	1,498.49	-	-	-	-	-	-	-	-	-	-

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	As at 31 March 2025												
	REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENTMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL
Unsecured													
Commercial Paper													
Embassy Office Parks REIT-CP Tranche D	3,982.16	-	-	-	-	-	-	-	-	-	-	-	-
Add: Deferred payments [B]	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Cash and Cash Equivalents [C] (refer note 16A)*	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash on hand	-	-	(0.84)	-	(0.53)	-	-	-	-	(0.40)	-	-	-
Balances with banks	(6.78)	(404.46)	(2,115.72)	(230.34)	(244.64)	(165.27)	(56.03)	(129.79)	(284.14)	(178.19)	(85.89)	(179.51)	(844.94)
- in current accounts													(4911)
- in escrow accounts													(325.98)
- Balances with banks for unclaimed distributions*	(2.88)	-	-	-	-	-	-	-	-	-	-	-	-
- Others	-	-	(968.41)	-	-	-	-	-	(4.52)	-	-	-	(7.06)
- in fixed deposit accounts with original maturity of less than three months	-	-	(33.01)	-	-	-	-	-	-	-	-	-	-
Aggregate Borrowings and Deferred payments net of Cash and Cash Equivalents [D=A+B-C]	80,637.48	27.19	55,646.12	(230.34)	(245.17)	(165.27)	(56.03)	(129.79)	5,443.30	6,800.03	(85.89)	70.49	32,379.34
Value of REIT Assets [E]	-	24,147.64	28,7823.80	3,678.63	7,066.75	15,813.35	10,548.72	20,277.79	26,090.54	24,144.29	9,564.57	19,864.57	122,374.35
Net Borrowings Ratio [D/E]													

Notes:

- 1 Borrowings = Long-term borrowings (refer note 21) + Short-term borrowings (refer note 26)
- 2 The value of REIT assets as at 31 March 2025 is considered based on the GAV available as at 31 March 2025.
- 3 * These balances are restricted and are not available for use by the Group.
- 4 ** Value of assets of GLSP is included only to the extent of 50% of share held by MPPL.
- 5 The above statement of Net Borrowings ratio is as per computation prescribed under Chapter 4, paragraph 4.6.5 to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.
- 6 ^ As per Schedule III to Companies Act, 2013



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

22 Other non-current financial liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Lease deposits (refer note 46)	7,095.22	6,376.57
Capital creditors	54.57	194.89
	7,149.79	6,571.46

23 Non-Current provisions

Particulars	As at 30 September 2025	As at 31 March 2025
Provision for employee benefits		
- gratuity	7.93	3.55
	7.93	3.55

24 Deferred tax

Deferred tax Assets (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Deferred tax assets (net)	141.89	120.52
	141.89	120.52

Deferred tax liabilities (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Minimum Alternate Tax credit entitlement	(5,978.22)	(5,823.24)
Deferred tax liabilities (net)	41,494.61	41,926.83
	35,516.39	36,103.59

25 Other non-current liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Deferred lease rental	1,172.61	1,053.08
Advances from customers	5.03	5.03
Unearned income	347.55	233.14
	1,525.19	1,291.25

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

26 Short-term borrowings

Particulars	As at 30 September 2025	As at 31 March 2025
Current maturities of long-term debt		
Secured		
Non-convertible debentures		
3,000 (31 March 2025: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note 21(i))	2,994.94	-
25,000 (31 March 2025: 25,000) ECPL Series I, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note 21(xv))	2,497.86	-
40,000 (31 March 2025: 40,000) QBPL Series I, Non-Convertible debentures (NCD) 2025, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note 21(xvii))	93.38	93.38
Nil (31 March 2025: 100,000) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note 21(vii))	-	9,998.25
Nil (31 March 2025: 50,000) Embassy REIT Series IX, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note 21(vi))	-	4,999.48
Nil (31 March 2025: 4,950) VTPL Series I, Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note 21(xiv))	-	4,949.29
Nil (31 March 2025: 105,000) Embassy REIT Series VII, Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each (net of issue expenses, at amortised cost) (refer note 21(iv))	-	10,497.18
Terms loans		
- from banks and financial institutions [refer note 21(xxiii)]	22,503.69	21,362.84
Overdraft [refer note 21(xxiii)]	31.08	993.82
Unsecured		
Commercial Paper		
- 7,000 (31 March 2025 : Nil) Series E, face value of Rs.500,000 each (refer note 21(xx))	3,397.06	-
- 6,500 (31 March 2025 : Nil) Series F, face value of Rs.500,000 each (refer note 21(xxi))	3,148.63	-
- 8,500 (31 March 2025 : 8,500) Series D, face value of Rs.500,000 each (refer note 21(xix))	4,136.29	3,982.16
	38,802.93	56,876.40

27 Trade payables

Particulars	As at 30 September 2025	As at 31 March 2025
Trade payable		
- Total outstanding dues of micro and small enterprises	124.17	108.36
- total outstanding dues of creditors other than micro and small enterprises		
- to related parties (refer note 46)	262.78	102.31
- to others	472.72	323.29
	859.67	533.96



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

28 Other current financial liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Security deposits		
- related party (refer note 46)	80.00	80.00
Lease deposits (refer note 46)	9,288.86	9,386.87
Capital creditors		
- to related party (refer note 46)	203.36	152.56
- to others	4,944.67	4,973.97
Unclaimed distribution	2.87	2.88
Other liabilities		
- to related party (refer note 46)	421.96	193.88
- to others	1,399.70	1,046.90
	16,341.42	15,837.06

29 Other current liabilities

Particulars	As at 30 September 2025	As at 31 March 2025
Unearned income	277.32	296.06
Advances received from customers (refer note 46)	244.92	158.75
Statutory dues	488.26	519.22
Deferred lease rentals	732.21	611.77
Other liabilities	280.70	276.91
	2,023.41	1,862.71

30 Current provisions

Particulars	As at 30 September 2025	As at 31 March 2025
Provision for employee benefits		
- compensated absences	17.30	16.75
	17.30	16.75

31 Current tax liabilities (net)

Particulars	As at 30 September 2025	As at 31 March 2025
Provision for income-tax, net of advance tax	181.25	74.81
	181.25	74.81

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

32 Revenue from operations

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Facility rentals	8,168.09	6,904.98	15,883.39	13,361.09
Income from finance lease	51.38	90.37	106.73	189.21
Revenue from contracts with customers				
Maintenance services	1,605.38	1,487.70	3,083.55	2,881.03
Room rentals	788.60	718.78	1,484.45	1,360.04
Sale of food and beverages	407.01	442.46	812.75	823.41
Income from generation of renewable energy	130.02	221.56	286.13	530.48
Other operating income				
- hospitality	56.13	58.66	115.82	102.16
- others (refer note 46)	37.52	48.69	69.17	67.31
	11,244.13	9,973.20	21,841.99	19,314.73

33 Other income

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Interest income				
- on debentures (refer note 46)	76.34	64.44	154.04	132.52
- on fixed deposits	27.12	12.09	74.73	23.22
- on security deposits	14.13	12.55	32.91	33.16
- on income-tax refund	-	25.42	1.95	77.20
- others (refer note 46)	-	170.41	-	381.74
Net changes in fair value of financial instruments	1.06	-	2.99	0.60
Liabilities no longer required written back	-	10.89	0.28	22.13
Profit on sale of mutual funds	172.73	24.18	220.56	42.69
Net gain on disposal of property, plant and equipment/ investment properties	-	0.50	6.82	21.27
Miscellaneous	20.76	251.53	28.17	309.43
	312.14	572.01	522.45	1,043.96

34 Cost of materials consumed

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Purchases	104.84	110.16	213.89	203.91
Add: Decrease/ (Increase) in inventory	2.23	7.71	3.22	13.77
	107.07	117.87	217.11	217.68



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

35 Employee benefits expense*

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Salaries and wages	131.76	137.74	279.81	261.37
Contribution to provident and other funds	10.19	11.96	21.18	23.24
Staff welfare	17.96	16.71	35.22	34.93
	159.91	166.41	336.21	319.54

* majorly includes employee benefits expense of hospitality segment.

36 Operating and maintenance expenses

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Power and fuel (net)	172.08	206.50	332.26	399.01
Operating consumables	20.42	20.95	38.07	38.57
Investment management fees	293.56	258.94	583.19	516.10
Repairs and maintenance				
- common area maintenance	699.07	683.14	1,363.65	1,322.11
- buildings	11.97	21.63	17.44	40.13
- machinery	138.34	127.94	290.44	252.73
- others	113.72	83.15	204.73	154.57
	1,449.16	1,402.25	2,829.78	2,723.22

37 Other expenses

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Property tax (net)	374.67	348.06	717.95	652.58
Insurance expenses	33.13	35.07	64.71	75.48
Rates and taxes	15.57	16.82	31.68	32.34
Valuation expenses	4.80	2.06	6.87	4.13
Audit fees	14.55	14.01	29.17	28.38
Trustee fees	1.63	0.74	3.25	1.48
Legal and professional fees	76.68	82.95	124.11	141.00
Marketing and advertising expenses	80.26	93.91	147.63	171.53
Assets and other balances written off	-	-	1.12	-
Loss on sale of property, plant and equipment/ investment properties (net)	1.84	0.91	1.84	0.91
Allowances for credit loss	26.40	-	26.40	-

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Bad debts written off	0.16	0.05	0.20	0.05
Brokerage and commission	35.66	29.78	74.92	57.10
Travelling and conveyance	21.94	23.52	46.66	49.56
Corporate Social Responsibility (CSR) expenditure	44.49	13.19	60.01	68.93
Miscellaneous expenses	114.73	133.81	231.35	235.67
	846.51	794.88	1,567.87	1,519.14

38 Finance costs (net of capitalisation)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Interest expense				
- on borrowings from banks and financial institutions	1,194.47	1,269.94	2,650.89	2,320.27
- on lease deposits	188.60	138.59	348.93	277.42
- on lease liabilities	48.64	43.99	92.05	88.15
- on Non convertible debentures	2,218.65	1,684.23	4,120.87	3,354.51
- on Commercial papers	191.55	145.23	347.54	329.78
	3,841.91	3,281.98	7,560.28	6,370.13

Gross interest expense is Rs.4,351.61 million (30 September 2024: Rs. 3,756.58 million) and Rs.8,508.88 million (30 September 2024: Rs.7,243.26 million) and interest capitalised is Rs.509.70 million (Rs. 474.60 million) and Rs.948.60 million (30 September 2024: Rs.873.13 million) for the quarter and half year ended 30 September 2025 respectively.

39 Depreciation and amortisation

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Depreciation of property, plant and equipment	214.00	263.64	424.90	539.48
Depreciation of investment properties*	2,235.24	1,986.24	4,410.24	3,844.59
Amortisation of intangible assets	509.48	529.42	1,019.09	1,058.83
	2,958.72	2,779.30	5,854.23	5,442.90

*During the previous year ended 31 March 2025, the Group had decided to redevelop Block B at MPPL considering significant opportunity for increase in leasable area. Hence there is change in estimated useful life of Investment property pertaining to Block B. Accordingly, accelerated depreciation amounting to Rs.212.91 million and Rs.425.82 million was charged in the consolidated statement of profit and loss for the quarter ended and half year ended 30 September 2024 respectively.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

40 Tax expense*

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Current tax	506.47	445.66	1,038.95	833.53
Deferred tax charge/ (credit)**				
Deferred tax charge/ (credit) (refer note A) below	(189.71)	(14,416.74)	(135.18)	(14,422.00)
Minimum Alternate Tax credit entitlement (MAT)	(114.87)	(275.30)	(181.09)	(440.88)
	201.89	(14,246.38)	722.68	(14,029.35)

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

Note A: The Finance (No. 2) Act, 2024 ("Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect from 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% to 12.5% on all category of assets and removed the indexation benefit for calculation of long-term capital gains. As at September 30, 2024, pursuant to such amendment, the Group has remeasured the carrying value of deferred tax and accounted for reduction in deferred tax liability amounting to Rs.14,140.73 million through statement of profit and loss. Excluding this, the PAT for the quarter and half year ended 30 September 2024 was Rs.1,162.82 million and Rs.2,950.43 million respectively.

41 Earnings Per Unit (EPU)

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

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

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Profit/(loss) after tax for calculating basic and diluted EPU	2,321.79	15,303.55	3,873.48	17,091.16
Weighted average number of Units (No. in million)	947.90	947.90	947.90	947.90
Earnings Per Unit				
- Basic (Rupees/unit)	2.45	16.14	4.09	18.03
- Diluted (Rupees/unit)*	2.45	16.14	4.09	18.03

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

42 Management Fees

Property Management Fee

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

REIT Management Fees

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

Secondment fees

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

43 Commitments and contingencies

Particulars	As at 30 September 2025	As at 31 March 2025
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	11,116.22	8,216.07
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	274.72	96.79
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	817.91	661.05
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,124.96	3,124.96
Others (refer notes v and vi)		

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Particulars	As at 30 September 2025	As at 31 March 2025
MPPL	3,672.11	2,987.90
VTPL	4,592.27	1,783.61
ESNP*	2,064.86	2,995.74
ECPL	205.41	263.15
IENMPL	179.43	0.26
Quadron	178.28	1.62
EPTPL	100.20	92.46
OBPPL	76.93	11.15
Galaxy	16.64	24.77
VCPL	11.67	20.39
UPPL	18.32	30.84
Others	0.09	4.17
	11,116.22	8,216.07

*refer note 47

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

Particulars	As at 30 September 2025	As at 31 March 2025
SIPL	214.53	46.68
UPPL	46.35	46.35
QBPPL	3.76	3.76
VTPL	10.08	-
	274.72	96.79

SIPL:

- (a) The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2022-23 wherein the assessing officer has denied set-off of brought-forward losses u/s 79A of the Act amounting to Rs. 406.56 million. Consequently, a demand amounting of Rs. 148.22 million has been raised. Aggreived by the assessment order, the SPV filed an appeal before CIT(A). As the SPV had already created a provision of Rs. 101.54 million against the additional income offered, the SPV has accordingly disclosed the balance demand of Rs.46.68 million (31 March 2025: Rs.46.68 million) as contingent liability.
- (b) The SPV had received a penalty order u/s 270A of the Income Tax Act for AY 2021-22 wherein the assessing officer has levied penalty stating that SPV has mis-reported income without accepting the fact that the SPV has suo-moto offered the income of Rs. 288.20 million in its tax return filed u/s 148. Aggreived by the said penalty order, the SPV filed an appeal before CIT(A). Accordingly, the SPV has disclosed Rs.167.85 million (31 March 2025: Rs.Nil) as contingent liability.

UPPL:

- (a) The SPV had received an assessment order u/s. 154 read with 143(3) of the Income Tax Act for AY 2017-18 wherein the assessing officer has disallowed set off of losses against the addition made during assessment treating certain expenses as unexplained expenditure under section 69C of the Income Tax Act. Aggreived by the assessment order, the SPV filed an appeal before CIT(A). Accordingly, the SPV has disclosed Rs. 46.35 million (31 March 2025: Rs.46.35 million) as contingent liability.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

QBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2015-16 with 14A disallowance, certain expense disallowances and short grant of TDS credit resulting in demand of Rs.3.76 million. An appeal against the assessment order was filed before CIT(A) and the same is in the process of hearing. Penalty proceedings have been initiated. Accordingly, the SPV has disclosed the above demand of Rs.3.76 million (31 March 2025: Rs.3.76 million) as contingent liability.

VTPL: The SPV was assessed u/s. 201 of the Income Tax Act, 1961 for the AY 2019-20 and tax demand of Rs. 10.08 million was raised by TDS officer on account of non deduction of TDS on payment made to certain foreign vendors. An appeal against the said 201 order has been filed before the CIT(A). Accordingly, the SPV has disclosed Rs. 10.08 million (31 March 2025: Rs. Nil) as contingent liability.

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

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

Particulars	As at 30 September 2025	As at 31 March 2025
MPPL	624.42	624.42
REIT	30.92	30.92
UPPL	78.80	5.71
VTPL	83.77	-
	817.91	661.05

MPPL:

- (a) The SPV had received Order-in-original dated 23 December 2015 with a demand to pay a sum of Rs.522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period 1 April 2006 to 31 March 2012. Appeal has been filed before CESTAT dated 18 April 2016. The appeal is heard and order is reserved. Accordingly, Rs.522.04 million (31 March 2025: Rs.522.04 million) is disclosed as contingent liability.
- (b) The Principal Commissioner of Service Tax issued a final adjudication order dated 20 January 2022 with a demand of Rs.102.38 million including penalty on various issues including irregular availment of input credit, turnover reconciliation etc. The SPV has filed an appeal with CESTAT against the order received from commissioner of service tax. Accordingly, a sum of Rs.102.38 million (31 March 2025: Rs.102.38 million) has been disclosed as contingent liability.

UPPL:

- (a) The SPV had received an order dated 4 March 2024 for demand of tax including interest and penalty on corporate guarantee amounting to Rs 5.71 million relating to period from 1 April 2019 to 31 March 2020. Against the said order, the SPV has filed an appeal before the Joint Commissioner (Appeals) after making a pre-deposit of Rs. 0.32 million to stay the recovery of the balance amount. The matter was heard and order was received demanding tax on corporate guarantee. Against the said order, the Company has filed writ petition before the Hon'ble Karnataka HC wherein stay has been granted for the demand. Accordingly, a sum of 5.71 million (31 March 2025: Rs.5.71 million) has been disclosed as contingent liability.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

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

Trust: The Trust had received an order dated 19 August 2024 for demand of tax on corporate guarantee given by Trust amounting to Rs.30.92 million relating to period from 1 April 2019 to 31 March 2020. Aggrieved by the said order, the Trust has filed an appeal before the Joint Commissioner (Appeals) after making a pre-deposit of Rs.1.51 million to stay the recovery of the balance amount. The matter has been heard and order is awaited. Accordingly, a sum of Rs.30.92 million (31 March 2025: Rs.30.92 million) has been disclosed as contingent liability.

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

Particulars	As at	As at
	30 September 2025	31 March 2025
MPPL	3,124.96	3,124.96
	3,124.96	3,124.96

MPPL:

- (a) The SPV has received a demand order dated 5 October 2015 to pay a demand of Rs.844.66 million (Rs.2,739.49 million including penalty and interest upto June 2016) towards the difference in property tax payable by the SPV, which difference arose on account of classification of the property under different schedules for the purpose of computing property taxes, for the period 2008-09 to 2015-16. The SPV is contesting that the concerned property being an industrial estate that has been developed as special economic zone must be classified as category XIV as per the notification issued under Karnataka Municipal Corporation Act, 1976 ('the Act') and Bruhat Bengaluru Mahanagar Palike Property Tax Rules, 2009 ('Rules'). Whereas, the Assistant Revenue Officer has been considering the concerned property under category VIII as per the notification issued under the Act and Rules. The SPV filed a writ petition against the demand order which has been dismissed by the Hon'ble High Court of Karnataka. The said court upheld the demand made by BBMP. Against the order passed by single judge for the dismissal of writ petition, MPPL has based on external legal opinion filed an appeal before the aforementioned court and the same has been admitted by the court on 27 June 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending as at the date of these financial statements. Accordingly, this has been disclosed as a contingent liability. The SPV has paid Rs.646.69 million (31 March 2025: Rs.646.69 million) under protest against the above demand. The SPV has received a revised demand note dated 27 June 2024 where the updated demand amount is Rs.652.20 million (excluding penalty & interest).
- (b) The SPV has also received demand notices dated 9 October 2017 to pay a sum of Rs.760.07 million including penalty as of that date towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal had been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bangalore ("Joint Commissioner") objecting the total survey report and property tax assessment notice arising therefrom. New demand notices dated 17 January 2019 were issued to pay

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

Pursuant to the One Time Settlement Scheme promulgated by the State of Karnataka vide government order dated 22 February 2024 (OTS Scheme) which allowed for payment of past dues with penalty while waiving interest, and based on the representation from BBMP, the SPV has made an under-protest payment of Rs.385.47 million (inclusive of one time penalty as per the OTS Scheme) towards the full and final satisfaction of the demand notices mentioned above. However, while determining the amount payable under the OTS Scheme, the BBMP has not considered a payment of Rs.26.19 million and therefore, the SPV has claimed for the credit of this amount. Further, the final amount payable was calculated based on BBMP's classification of the property which has been disputed by the SPV as specified at (a) above. However, the contingent liability amount for (a) has not been reduced on this account. Accordingly, a net contingent liability of Rs.385.47 million (31 March 2025: Rs.385.47 million) has been disclosed in these financial statements. Subsequent to the under-protest payment by the SPV, the OTS Scheme has been amended to dispense with the payment of penalty along with the interest. The SPV has addressed a letter to the BBMP seeking benefit of such amendment in respect of the under-protest payment already made.

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

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

- i) During the year ended 31 March 2020, GLSP has received assessment order for AY 2017-18 for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP had filed an appeal against the assessment order with CIT(A). The order is received in favor of GLSP from CIT(A). Accordingly, GLSP has disclosed Rs.Nil (31 March 2025: Rs. 2.83 million) as contingent liability.



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- ii) During the period ended 30 September 2021, GLSP has received assessment order for AY 2018-19 with disallowance made under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules. GLSP had filed an appeal against the assessment order with CIT(A). The order is received in favor of GLSP from CIT(A). Accordingly, GLSP has disclosed Rs. Nil (31 March 2025: Rs.0.68 million) as contingent liability.

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

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

vi) Other matters

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

(b) EEPL :

- i) SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party sub-contractor, engaged by IL&FS Development Company ('IEDCL'), IEDCL in turn appointed by the parent company of IL&FS Solar Power Limited ('ISPL'), ISPL was the main contractor appointed by Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the third party sub-contractor directly from SPV for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with SPV. SPV has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the third party sub-contractor and not from SPV, and therefore the third party sub-contractor has no claim against SPV. By its letters dated 18 March 2019, the third party sub-contractor has responded to the letter from SPV, denying all statements made by SPV and reiterating that the unpaid amounts are due from SPV. The third party sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against SPV. The National Company Law Tribunal vide its order dated 8 March 2022 has dismissed the petition filed by the third party sub-contractor. The third party sub-contractor filed an appeal before the National Company Law Appellate Tribunal, Chennai and the same was dismissed vide order dated 16 June 2023. The third party sub-contractor has filed an appeal before the Supreme Court of India against the orders of the NCLT and NCLAT and the next date of hearing is awaited. Sterling & Wilson Renewable Energy Limited ('SWREL') has filed for pre- institution mediation under the Commercial Courts Act, 2015 before the District Legal Services Authority, Bengaluru and the pre-mediation has failed. SWREL has initiated a summary suit before the Additional City Civil and Sessions Judge, Commercial Court, Bengaluru and SPV has filed the objections for leave to defend and also filed application for dismissal

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

of the plaint before the Additional City Civil and Session Judge. Further, the City Civil and Sessions Judge, Commercial Court has rejected the interim applications filed by SWREL for (i) amendment of plaint and (ii) impleading of SWPL vide order dated 29 October 2025. The representative of SWREL filed a complaint before the Economic Offence Wing, Mumbai ('EOW') against the SPV and has lodged an First Information Report against the SPV, Jitendra Virwani, Karan Virwani and another claiming Rs.1,315.70 million. The SPV, Jitendra Virwani and Karan Virwani has filed a Criminal Writ Petition before the High Court of Bombay against the State of Maharashtra and representative of SWREL praying for (i) quashing and setting aside of the FIR and investigation of the EOW and (ii) stay on further proceedings under the FIR and the EOW. EOW has filed a chargesheet against the SPV and others before the Judicial Magistrate, 47th Court, Mumbai and bail has been obtained on 15 January 2025 and the next date of hearing is 22 December 2025. Pursuant to the FIR, a criminal revision petition was filed by EEPL, Mr. Jitendra Virwani and Mr. Karan Virwani before the High Court of Bombay against the State of Maharashtra and the representatives of SWREL for setting aside the order of the Judicial Magistrate dated 16 November 2024 for erroneously issuing process. Further, Mr. Jitendra Virwani and Mr. Karan Virwani have also filed a writ petition before the High Court of Bombay for modification of the bail conditions. The matter is currently pending.

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

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

(c) MPPL :

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- ii) SPV has received a demand note dated 13 October 2022 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.24.62 million in relation to issuance of a no-objection certificate (NOC) for a proposed commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 13 October 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on 21 November 2022 wherein the Court has granted stay of demand notice on 13 October 2022 limited to advance probable pro-rata charges and beneficiary charges amounting to Rs. 21.50 million and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, the SPV has made payments on 6 December 2022 amounting to Rs.3.12 million towards NOC charges and treated water charges and the NOC is received. The balance amount of Rs.21.50 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.
- iii) SPV has received a demand note dated August 3, 2023 from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of total charges amounting to Rs. 51.24 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the demand notice issued against MPPL and seeking to, inter-alia, (i) quash the demand notice dated 3 August 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on 2 November 2023 wherein the Court has granted stay of demand notice on 3 August 2023 limited to advance probable pro-rata charges and beneficiary charges amounting to Rs. 46.93 million and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, the SPV has made payments on 28 November 2023 amounting to Rs. 6.03 million towards NOC charges and treated water charges and the NOC is received. The balance amount of Rs. 46.93 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.

(d) VTPL:

- i) SPV has received a demand note dated 14 August 2020 and 29 September 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.138.64 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 14 August 2020 and 29 September 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on 17 November 2020 wherein the court has granted stay of demand notice on 14 August 2020 and 29 September 2020 limited to advance probable pro-rata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on 29 December 2020 and 30 December 2020 amounting to Rs.17.91 million towards NOC charges and treated water charges and the balance amount of Rs.120.73 million towards advance probable pro-rata charges and BCC charges which have been

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

- stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (31 March 2025: Rs.120.73 million). Additionally, SPV has received the NOCs dated 30 December 2020 from BWSSB with respect to the above. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.
- ii) SPV has received a demand note dated 4 May 2024 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.16.35 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 4 May 2024; and (ii) issuance of NOC to SPV. Pursuant to an order dated 26 September 2024, the High Court of Karnataka granted an ad-interim stay on the demand notice dated May 4, 2020 in relation to certain charges such as advance probable pro-rata charges and beneficiary capital contribution charges and Greater Bangalore water sewerage project charges.
 - iii) An application dated 15 January 2025 for emergency interim relief ("Interim Application") was filed before the Singapore International Arbitration Centre ("SIAC") by certain former third-party shareholders of VTPL ("Claimants") against Axis Trustee Services Limited ("Trustee") and Embassy Office Parks Management Services Private Limited ("Manager") (Trustee and Manager collectively referred to as "Respondents"), in relation to the share purchase agreement dated November 17, 2020 ("SPA") among the Claimants and the Respondents (on behalf of Embassy REIT). The Interim Application alleged that the SPA was void, inter alia, since (i) the Claimants were allegedly not aware that Survey no. 9/4, a land parcel located within the ETV Project campus and owned by VTPL since 2004, was transferred to Embassy REIT as part of the acquisition of 100% of the equity share capital of VTPL by Embassy REIT in 2020 pursuant to the SPA; and (ii) the SPA allegedly defeated certain provisions of law. The Application was rejected by SIAC pursuant to an order dated 16 January 2025.

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

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

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

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

(e) ECPL:

- i) SPV has received a demand note dated 16 June 2020 from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of total charges amounting to Rs.25.69 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkatala Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and SPV has filed a writ petition before the Karnataka High Court against State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the demand note against SPV seeking to, inter-alia, (i) quash the demand notice; and (ii) issue of no-objection certificate to SPV. The High Court of Karnataka granted an ad- interim stay dated 13 November, 2020 on the demand notice issued by BWSSB in relation to certain charges amounting to Rs.22.49 million and instructed SPV to pay the prescribed fee for issuance of no-objection certificate and directed BWSSB to issue NOC by accepting Administration Fees & Scrutiny Fees amounting to Rs.3.2 million and the said demand notice will be subject to outcome of the Writ Petition. The aforesaid Rs.3.2 million was paid on 15 December 2020 to BWSSB and the NOC in relation to same has been received. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the Advance probable prorata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court. A notice dated 18 March 2025 has been issued by BWSSB ("Notice") requesting SPV to make payments amounting to (i) 15% of the advance probable pro rata charges amounting to Rs.8.41 million and (ii) beneficiary capital contribution charges amounting to Rs.14.08 million. The SPV is in the process of filing an appeal against the Notice.
- ii) SPV received a demand notice dated 16 July 2021 from BBMP towards ground rent and other charges for the purposes of issuing modified plan sanction at Embassy Business Hub owned by SPV. SPV has filed a writ petition against State of Karnataka before the High Court of Karnataka, inter alia to set aside the demand notice dated 16 July 2021 issued by BBMP. On 27 August 2021 the High Court of Karnataka has passed an interim stay against the ground rent, GST, security deposit, license fee, cess on labour charges, 5% service charges on levy and surcharge, cess towards water supply, outer ring road, slum clearance, MRTS and levy and surcharges dated 16 July 2021 and the balance demand of Rs.22.36 million in relation to security fee and labour welfare fee to be paid by the SPV. SPV has paid the requisite fee of Rs.22.36 million on 21 October 2021 to BBMP as per the order dated 27 August 2021 and we have received the modified plan sanction.
- iii) SPV has received a demand note dated November 21, 2023 from the BWSSB (the "Demand Notice") for payments of total charges amounting to Rs.5.12 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkatala Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Notice and seeking order to, inter-alia, (i) quash the Demand Notice; and (ii) issue the no-objection certificate to ECPL. Pursuant to an order dated 16 January 2024, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges amounting to Rs.1.72 million, and instructed ECPL to pay the remaining sum of monies to BWSSB, which has been paid. A similar order passed by the High Court of Karnataka has indicated above in (i) has been passed in this case. The SPV has filed an appeal against the order of the High Court.

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

44 Financial instruments - Fair values

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

Particulars	Carrying value	Fair Value	Carrying value	Fair Value
	30 September 2025	30 September 2025	31 March 2025	31 March 2025
Financial assets				
Fair value through profit and loss				
Investments	152.44	152.44	137.48	137.48
Amortised cost				
Investments	7,095.16	-	7,355.97	-
Trade receivables	865.85	-	820.24	-
Cash and cash equivalents	8,445.67	-	6,630.18	-
Other bank balances	75.03	-	135.68	-
Other financial assets	8,868.44	-	7,965.24	-
Total assets	25,502.59	152.44	23,044.79	137.48
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - floating rates	83,841.07	-	96,291.73	-
Borrowings (including current maturities of long-term debt) - fixed rates	125,397.44	125,476.45	101,781.31	101,551.82
Lease deposits	16,384.08	-	15,763.44	-
Trade payables	859.67	-	533.96	-
Lease liabilities	1,483.48	-	1,497.89	-
Other financial liabilities	7,107.13	-	6,645.08	-
Total liabilities	235,072.87	125,476.45	222,513.41	101,551.82

Financial assets and financial liabilities classified as held for sale are not included in the table above (refer Note 48). Their carrying amount is a reasonable approximation of fair value.

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

B. Measurement of fair values

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

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

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

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

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

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the half year ended 30 September 2025 and year ended 31 March 2025.

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.

- The fair values of other financial assets and financial liabilities are considered to be equivalent to their carrying values.
- The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.

45 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 categorized based on items that are individually identifiable to that segment.

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

a) Commercial Offices segment:

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

b) Hospitality segment:

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

c) Other segment:

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

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

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

Particulars	Total			
	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Revenue from operations	11,244.13	9,973.20	21,841.99	19,314.73
Less: Property tax	(374.67)	(348.06)	(717.95)	(652.58)
Less: Repairs & Maintenance (except repairs to building)	(951.13)	(894.23)	(1,858.82)	(1,729.41)
Less: Other direct operating expenses	(645.21)	(685.07)	(1,274.52)	(1,311.77)
Net Operating Income (segment results for the period/ year)	9,273.12	8,045.84	17,990.70	15,620.97
Less: Other operating expenses	(591.64)	(554.05)	(1,099.68)	(1,085.82)
Add: Other income	312.14	572.01	522.45	1,043.96
Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and tax	8,993.62	8,063.80	17,413.47	15,579.11
Add: Share of profit after tax of equity accounted investee	330.69	270.71	597.20	511.79
Less: Depreciation and amortisation expenses	(2,958.72)	(2,779.30)	(5,854.23)	(5,442.90)
Less: Impairment loss (refer note 3,5,6 & 7)	-	(1,216.06)	-	(1,216.06)
Less: Finance costs	(3,841.91)	(3,281.98)	(7,560.28)	(6,370.13)
Profit/(loss) before tax	2,523.68	1,057.17	4,596.16	3,061.81
Add/(Less): Tax expense	(201.89)	14,246.38	(722.68)	14,029.35
Profit/(loss) for the year	2,321.79	15,303.55	3,873.48	17,091.16
Add: Other Comprehensive Income	-	-	-	-
Total comprehensive income/(loss) for the period/ year	2,321.79	15,303.55	3,873.48	17,091.16



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

Particulars	Commercial Offices			
	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Revenue from operations	9,862.37	8,531.74	19,142.84	16,498.64
Less: Property tax	(352.05)	(304.45)	(672.55)	(586.84)
Less: Repairs & Maintenance (except repairs to building)	(826.85)	(786.55)	(1,613.95)	(1,522.30)
Less: Other direct operating expenses	(138.60)	(167.13)	(267.79)	(333.62)
Net Operating Income (segment results for the period/ year)	8,544.87	7,273.61	16,588.55	14,055.88

Particulars	Hospitality			
	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Revenue from operations	1,251.74	1,219.90	2,413.02	2,285.61
Less: Property tax	(22.58)	(43.42)	(45.15)	(65.42)
Less: Repairs & Maintenance (except repairs to building)	(111.38)	(97.91)	(212.40)	(186.74)
Less: Other direct operating expenses	(493.89)	(503.04)	(981.13)	(946.12)
Net Operating Income (segment results for the period/ year)	623.89	575.53	1,174.34	1,087.33

Particulars	Other Segment			
	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Revenue from operations	130.02	221.56	286.13	530.48
Less: Property tax	(0.04)	(0.19)	(0.25)	(0.32)
Less: Repairs & Maintenance (except repairs to building)	(12.90)	(9.77)	(32.47)	(20.37)
Less: Other direct operating expenses	(12.72)	(14.90)	(25.60)	(32.03)
Net Operating Income (segment results for the period/ year)	104.36	196.70	227.81	477.76

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

45 Operating segments (continued)

An analysis of CGU wise Segment Revenues and Segment Results is given below:

For the quarter ended 30 September 2025

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	VCPL	IEPL	ETV	ECPL	ESNP	Total
Segment Revenue:															
Commercial Office Segment	-	3,785.73	573.53	-	-	254.00	369.61	581.96	183.42	476.15	415.64	2,673.84	86.93	252.08	9,862.37
Hospitality Segment	-	623.95	-	321.17	-	-	-	-	306.62	-	-	-	-	-	1,251.74
Others	-	-	-	-	130.02	-	-	-	-	-	-	-	-	-	130.02
Total	-	4,409.68	573.53	321.17	130.02	254.00	369.61	581.96	490.04	476.15	415.64	2,673.84	86.93	252.08	11,244.13
Net Operating Income (segment results)															
Commercial Office Segment	-	3,301.92	494.36	-	-	211.54	334.29	478.43	110.45	423.46	372.66	2,357.98	67.46	216.23	8,544.87
Hospitality Segment	-	349.12	-	175.21	-	-	-	-	99.56	-	-	-	-	-	623.89
Others	-	-	-	-	104.36	-	-	-	-	-	-	-	-	-	104.36
Total	-	3,651.04	494.36	175.21	104.36	211.54	334.29	478.43	210.01	423.46	372.66	2,357.98	67.46	216.23	9,273.12

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

For the quarter ended 30 September 2024

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPPL	IENMPL	ETV	ECPL	ESNP*	Total
Segment Revenue:																
Commercial Office Segment	-	3,044.78	522.26	-	-	223.39	358.36	414.14	187.76	392.19	468.34	411.49	2,212.79	83.62	212.61	8,531.74
Hospitality Segment	-	617.63	-	272.33	-	-	-	-	-	329.94	-	-	-	-	-	1,219.90
Others	-	-	-	-	221.56	-	-	-	-	-	-	-	-	-	-	221.56
Total	-	3,662.41	522.26	272.33	221.56	223.39	358.36	414.14	187.76	722.13	468.34	411.49	2,212.79	83.62	212.61	9,973.20
Net Operating Income (segment results)																
Commercial Office Segment	-	2,569.71	435.63	-	-	180.23	316.18	322.12	147.40	309.19	417.41	368.35	1,938.09	64.57	204.72	7,273.61
Hospitality Segment	-	331.67	-	124.73	-	-	-	-	-	119.13	-	-	-	-	-	575.53
Others	-	-	-	-	196.70	-	-	-	-	-	-	-	-	-	-	196.70
Total	-	2,901.38	435.63	124.73	196.70	180.23	316.18	322.12	147.40	428.32	417.41	368.35	1,938.09	64.57	204.72	8,045.84

*refer note 47



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

For the half year ended 30 September 2025

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPPL	IENMPL	ETV	ECPL	ESNP	Total
Segment Revenue:																
Commercial Office Segment	-	7,373.63	1,130.93	-	-	496.75	726.37	1,092.29	400.88	379.04	934.41	851.13	5,100.71	173.89	482.80	19,142.84
Hospitality Segment	-	1,248.80	-	593.74	-	-	-	-	-	570.48	-	-	-	-	-	2,413.02
Others	-	-	-	-	286.13	-	-	-	-	-	-	-	-	-	-	286.13
Total	-	8,622.43	1,130.93	593.74	286.13	496.75	726.37	1,092.29	400.88	949.52	934.41	851.13	5,100.71	173.89	482.80	21,841.99
Net Operating Income (segment results)																
Commercial Office Segment	-	6,452.16	978.44	-	-	416.47	658.45	901.91	335.88	235.87	834.61	768.55	4,472.50	138.65	395.05	16,588.55
Hospitality Segment	-	678.37	-	320.20	-	-	-	-	-	175.77	-	-	-	-	-	1,174.34
Others	-	-	-	-	227.81	-	-	-	-	-	-	-	-	-	-	227.81
Total	-	7,130.53	978.44	320.20	227.81	416.47	658.45	901.91	335.88	411.64	834.61	768.55	4,472.50	138.65	395.05	17,990.70



Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

For the half year ended 30 September 2024

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPPL	IENMPL	ETV	ECPL	ESNP*	Total
Segment Revenue:																
Commercial Office Segment	-	5,990.90	1,023.80	-	-	395.02	683.25	774.74	402.47	729.76	918.02	798.57	4,312.95	167.14	302.02	16,498.64
Hospitality Segment	-	1,181.85	-	532.77	-	-	-	-	-	570.99	-	-	-	-	-	2,285.61
Others	-	-	-	-	530.48	-	-	-	-	-	-	-	-	-	-	530.48
Total	-	7,172.75	1,023.80	532.77	530.48	395.02	683.25	774.74	402.47	1,300.75	918.02	798.57	4,312.95	167.14	302.02	19,314.73
Net Operating Income (segment results)																
Commercial Office Segment	-	5,032.06	867.99	-	-	313.04	609.25	599.57	334.73	583.19	819.71	713.30	3,777.88	144.35	260.81	14,055.88
Hospitality Segment	-	638.94	-	263.48	-	-	-	-	-	184.91	-	-	-	-	-	1,087.33
Others	-	-	-	-	477.76	-	-	-	-	-	-	-	-	-	-	477.76
Total	-	5,671.00	867.99	263.48	477.76	313.04	609.25	599.57	334.73	768.10	819.71	713.30	3,777.88	144.35	260.81	15,620.97

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

46 Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

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

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

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

Directors

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

KMPs

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

B. Joint Venture

Golflinks Software Park Private Limited

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

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

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Property Management fees				
Embassy Office Parks Management Services Private Limited	227.57	195.40	453.67	389.92
REIT Management fees				
Embassy Office Parks Management Services Private Limited	65.99	63.54	129.52	126.18
Secondment fees				
Embassy Office Parks Management Services Private Limited	0.48	0.45	0.95	0.90
Trustee fees				
Axis Trustee Services Limited	1.63	0.74	3.25	1.48
Distribution paid				
Embassy Property Developments Private Limited	421.30	401.85	833.20	772.36
Rental guarantee income				
Embassy Property Developments Private Limited	-	-	-	77.04
Acquisition of ESNP*				
Embassy Property Developments Private Limited	-	-	-	0.30
Purchase of Investment Properties				
Babbler Marketing Private Limited	11.03	11.67	22.54	18.51
Global Facade Solutions	6.15	1.28	8.14	6.45
Miracle Coatings Private Limited	11.58	21.77	16.54	41.31
Collaborative Workspace Consultants LLP	-	0.60	-	1.31
Technique Control Facility Management Private Limited	1.80	-	4.05	-
Paledium Security Services LLP	1.40	-	1.42	0.31
Project cost capitalised				
Embassy Property Developments Private Limited	93.95	99.11	177.53	179.98
Embassy Services Private Limited	10.68	34.00	11.18	57.73
Capital advances paid/ (refunded)				
Embassy Property Developments Private Limited	-	522.60	-	522.60
FIFC Condominium	1.08	1.62	3.24	3.23
JSM Corporation Private Limited	-	-	10.00	-
Common area maintenance				
Embassy Services Private Limited	178.79	177.29	355.36	332.49
FIFC Condominium	21.60	19.40	40.45	38.80
Paledium Security Services LLP	35.38	30.79	64.10	59.29
Golflinks Software Park Private Limited	3.45	3.24	6.90	6.48
Wework India Management Limited**	11.95	16.38	25.31	25.21
Lounge Hospitality LLP**	7.06	6.44	14.11	13.48
Technique Control Facility Management Private Limited	253.73	256.62	470.37	477.65

* Refer note 47

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

II Related party transactions during the period/ year (Contd..)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Repairs and maintenance- building				
Babbler Marketing Private Limited	-	0.94	-	0.94
Repairs and maintenance - plant and machinery				
Babbler Marketing Private Limited	-	(0.02)	-	-
Repairs and maintenance - others				
Lounge Hospitality LLP	12.70	-	12.70	-
Babbler Marketing Private Limited	1.68	0.04	2.23	0.04
Power and fuel expenses				
Mac Charles (India) Limited	18.88	19.46	34.20	27.76
Legal and professional charges				
Embassy Services Private Limited	6.87	6.10	10.31	11.54
Technique Control Facility Management Private Limited	3.08	3.09	6.08	6.27
Security charges				
Paledium Security Services LLP	7.55	9.40	18.92	18.78
Trademark and license fees				
Embassy Shelters Private Limited	0.36	0.36	0.72	0.71
Amount billed				
Wework India Management Limited*	38.06	28.83	84.79	81.41
Lounge Hospitality LLP	5.50	3.15	9.56	7.49
Rental and maintenance income				
Wework India Management Limited	325.32	334.98	640.24	655.84
Lounge Hospitality LLP	1.55	1.45	2.99	2.96
FIFC Condominium	1.58	1.59	3.17	3.17
Embassy Services Private Limited	1.99	1.60	3.73	3.09
Snap Offices Private Limited	13.48	12.55	26.37	24.25
Embassy Developments Limited	15.09	14.54	30.18	14.54
Embassy Office Parks Management Services Private Limited	13.33	21.13	26.70	21.13
Income from generation of renewable energy from the tenants of				
Golflinks Software Park Private Limited	29.78	74.73	73.48	151.20
Revenue - Room rentals, sale of food and beverages				
Jitendra Virwani	0.27	0.15	0.42	0.34
Embassy Property Developments Private Limited	0.94	0.73	7.19	0.86
Embassy Office Parks Management Services Private Limited	0.74	0.07	3.28	0.41
Embassy Services Private Limited	-	0.05	0.01	0.39
Wisdomworld Projects Private Limited	0.44	1.31	1.69	2.58
Embassy One Developers Private Limited	0.13	-	1.15	-
Wework India Management Limited	0.16	-	0.29	-
Stonehill Education Foundation	-	-	-	0.10
Others	0.58	0.75	2.67	1.57

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

II Related party transactions during the period/ year (Contd..)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Other operating income				
Golflinks Software Park Private Limited	22.24	21.86	44.49	38.68
Interest income				
Golflinks Software Park Private Limited	76.33	64.45	154.03	132.52
Embassy Property Developments Private Limited	-	170.03	-	381.36
Axis Bank Limited	6.10	3.66	12.74	6.95
Lease deposits received				
Wework India Management Limited	15.98	-	17.07	38.87
Embassy Developments Limited	-	15.29	9.80	15.29
Embassy Office Parks Management Service Private Limited	-	6.40	12.23	6.40
FIFC Condominium	-	0.05	-	0.05
Lease deposits paid				
Wework India Management Limited	-	4.99	-	4.99
Redemption of investment in debentures				
Golflinks Software Park Private Limited	131.80	374.05	260.81	694.05
Investment in debentures				
Golflinks Software Park Private Limited	-	1,800.00	-	1,800.00
Long term borrowings availed				
Axis Bank Limited	-	-	9,302.47	2.50
Long term borrowings repaid				
Axis Bank Limited	370.24	385.25	370.24	386.74
Embassy Property Developments Private Limited**	-	-	-	1,758.18
Issue expenses of borrowings				
Axis Bank Limited	-	-	8.00	-
Optionally convertible debentures redeemed				
Embassy Property Developments Private Limited	-	-	-	55.00
Interest expense (including capitalised)				
Axis Bank Limited	204.41	18.07	255.70	36.92
Bank charges				
Axis Bank Limited	2.23	3.65	5.72	5.41
Interest on Non-convertible debentures				
Axis Bank Limited	309.32	254.45	639.48	506.13
Issue expenses of non-convertible debentures				
Axis Bank Limited	22.86	-	22.86	-
Investment in fixed deposits				
Axis Bank Limited	126.00	399.00	488.56	499.05
Redemption of fixed deposits				
Axis Bank Limited	131.34	394.34	271.97	444.68

** refer note 47

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

II Related party transactions during the period/ year (Contd..)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024
Reimbursement of expenses (received)/ paid				
Embassy One Developers Private Limited	-	(1.61)	-	(2.20)
Golflinks Software Park Private Limited	-	-	-	0.71
Technique Control Facility Management Private Limited	4.19	1.06	8.22	1.53
Axis Trustee Services Limited	3.56	-	3.56	-
Embassy Services Private Limited	7.91	3.36	8.99	13.46
Babbler Marketing Private Limited	(0.16)	-	-	-
Lounge Hospitality LLP	-	-	-	0.23
Marketing and advertising expenses				
Next Level Experiences LLP	(2.04)	10.19	12.58	16.49
Lounge Hospitality LLP	-	1.09	-	1.09
Liabilities no longer required written back				
VTV Infrastructure Management Private Limited	-	-	0.28	-



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

III. Related party balances

Particulars	As at 30 September 2025	As at 31 March 2025
Fixed deposits		
Axis Bank Limited	368.19	139.48
Other non-current assets - capital advance		
Embassy Property Developments Private Limited	-	49.21
FIFC Condominium	18.50	15.26
Babbler Marketing Private Limited	16.15	10.94
JSM Corporation Private Limited	28.21	35.04
Non-Current Investments - in Debentures (refer note 10A)		
Golflinks Software Park Private Limited	6,539.25	6,823.10
Other non-current financial assets - Security deposits*		
Embassy One Developers Private Limited	5.36	5.36
Lounge Hospitality LLP	5.50	5.50
Current Investments - in Debentures (refer note 10B)		
Golflinks Software Park Private Limited	555.91	532.87
Trade receivables		
Embassy Office Parks Management Services Private Limited	46.34	13.18
Embassy Developments Limited	18.75	0.27
Embassy Property Developments Private Limited	5.19	30.51
Lounge Hospitality LLP	16.89	10.94
Wework India Management Limited	0.11	-
Golflinks Software Park Private Limited	-	0.46
Embassy One Developers Private Limited	1.76	0.62
Wisdomworld Projects Private Limited	6.47	5.91
Others	2.90	8.20
Unbilled revenue		
Golflinks Software Park Private Limited	10.58	39.22
Snap Offices Private Limited	0.30	0.40
Embassy Services Private Limited	0.15	0.22
Wework India Management Limited	18.57	22.20
Embassy Developments Limited	13.24	-
Embassy Office Parks Management Services Private Limited	-	12.34
Lounge Hospitality LLP	28.37	18.79
Other current financial assets - other receivables from related party		
Embassy Property Developments Private Limited	53.48	53.48
Embassy One Developers Private Limited	6.22	6.22
Golflinks Software Park Private Limited	2.71	2.70
Other current assets - Advance for supply of goods and rendering of services		
Embassy Office Parks Management Services Private Limited	-	14.07
Technique Control Facility Management Private Limited	-	15.66
Babbler Marketing Private Limited	-	0.02
Embassy Services Private Limited	-	1.56
Next Level Experiences LLP	2.45	1.83
Non-convertible debentures (refer note 21)		
Axis Bank Limited	16,650.00	16,650.00
Non-convertible debentures - current maturities (refer note 21)		
Axis Bank Limited	100.00	100.00
Long term borrowings (refer note 21(xxiii))		
Axis Bank Limited	11,779.59	2,742.40

* Paid by Quadron to third parties.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

III. Related party balances (Contd..)

Particulars	As at 30 September 2025	As at 31 March 2025
Short term borrowings (refer note 21(xxiii))		
Axis Bank Limited	98.36	182.92
Trade payables		
Embassy Services Private Limited	134.52	32.65
Technique Control Facility Management Private Limited	23.17	22.13
Embassy Office Park Management Services Private Limited	65.49	21.14
FIFC Condominium	18.04	11.18
Mac Charles (India) Limited	4.41	10.03
Paledium Security Services LLP	-	9.29
Next Level Experiences LLP	1.69	2.08
Lounge Hospitality LLP	12.70	-
Others	3.67	3.08
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	85.63	4.16
Technique Control Facility Management Private Limited	1.92	2.57
Embassy Services Private Limited	33.75	59.20
Miracle Coatings Private Limited	44.09	49.76
Babbler Marketing Private Limited	32.42	33.99
Global Facade Solutions	3.92	2.49
Paledium Security Services LLP	1.63	0.39
Other current financial liabilities		
Embassy Services Private Limited	71.96	22.53
Technique Control Facility Management Private Limited	179.05	50.98
Embassy Office Parks Management Services Private Limited	76.24	5.97
Paledium Security Services LLP	32.86	25.08
Lounge Hospitality LLP	47.10	42.78
Next Level Experiences LLP	0.01	5.34
Babbler Marketing Private Limited	0.48	0.48
Axis Bank Limited	-	15.43
FIFC Condominium	3.29	3.11
Wework India Management Limited	10.97	17.88
Mac Charles (India) Limited	-	4.30
Other current liabilities - Advance from customers		
Embassy Services Private Limited	0.55	0.55
Embassy Developments Limited	-	2.61
Other current financial liabilities - Security deposits		
Golflinks Software Park Private Limited	80.00	80.00
Lease deposits		
Wework India Management Limited*	397.06	379.99
Snap Offices Private Limited	11.31	11.31
Embassy Office Parks Management Service Private Limited	25.87	13.64
FIFC Condominium	-	0.05
Embassy Developments Limited	25.09	15.29

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

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



Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

47 Asset acquisition

During the previous year ended 31 March 2025, Embassy REIT entered into share purchase agreements with Embassy Property Developments Private Limited (EPDPL) and Mr. Aditya Virwani (together known as Sellers) for acquisition of ESNP Property Builders and Developers Private Limited ("ESNP"). The acquisition was effected on 3 June 2024 ("Acquisition Date").

Embassy REIT acquired 100% of the equity share capital of ESNP comprising 67,951,861 fully paid-up equity shares of ₹ 10 each from EPDPL (co-sponsor) and Mr. Aditya Virwani. Embassy REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to ₹ 119.76 million.

The price payable for acquisition of equity shares of ESNP was funded entirely through internal accruals of the Trust. The consideration for the aforesaid acquisition, was paid in the form of assumption and repayment of identified assets and liabilities of ESNP.

ESNP is engaged in the business of development and leasing of commercial space and related interiors and maintenance of such assets. Major asset pool of this SPV comprise of investment property and investment property under development. Based on assessment performed by management, substantially all of the fair value of the gross assets acquired is concentrated in investment property and investment property under development. Embassy Office Parks REIT had opted to apply optional concentration test in respect of acquisition of ESNP. Accordingly, acquisition of ESNP has been accounted as acquisition of group of assets not constituting a business and requirements in Ind AS 103 for business combination accounting has not been applied to this transaction. The transaction did not result in recognition of goodwill or bargain gain in the books of the REIT.

The gross purchase consideration was as follows:

Particulars	Amount (in million)
Investment Property & Investment Property under development	11,852.60
Cash & Cash Equivalents	603.90
Other Assets	341.36
Less: Borrowings (includes related party loans - refer note 46)	(11,871.11)
Less: Other Liabilities	(926.45)
Total Purchase Consideration	0.30
Add: Transaction cost	119.76
Gross purchase consideration	120.06

Embassy office parks group had obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounts to ₹ 13,057 million. Acquisition consideration was at 9.2% discount to average of two independent valuation reports. No fees or commission was paid to the Manager in relation to the transaction. All the material conditions and obligations for the transaction were complied.

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

48 Assets and liabilities directly associated with the assets held for sale

The Board of Directors of the Manager in their meeting held on 31 July 2025 has approved sale of two strata blocks at MPPL in Bengaluru aggregating 375,736 sf for a consideration of ₹ 5,300 million on a slump sale basis. Group has entered into an Business Transfer Agreement dated 31 July 2025 for sale of two strata blocks at MPPL. The estimated sale consideration less costs of sale of this asset is more than the carrying value as on 30 September 2025. Accordingly these assets are recorded at carrying amount as on 30 September 2025 and presented as assets held for sale. Hence, no gain or loss is recorded in the statement of profit and loss. The management expects to sell off these assets within a year.

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

Particulars	Amount (in million)
Investment Property (refer note 5)	3,187.49
Goodwill (refer note 6)	291.29
Other financial assets (non current and current)	3.41
Trade receivables	3.82
Other current assets	7.56
Assets held for sale	3,493.56
Deferred tax liabilities	318.42
Other Current Financial Liabilities	113.28
Liabilities directly associated with assets held for sale	431.70

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

(i) Objects of the issue as per the prospectus

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

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

(ii) Objects of the issue as per the prospectus

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

50 Advance paid for co-development of property, including development rights of land (M3 Block B) Block B

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into a co-development agreement whereby EPDPL undertook to develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of ₹ 7,367.35 million. Furthermore, as per the co-development agreement, during the period of construction, EPDPL was obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. There had been delay in project development as per the planned construction timeline due to delay in the acquisition of necessary development rights and receipt of certain regulatory approvals.

The parties had agreed to utilise a portion of the excess FSI available with MPPL to complete the construction of the warm shell building and have received necessary regulatory approvals in this regard. Consequently, pursuant to the independent benchmarking reports obtained, the parties reduced the total consideration from ₹ 7,367.35 million to ₹ 6,658.15 million.

As per terms of the co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration was trued up/down accordingly upon project completion and final handover.

MPPL has obtained mortgage of 8.1 acres of land as security against the consideration paid till date.

During the previous year ended 31 March 2025, the warmshell building has been completed and occupancy certificate has been obtained. MPPL has received the final handover of M3 Block B building and true-up has been effected. Accordingly, true-up consideration of ₹ 490 million has been paid in accordance with the terms of the agreements.

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

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

SEBI had also sought comments from the Management of Embassy REIT pursuant to a complaint received from Sterling and Wilson Renewable Energy Limited (SWREL) in connection with certain unpaid amounts alleged to be due from Embassy-Energy Private Limited, an SPV of Embassy REIT [also refer note 43vi)(b)(i)] and also alleged non-compliance with SEBI REIT Regulations with respect to "fit and proper" criteria and non-disclosure of material information in connection with the civil and criminal litigation matters pending before various judicial authorities and asking to take regulatory action. The Management has provided the requisite response to SEBI. SWREL raised a complaint on the SEBI SCORES portal of Embassy REIT on 14 July 2025, regarding the same matter. Embassy REIT has responded, and the complaint is disposed on the SEBI SCORES portal. The Manager is in continued correspondence with SEBI in this regard and provided further information to SEBI.

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

Condensed Consolidated Financial Statements

Notes to Accounts

(all amounts in ₹ million unless otherwise stated)

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

53 The previous year's figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

As per our report of even date attached

for S R Batliboi & Associates LLP Chartered Accountants ICAI Firm's registration number: 101049W/E300004		for and on behalf of the Board of Directors of Embassy Office Parks Management Services Private Limited (as Manager to the Embassy Office Parks REIT)	
per Adarsh Ranka Partner Membership number: 209567	Jitendra Virwani Director DIN: 00027674	Amit Shetty Chief Executive Officer	Abhishek Agrawal Chief Financial Officer
Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025	Place: Bengaluru Date: 05 November 2025

**EMBASSY OFFICE PARKS REIT****SUMMARY VALUATION REPORT****Issued to:**

Embassy Office Parks Management Services Private Limited in its capacity as manager of The Embassy Office Parks REIT

EMBASSY MANYATA, BENGALURU

EMBASSY TECHVILLAGE, BENGALURU

EMBASSY GOLFLINKS, BENGALURU

EMBASSY ONE, BENGALURU

EMBASSY BUSINESS HUB, BENGALURU

EXPRESS TOWERS, MUMBAI

EMBASSY 247, MUMBAI

FIRST INTERNATIONAL FINANCE CENTRE (FIFC), MUMBAI

EMBASSY TECHZONE, PUNE

EMBASSY QUADRON, PUNE

EMBASSY QUBIX, PUNE

EMBASSY OXYGEN, NOIDA

EMBASSY GALAXY, NOIDA

EMBASSY SPLENDID TECHZONE, CHENNAI

HILTON EMBASSY GOLFLINKS, BENGALURU

EMBASSY ENERGY, BELLARY DISTRICT, KARNATAKA



DATE OF VALUATION: 30TH SEPTEMBER 2025

DATE OF REPORT: 4TH NOVEMBER 2025

Valuer pursuant to the requirements under the SEBI (REIT)

Regulations, 2014: Ms. L. Anuradha

**EMBASSY OFFICE PARKS REIT****DISCLAIMER**

This report is prepared exclusively for the benefit and use of Embassy Office Parks Management Services Private Limited – “Embassy Office Parks REIT” (the “Recipient” or the “Company” or “Instructing Party”) and / or its associates and/or affiliates and for, presentations, research reports, publicity materials, press releases, submission to the stock exchanges or any other regulatory authority or any notice or communication to the unitholders for the valuation of assets forming part of the portfolio of Embassy Office Parks REIT. Embassy Office Parks REIT, a Real Estate Investment Trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended till date (“SEBI REIT Regulations”). The Company may share the report with its appointed advisors for any statutory or reporting requirements. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon herein and in the Letter of Engagement dated 31st July 2023 and the addendum letter dated 1st August 2024 together, the “LOE” without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the REIT has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE and as set out herein. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

TABLE OF CONTENTS

A.	INSTRUCTIONS.....	8
1.	Instructing Party.....	8
2.	Reliant Party and Purpose of Valuation	9
3.	Limitation of Liability.....	9
4.	Professional Competency of The Valuer	10
5.	Disclosure	11
6.	Assumptions, Disclaimers, Limitations and Qualifications to Valuation.	13
a.	VALUATION SUMMARY	16
1.	Embassy Office Parks REIT Portfolio Composition.....	18
B.	VALUATION APPROACH AND METHODOLOGY	19
1.	Purpose of Valuation.....	20
2.	Valuation Guidelines and Definition	20
3.	Valuation Approach.....	20
4.	Valuation Methodology	20
5.	Information Sources.....	22
C.	REIT PORTFOLIO.....	23
1.	EMBASSY MANYATA	24
1.1.	Subject Property Description	24
1.2.	Statement of Assets.....	24
1.3.	Brief Description.....	25
1.4.	Acquisition Details.....	27
1.5.	Key Assumptions	27
1.6.	Projected NOI Growth	31
1.7.	Market Value	31
2.	EMBASSY TECHVILLAGE	32
2.1.	Subject Property Description	32
2.2.	Statement of Assets.....	32

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

2.3.	Brief Description.....	33
2.4.	Acquisition Details.....	34
2.5.	Key Assumptions	34
2.6.	Projected NOI Growth	38
2.7.	Market Value	39
3.	EMBASSY GOLFLINKS.....	39
3.1.	Subject Property Description	39
3.2.	Statement of Assets.....	40
3.3.	Brief Description.....	40
3.4.	Acquisition Details.....	41
3.5.	Key Assumptions	42
3.6.	Projected NOI Growth	43
3.7.	Market Value	44
4.	EMBASSY ONE	44
4.1.	Subject Property Description	44
4.2.	Statement of Assets.....	44
4.3.	Brief Description.....	45
4.4.	Acquisition Details.....	46
4.5.	Key Assumptions	46
4.6.	Projected NOI Growth	49
4.7.	Market Value	50
5.	EMBASSY BUSINESS HUB	50
5.1.	Subject Property Description	50
5.2.	Statement of Assets.....	50
5.3.	Brief Description.....	51
5.4.	Acquisition Details.....	52
5.5.	Key Assumptions	53
5.6.	Projected NOI Growth	54
5.7.	Market Value	54

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

6.	EXPRESS TOWERS	55
6.1.	Subject Property Description	55
6.2.	Statement of Assets.....	55
6.3.	Brief Description.....	55
6.4.	Acquisition Details.....	57
6.5.	Key Assumptions	57
6.6.	Projected NOI Growth	58
6.7.	Market Value	59
7.	EMBASSY 247.....	59
7.1.	Subject Property Description	59
7.2.	Statement of Assets.....	59
7.3.	Brief Description.....	59
7.4.	Acquisition Details.....	61
7.5.	Key Assumptions	62
7.6.	Projected NOI Growth	63
7.7.	Market Value	64
8.	FIRST INTERNATIONAL FINANCIAL CENTRE.....	64
8.1.	Subject Property Description	64
8.2.	Statement of Assets.....	64
8.3.	Brief Description.....	64
8.4.	Acquisition Details.....	66
8.5.	Key Assumptions	67
8.6.	Projected NOI Growth	68
8.7.	Market Value	69
9.	EMBASSY TECHZONE.....	69
9.1.	Subject Property Description	69
9.2.	Statement of Assets.....	69
9.3.	Brief Description.....	69
9.4.	Acquisition Details.....	71

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

9.5.	Key Assumptions	71
9.6.	Projected NOI Growth	73
9.7.	Market Value	74
10.	EMBASSY QUADRON.....	74
10.1.	Subject Property Description	74
10.2.	Statement of Assets	74
10.3.	Brief Description.....	74
10.4.	Acquisition Details.....	76
10.5.	Key Assumptions	77
10.6.	Projected NOI Growth	78
10.7.	Market Value	79
11.	EMBASSY QUBIX	79
11.1.	Subject Property Description	79
11.2.	Statement of Assets	79
11.3.	Brief Description.....	79
11.4.	Acquisition Details.....	81
11.5.	Key Assumptions	81
11.6.	Projected NOI Growth	83
11.7.	Market Value	83
12.	EMBASSY OXYGEN.....	84
12.1.	Subject Property Description	84
12.2.	Statement of Assets	84
12.3.	Brief Description.....	84
12.4.	Acquisition Details:	85
12.5.	Key Assumptions	86
12.6.	Projected NOI Growth	87
12.7.	Market Value	88
13.	EMBASSY GALAXY	88
13.1.	Subject Property Description	88

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

13.2.	Statement of Assets.....	88
13.3.	Brief Description.....	89
13.4.	Acquisition Details.....	91
13.5.	Key Assumptions.....	91
13.6.	Projected NOI Growth	93
13.7.	Market Value	93
14.	EMBASSY SPLENDID TECHZONE	94
14.1.	Subject Property Description	94
14.2.	Statement of Assets.....	94
14.3.	Brief Description.....	94
14.4.	Acquisition Details.....	96
14.5.	Key Assumptions	96
14.6.	Projected NOI Growth	97
14.7.	Market Value	98
15.	HILTON - EMBASSY GOLFLINKS	99
15.1.	Subject Property Description	99
15.2.	Statement of Assets.....	99
15.3.	Brief Description.....	99
15.4.	Acquisition Details.....	100
15.5.	Key Assumptions	100
15.6.	Projected NOI Growth	102
15.7.	Market Value	102
16.	EMBASSY ENERGY.....	102
16.1.	Subject Property Description	102
16.2.	Statement of Assets.....	102
16.3.	Brief Description.....	103
16.4.	Acquisition Details.....	104
16.5.	Key Assumptions.....	104
16.6.	Projected NOI Growth	105

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

16.7.	Market Value	106
D.	KEY ASSUMPTIONS AND DISCLOSURE.....	107
E.	ANNEXURE - CASHFLOWS	114
F.	ANNEXURE – DEBT BALANCE	135

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

A. INSTRUCTIONS

1. Instructing Party

Embassy Office Parks Management Services Private Limited (hereinafter referred to as “the Instructing Party” or “the Client”), in its capacity as the Manager of the Embassy Office Parks REIT, has appointed Ms L.Anuradha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “Valuer”), to undertake the valuation of commercial office real estate assets located across Bengaluru , Bellary, Pune, Mumbai, Noida & Chennai as well as affiliated facilities including a solar park, retail spaces and hotels (together herein referred as “Subject Properties” across the report).

Details of the subject properties under the purview of this valuation exercise are tabulated below:

REIT Portfolio					
S. No.	Asset	Location	Interested Value	Type	REIT Ownership
1	Embassy Manyata	Bengaluru	Freehold	Mixed Use	100%
2	Embassy TechVillage	Bengaluru	Freehold ¹	Mixed Use	100%
3	Embassy GolfLinks	Bengaluru	Freehold	Non SEZ	50%
4	Embassy One	Bengaluru	Freehold	Non SEZ	100%
5	Embassy Business Hub	Bengaluru	Freehold ²	Non SEZ	100%
6	Express Towers	Mumbai	Freehold	Non SEZ	100%
7	Embassy 247	Mumbai	Freehold	Non SEZ	100%
8	First International Financial Center (FIFC)	Mumbai	Leasehold*	Non SEZ	100%
9	Embassy TechZone	Pune	Leasehold	Mixed Use	100%
10	Embassy Quadron	Pune	Leasehold	IT/ITeS SEZ	100%
11	Embassy Qubix	Pune	Freehold	Mixed Use	100%
12	Embassy Oxygen	Noida	Leasehold	Mixed Use	100%
13	Embassy Galaxy	Noida	Leasehold	Non SEZ	100%

¹ Total land area is of approx. 84.05 acres, under the ownership of Vikas Telecom Private Limited and Sarla Infrastructure Private Limited. Additionally, approximately 1.9 acres out of the total land extent is leasehold.

² In accordance with the terms of the Joint Development Agreement (JDA), Phase I comprises a total leasable area of approximately 0.6 million square feet (msf), of which Embassy REIT's share is approximately 0.4 msf. Phase II comprises a total leasable area of approximately 1.4 msf, with Embassy REIT's share being approximately 1.0 msf. (Includes a food court with a total area of approximately 33,007 sq. ft., of which the chargeable area is approximately 6,727sq. ft.)

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

REIT Portfolio					
S. No.	Asset	Location	Interested Value	Type	REIT Ownership
14	Embassy Splendid TechZone	Chennai	Leasehold ³	Mixed Use	100% ⁴
15	Hilton at GolfLinks	Bengaluru	Freehold	Hotel	100%
16	Embassy Energy	Bellary District, Karnataka	Freehold	Solar Park	100%

The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Section 6 (Part A) of this report. The extent of professional liability towards the Client is also outlined within these instructions.

*Note: Earnest Towers Private Limited has leasehold interest in two levels of basements, portion of ground and first floor, entire 2nd to 7th floors totally admeasuring 2,26,663 square feet (21,058 square meters) together with 54.2% undivided share in the underlying land and in the common areas in the building known as ‘First International Financial Centre’

2. Reliant Party and Purpose of Valuation

Embassy Office Parks Management Services Private Limited as the manager of the Embassy Office Parks REIT (“Embassy REIT”) and its unit holders for the purposes of disclosure of valuation of assets forming part of the portfolio of REIT in presentations, research reports, press releases, any statutory or reporting requirements. The auditors, chartered accountants, lawyers, Axis Trustee Services Limited, Cushman & Wakefield India Private Limited and other advisers of the Embassy REIT can also place reliance on the report (including any summary thereof), however, no liability shall be extended to these parties.

The valuation report will be prepared strictly and only for the use of the Reliant Party and for the Purpose specifically stated. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken.

3. Limitation of Liability

The Valuer will provide the Services exercising due care and skill, but The Valuer accepts legal liability arising from gross negligence or wilful default to any person in relation any breach under the LOE, save and except possible

³ Land is a freehold property of SNP which granted leasehold rights over the Embassy Splendid TechZone Land for a period of 30 (thirty) years from November 9, 2016, with ESNP being entitled to renew the leasehold rights for 3 (three) further terms of 30 (thirty) years each.

⁴ ESNP holds the ownership interest in the completed and rent/income-generating towers as well as rights, title and interest in the under-construction portions thereat, economic interest (including 61% proportionate lease revenue share), leasehold rights, co-development rights and other rights in ESTZ, Chennai, including the right to provide common area maintenance services and common infrastructure services.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

environmental site contamination or any failure to comply with environmental legislation which may affect the opinion of value of the properties. Further, The Valuer shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to The Valuer by the Instructing Party

The Valuer's maximum aggregate liability for claims arising out of or in connection with the Valuation Report, under this contract shall be limited to an aggregate sum not exceeding INR 30 Million.

In the event that any of the Sponsor, Manager, Trustee, Embassy REIT in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require The Valuer to be a necessary party/ respondent to such claim and The Valuer shall not object to their inclusion as a necessary party/ respondent. In all such cases, the Manager agrees to reimburse/ refund to The Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by the Valuer while becoming a necessary party/respondent, save and except where the report of the valuer is proven to be breach of applicable laws, not accountable to the Instructing Party If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard. and the Valuer's liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

The Valuer will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

4. Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and master's in planning from School of Planning & Architecture in 2004.

L. Anuradha has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with Price Waterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included Mindspace REIT, Brookfield REIT, HDFC, DLF, RMZ, CapitaLand, Tata Realty, TVS group and other nationalized banks such as State Bank of India, Bank of Baroda, Punjab National Bank, etc.

5. Disclosure

The Valuer declares and certifies that:

- She is eligible to be appointed as a valuer in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, including amendments and any rules, regulations, circulars, guidelines and clarifications thereunder, each as amended (the "**REIT Regulations**"), including Regulation 2(1)(zz).
- She is not an associate of the Embassy Office Parks Management Services Limited/Embassy Office Parks REIT, the Instructing Party or the Sponsors or Sponsor Group of the Embassy Office Parks REIT.
- She is registered with IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- She has more than a decade's experience in leading large real estate valuation exercises comprising investment portfolios of various real estate funds, trusts and corporates comprising diverse assets like residential projects, retail developments, commercial office buildings, townships, industrial facilities, data centres, hotels, healthcare facilities and vacant land and therefore has adequate experience and qualification to perform Subject Property valuations at all times.
- Except for issuing the valuation report dated July 30, 2025, in relation to the disposition of Wing 1A, 1B & Block A-2 at Embassy Manyata, Bangalore to the Client, she has not been involved in acquisition or disposal within the last twelve months of any of the Subject Properties valued under this Summary Valuation Report.
- She has educational qualifications, professional knowledge and skill to provide competent professional services.
- She has adequate and appropriate experience, qualification and competence to undertake valuations in accordance with the Companies (Registered Valuers and Valuation) Rules, 2017 as amended till date and the REIT Regulations.
- She is not financially insolvent or declared bankrupt by any competent authority.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

- She has ensured that adequate and robust internal controls are in place to ensure the integrity of the Summary Valuation Report.
- She has acquainted herself with all the relevant rules, regulations, laws and statutes relevant for conduct of the valuation exercise
- The professional fee being charged for this exercise is not based on the success of any proposed transaction or value estimated.
- She has conducted the valuation exercise without any influence, coercion or bias and in doing so rendered high standards of service, ensured due care, and exercised due diligence and professional judgment.
- She has acted independently and with objectivity and impartiality in conducting this valuation exercise.
- The valuation exercise that has been undertaken is impartial, true and to her best understanding and knowledge, fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with subsequent amendments.
- She or any of her employees involved in valuing the assets of the Embassy Office Parks REIT have not invested nor shall invest in the units of Embassy Office Parks REIT or in securities of any of the Subject Properties being valued till the time she is designated as the Valuer and not less than six months after ceasing to be the Valuer of the Embassy Office Parks REIT.
- She has discharged her duties towards Embassy Office Parks REIT in an efficient and competent manner, utilising her professional knowledge, skill and experience in best possible way to conduct the valuation exercise.
- She has conducted the valuation of the Subject Properties with transparency and fairness and rendered, at all times, high standards of service, exercise due diligence, ensure proper care and exercised independent professional judgment.
- She has not and shall not accept any remuneration, in any form, for conducting valuation of any of the Subject Properties of Embassy Office Parks REIT from any person or entity other than Embassy Office Parks REIT or its authorised representatives.
- She has no existing or planned future interest in the Client, Trustee, Manager, Embassy Office Parks REIT, the Sponsor, or the Sponsor Group or the Special Purpose Vehicles (“SPVs”) and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of the disclosure of valuation of assets, forming part of the portfolio of Embassy Office Parks REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder.
- The valuation reported is not an investment advice and should not be construed as such, and specifically she does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

- She shall, before accepting any assignment from any related party to Embassy Office Parks REIT, disclose to Embassy Office Parks REIT, any direct or indirect consideration which the Valuer may have in respect of such assignment.
- She shall disclose to the Trustee of Embassy Office Parks REIT, any pending business transaction, contracts under negotiations and other arrangements with the Instructing Party or any other party whom the Embassy Office Parks REIT is contracting with or any other factors which may interfere with her ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties.
- She has not and shall not make false, misleading or exaggerated claims in order to secure or retain her appointment.
- She has not and shall not provide misleading opinion on valuation, either by providing incorrect information or by withholding relevant information.
- She has not accepted this instruction to include reporting of the outcome based on a pre-determined opinions and conclusions required by Embassy Office Parks REIT.
- The valuation exercise has been conducted in accordance with internationally accepted valuation standards as required by SEBI (REIT) Regulations and The Companies (Registered Valuers and Valuation) Rules, 2017.

6. Assumptions, Disclaimers, Limitations and Qualifications to Valuation.

The Summary Valuation Report is subject to the following:

- The valuation exercise is based on prevailing market dynamics as on the date of valuation without taking into account any unforeseeable event or developments, which could impact the valuation in the future.
- The valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties and wherein certain limitations to the investigations and inspections carried out are identified so as to enable the Reliant Party/Parties to undertake further investigations wherever considered appropriate or necessary prior to reliance. The Valuer is not liable for any loss occasioned by a decision not to conduct further investigation or inspections.
- Assumptions, being an integral part of any valuation exercise, are adopted as valuation is a matter of judgment and many parameters utilized to arrive at the valuation opinion may fall outside the scope of expertise or instructions of the Valuer. The Reliant Parties accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk that if any of the assumptions adopted to arrive at the valuation estimates turns out to be incorrect, there may be a material impact on the valuations.
- The valuation exercise is based on the information shared by the Instructing Party or the Client, which has been assumed to be correct and used to conduct the valuation exercise while applying reasonable professional judgment by the Valuer. In case of information shared by any third party and duly disclosed in the report, the

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

same is believed to be reasonably reliable, however, the Valuer does not accept any responsibility should those prove not to be so.

- Any statement regarding any future matter is provided as an estimate and/or opinion based on the information known at the date of this report. No warranties are given regarding accuracy or correctness of such statements.
- Any plan, map, sketch, layout or drawing included in this report is to assist reader in visualizing the relevant Subject Properties and for representation purposes only with no responsibility being borne towards their mathematical or geographical accuracy.
- In absence of any specific information shared to contrary, it is assumed that the Subject Properties are free from any encroachments and available on the date of valuation.
- Unless any specific information is shared, it shall be assumed that the Subject Properties are not contaminated and not adversely affected by any existing or proposed environmental law and any processes which are carried out on the Subject Properties which are regulated by environmental legislations are properly licensed by the appropriate authorities
- The valuation includes all those items forming or likely to form an integral part of the Subject Properties including service installations that would in normal course of business shall pass with the sale of property, excluding those items of plant, machinery, equipment, furnishings that may have been installed by the tenant or occupier or are used with the enterprise being carried on within the properties
- Area estimates and product/use mix of Subject Properties adopted for the purpose of valuation exercise shall be based on the information provided by the Client/Instructing Party. The same shall not be cross-verified with any competent government authority.
- In absence of any contrary information available or shared, it is assumed that there are no abnormal ground conditions nor archaeological remains present, which might adversely affect the current or future occupation, development or value of the Subject Properties. The Subject Properties are assumed to be free from any rot, infestations, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques are used in construction or subsequent alterations or additions to the Subject Properties and comments made in the Subject Properties details do not purport to express an opinion about an advice upon the conditions of uninspected parts and should be taken as making an implied representation or statement about such parts. Further, for the purpose of this valuation exercise, it shall be assumed that the proposed development on the property is physically achievable from a planning and development perspective.
- No allowances are made with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject Properties. Further the Valuer shall not be required to give any testimony to appear in court by reason of this valuation exercise and deliverables submitted thereof.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

- Given the still evolving and maturing real estate markets in India, any comparable evidences (if any) or market quotes provided has been limited to basic details such as area of asset, general location, price/rate of transaction or sale and any other specific details that are readily available in public domain only shall be shared.
- Any factual information such as tenants leasable area, rentals, lease/rent commencement date, lock-in period, rent escalation terms, etc. with respect to Subject Properties basis of the rent rolls shared by the Company /Instructing Party. The same would be assumed to be correct and any changes in any of these relevant parameters may have material impact on the valuations thereby necessitating a relook to the valuation estimates.
- All measurements, areas and the Subject Properties age quoted/mentioned in the report are approximate and no measurements shall be undertaken of the said areas with information provided by the client utilized as such.
- The Valuer is not an advisor with respect to any tax, regulatory or legal matters with respect to by Embassy Office Parks REIT. No investigation or enquiries on the holding entity or any SPV's claim on the title of the Subject Properties has been made and the same is assumed to be valid based on the information shared by the Client/Instructing Party. No consideration shall be / has been given to liens or encumbrances against the assets unless specifically disclosed and shared with valuer to be incorporated in the valuation estimates. Therefore, no responsibility is assumed for matters of a legal nature.
- The Valuer does not have any present or planned future financial interest in the Company/Instructing Party, Trustee, Manager or the holding entity as of the date of this engagement letter and the fee for the valuation exercise is not contingent upon value assessed. The valuation analysis and deliverables should not be construed as an investment advice and specifically not as any opinion on the suitability or otherwise of entering into any financial or other transaction with the Company/ Instructing Party or the holding entity.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

a. VALUATION SUMMARY

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)



IBASSY OFFICE PARKS REIT

uation Summary

REIT Portfolio						
Asset	Leasable area (msf)			Market Value (in INR Mn)		
	Completed	Under Construction (UC) / Proposed	Total	Completed	Under Construction (UC) / Proposed	Total
Embassy Manyata, Bengaluru	13.7 266 Keys (5 Star), 353 Keys (3 Star)	2.6	16.3 266 Keys (5 Star) 353 Keys (3 Star)	Office: 218,432 Hotel: 17,721	Office: 23,283 Hotel: --	259,436
Embassy TechVillage, Bengaluru	9.2	0.4 311 Keys (5 Star), 207 Keys (3 Star)	9.6 311 Keys (5 Star) 207 Keys (3 Star)	Office: 140,838 Hotel: --	Office: 3,434 Hotel: 4,984	149,256
Embassy GolfLinks, Bengaluru	3.1	--	3.1	40,088	--	40,088
Embassy One, Bengaluru	0.3 230 Keys (5 Star)	--	0.3 230 Keys (5 Star)	Office: 5,640 Hotel: 9,723	Office: -- Hotel: --	15,363
Embassy Business Hub, Bengaluru	0.4	1.0	1.4	4,318	2,688	7,006
Express Towers, Mumbai	0.5	--	0.5	21,090	--	21,090
Embassy 247, Mumbai	1.2	--	1.2	20,087	--	20,087
First International Financial Center (FIFC), Mumbai	0.4	--	0.4	16,577	--	16,577
Embassy TechZone, Pune	3.0	2.4	5.5	23,035	2,506	25,541
Embassy Quadron, Pune	1.9	--	1.9	9,451	--	9,451
Embassy Qubix, Pune	1.5	--	1.5	10,085	--	10,085
Embassy Oxygen, Noida	3.3	--	3.3	25,868	--	25,868
Embassy Galaxy, Noida	1.4	--	1.4	10,661	--	10,661
Embassy Splendid TechZone	1.4	3.6	5.0	8,742	8,942	17,684
Hilton at GolfLinks, Bengaluru	247 Keys (5 Star)	--	247 Keys (5 Star)	7,838	--	7,838
Embassy Energy, Bellary District, Karnataka	130MW DC (100MW AC)	--	130MW DC (100MW AC)	3,772	--	3,772
Total				593,965	45,838	639,803

: All figures in the above table are rounded.
d on Client Input; 30th September 2025 rent roll, lease deeds; Note-Office & Retail refers to leasable area

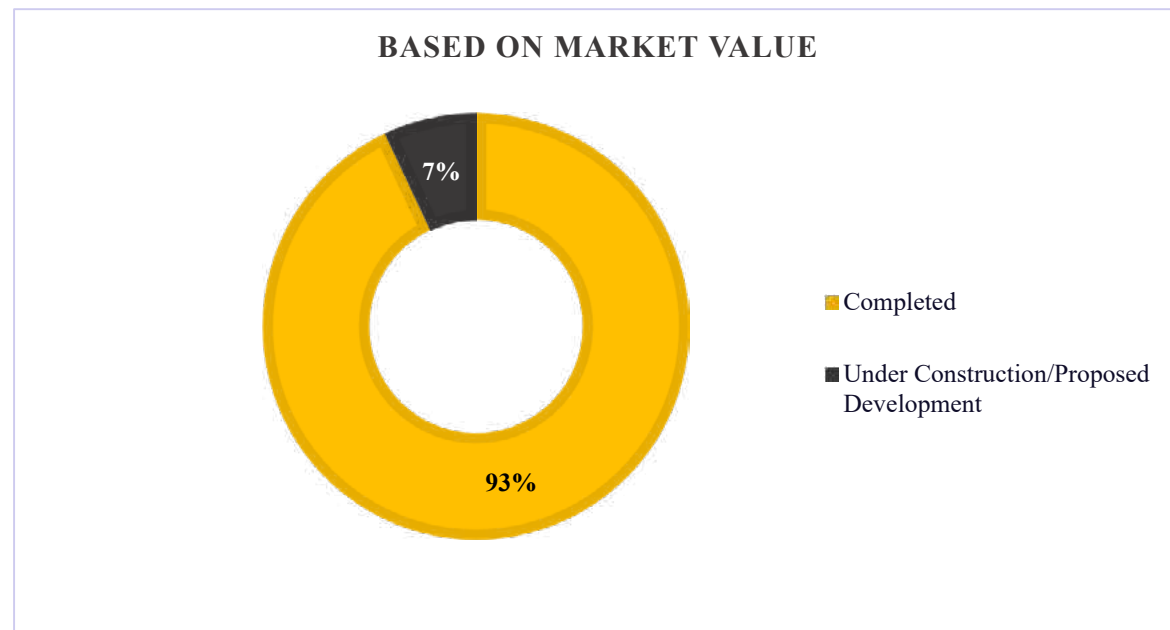
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EMBASSY OFFICE PARKS REIT

1. Embassy Office Parks REIT Portfolio Composition



This Summary Valuation Report is provided subject to the summary of assumptions, disclaimers, limitations and qualification detailed throughout this Report which are made in conjunction with those included within the sections covering various assumptions, disclaimers, limitations and qualifications within the detailed Valuation Report. Reliance on this report and extension of the liability of the Valuer is conditional upon the reader's acknowledgement of these statements. This valuation is for the use of the parties mentioned in Section 3 (Part A) of this Summary Valuation Report.

Prepared By

(L. Anuradha) MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

B. VALUATION APPROACH AND METHODOLOGY

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

1. Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of Embassy Office Parks REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

2. Valuation Guidelines and Definition

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Properties in accordance with the IVSC International Valuation Standards issued in 2021 and effective from 31st January 2022. As per IVS 104, "Market Value" is defined as 'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.

3. Valuation Approach

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For larger tech parks tenants such as Embassy 247, Embassy TechZone, Embassy Quadron, Embassy Qubix, Embassy Manyata, Embassy Golflinks and Embassy Galaxy we have factored a 10% discount on the market rental for anchor tenants post lease expiry.

For the purpose of the valuation of Subject Properties, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

4. Valuation Methodology

In order to compute the Market Value of the Subject Property the following understanding /assessment is required:

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

- Micro Market Assessment where the Subject Property is located.
- Portfolio Assessment (existing and future supply, demand from occupiers, average office space take up by an occupier in a particular sector, existing vacancy and the rentals)
- Situation of the Subject Property (current achievable rentals, vacancy numbers, competing supply in the micro market etc.) with respect to the micro market.

The details are elaborated below:

Portfolio & Rental Assessment:

- The area details, ownership interests of the Subject Property have been provided by the Client.
- Physical site inspections were conducted to assess the current status of the Subject Property.
- The rent rolls along with corresponding leases deeds (on a reasonable sample basis) were reviewed to identify tenancy characteristics for the Subject Property.
- The current effective rent is weighted average rentals for leased office/ retail plus other income.

Preparation of Future Cash Flows:

- Computing the monthly rental income projected and translating the same to a quarterly cash flow.
- The operational expenses of the respective properties are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable nature expenses and accordingly estimate the margins on the common area maintenance income, which accrues as cash inflows to the Subject Property and normalised for the purpose of cash flow projections.
- The projected future cash flows from the Subject Property are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Property.
- The cash flows for the operational, under construction and proposed development area have been projected separately for the purpose of estimating and reporting valuation in accordance with the SEBI (REIT) Regulations
- For vacant area, under-construction area and proposed development area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed development area.

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





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- Recurring operational expenses, fit-out income (wherever applicable, however, the same has not been included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provision have been adopted in-line with prevalent market practices and conditions.
- In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage.
- These cash flows have been projected for 10-year duration from the date of valuation wherein 11th year Net operating income (NOI) is capitalized for the assessment of terminal value. These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate to arrive at the Market Value of the Subject Property.

5. Information Sources

The Subject Property related information for the valuation exercise have been provided by the client, unless otherwise mentioned. The documents provided have been assumed to be a true copy of the original. The rent rolls have been cross-checked with the lease deeds on a sample basis only to ensure its correctness.

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EMBASSY OFFICE PARKS REIT

C. REIT PORTFOLIO

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EMBASSY OFFICE PARKS REIT

1. EMBASSY MANYATA⁵

1.1. Subject Property Description

Embassy Manyata constitutes of Under Construction and Operational Office Blocks, ancillary Retail and 2 Hotels, located in Rachenahalli Village, Bengaluru East Taluk, Nagavara Village, Bengaluru North Taluk, Bengaluru, Karnataka - 560045.

The subject property is accessible by the Outer Ring Road and has a good connectivity to other established submarkets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, etc.

1.2. Statement of Assets

Embassy Manyata is a large mixed-use development comprising of Commercial IT/ITeS SEZ & Non SEZ Office and operational 2 Hotels ~ Upscale hotel with a Convention Centre & Mid-scale hotel comprising of 619 keys. The total leasable area of the office blocks is approximately 16.3 msf, which comprises of completed office blocks approximately 13.7 msf and under-construction and proposed blocks approximately 2.6 msf.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Jacaranda (C1), Cedar (C2), ELM (C4), Redwood (D3), Cypress (D4), Beech (E1&FC), Ebony (G2), Aspen (G4), Rosewood (K), Silver Oak (E2), Pine (L5), Eucalyptus (H1), Mulberry (G1), Palm (F3), G1-G2 Bridge (G1G2), Mountain Ash (H2), Hazel (L3), Blocks 1A & 1B and Block A-2, Teak (G3), Philips (Philips), Banyan & Willow (Block L1-L2), NXT (Block A), Front Parcel (Retail), Mahogany (F2), L4 Block, Silver fur (L6), M3 Block A, M3 Block B.	13.7	Commercial IT/ITeS SEZ & Non SEZ Office	92%
Under Construction/Proposed Blocks	F1, D1 & D2, Block Magnolia (B)	2.6	Commercial IT/ITeS SEZ & Non SEZ Office	--

⁵ Embassy REIT has entered into binding agreements dated July 31, 2025, for the sale of an undertaking comprised of ~0.37 msf of office (located across Blocks 1A & 1B and Block A-2) in Embassy Manyata, to a third party. The closing of the sale is subject to conditions precedent and closing conditions as per the agreement.

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EMBASSY OFFICE PARKS REIT

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Total		16.3	--	

Hospitality

Components	Details
Hilton	266 Keys
Hilton Garden Inn	353 Keys

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements

1.3. Brief Description

The subject property comprises of completed and under constructed IT/ITeS blocks and 2 hotels on a land area of approximately 121.8 acres. The land area under purview of this exercise is under the ownership of Manyata Promoters. Basis the site plan & visual inspection it was observed that the land under lying the subject property is irregular in shape, levelled topography, bounded by compound wall and has a superior visibility on account of the multiple accesses via the Outer ring road.

Completed Blocks: Comprises of Jacaranda (C1), Cedar (C2), ELM (C4), Redwood (D3), Cypress (D4), Beech (E1&FC), Ebony (G2), Aspen (G4), Rosewood (K), Silver Oak (E2), Pine (L5), Eucalyptus (H1), Mulberry (G1), Palm (F3), G1-G2 Bridge (G1G2), Mountain Ash (H2), Hazel (L3), Blocks 1A & 1B and Block A-2, Teak (G3), Philips (Philips), Banyan & Willow (Block L1-L2), NXT (Block A), Front Parcel (Retail), Mahogany (F2), Block L-4, Silver Fur (L6), M3 Block A and M3 Block B with a total leasable area of approximately 13.7 msf.

Under-Construction & Proposed Blocks – Block D1 & D2, Block F-1 and Block Magnolia (B) with a total leasable area of approximately 2.6 msf.

Locational Advantage

The subject property is located along the Outer Ring Road. Its good connectivity to the Kempegowda International Airport facilitates convenient travel for businesses, while its access to the Outer Ring Road streamlines intra-city commuting. The subject property enjoys good connectivity to other established micro markets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, etc. The subject property itself has been the catalyst for developments in the subject micro-market and the location has emerged as a prominent real estate hub, post operations commencement of the International Airport in Devanahalli.

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EMBASSY OFFICE PARKS REIT

The distances (approximately) to Embassy Manyata from major landmarks of Bengaluru are as follows:

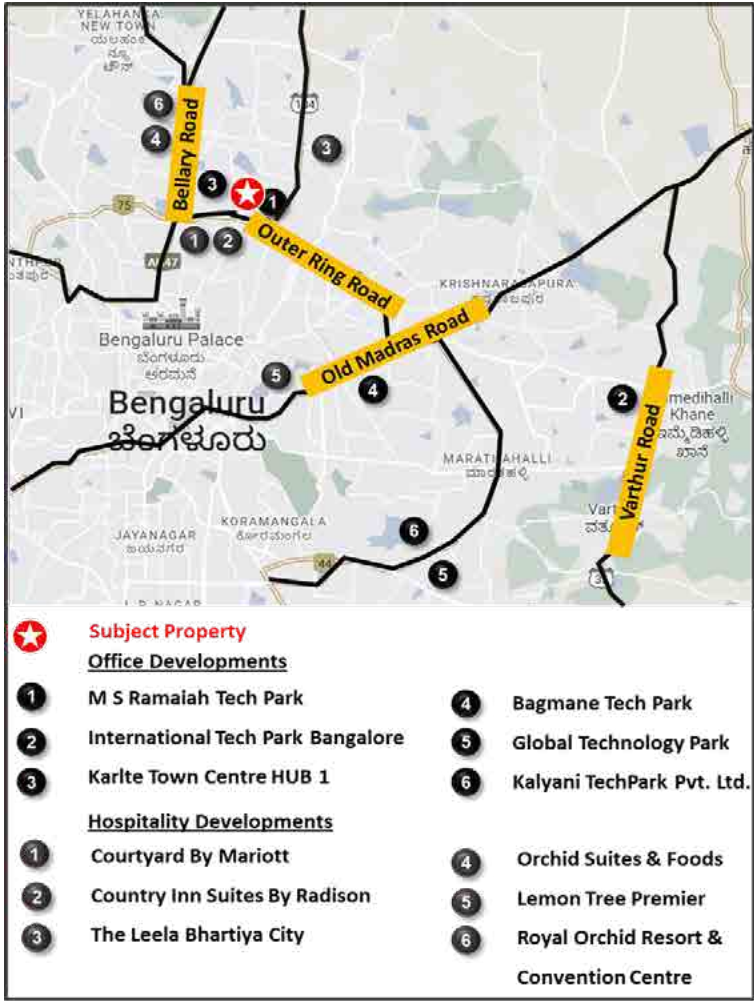

10-11 km from Sandal Soap
Factory Metro Station


4-5 km Hebbal Railway
Station.
13-14 km from Bengaluru
Railway Station


26-27 km from
Kempegowda International
Airport


12-13 km from Bengaluru
CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

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EMBASSY OFFICE PARKS REIT

1.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price	Related Party Transaction INR 126,661 Mn

1.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2027
Current Effective Rent	INR/sq. ft./mth	92 ⁶
Achievable Market Rent (Office)	INR/sq. ft./mth	100
Achievable Market Rent (Retail)	INR/sq. ft./mth	100
Achievable Market Rent (Anchor)	INR/sq. ft./mth	90
Rent Escalation	% Every 3 years	15.00%
Parking Charges	INR/bay/mth	5,500
Other Income	% of Lease Rentals	1.00%
O&M Income	INR/sq. ft./mth	15
ARR (Hilton – 5 Star)	1 Qtr, Year 1	12,500
Stabilized Occupancy – 5 Star (Hotel)	%	72.00%
Increase in ARR – 5 Star (Hotel)	%	5.00%

⁶ Denotes the weighted average rentals for leased office/retail spaces plus other income
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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Food & Beverage Revenue – 5 Star (Hotel)	% of Rooms Revenue	100.00%
Minor Operating Department (MOD) Revenue – 5 Star (Hotel)	% of Rooms Revenue	5.00%
ARR (Hilton Garden Inn)	1 Qtr, Year 1	8,250
Stabilized Occupancy – 3 Star (Hotel)	%	72.00%
Increase in ARR – 3 Star (Hotel)	%	5.00%
Food & Beverage Revenue – 3 Star (Hotel)	% of Rooms Revenue	35.00%
Minor Operating Department (MOD) Revenue – 3 Star (Hotel)	% of Rooms Revenue	4.00%
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.3
Property Tax	INR/sq. ft./mth	3.8
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Cost Assumptions – Hospitality (5 star)		
Room Cost	% of Rooms Revenue	11.50%
Food & Beverage Cost	% of F&B	30.00%
Minor Operating Department (MOD) Cost	% of MOD Revenue	50.00%
Payroll	% of Total Revenue	10.00%
Administration & General Cost	% of Total Revenue	2.00%

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Operating Expenses	% of Total Revenue	8.00%
Sales & Marketing Expenditure	% of Total Revenue	5.00%
Repairs & Maintenance	% of Total Revenue	4.00%
Base Management Fee*	% of Total Revenue	1.25%
Management Incentive Fee**	% GOP	4.50%
FF&E Reserve	% of Total Revenue	2.00%
Insurance	INR Mn/qtr	1.62
Property Tax	INR Mn/qtr	6.16
Property Tax and Insurance Escalation	% p. a.	3.00%
Cost Assumptions – Hospitality (3 star)		
Room Cost	% of Rooms Revenue	12.00%
Food & Beverage Cost	% of F&B	35.00%
Minor Operating Department (MOD) Cost	% of MOD Revenue	50.00%
Payroll	% of Total Revenue	8.00%
Administration & General Cost	% of Total Revenue	2.00%
Operating Expenses	% of Total Revenue	8.00%
Sales & Marketing Expenditure	% of Total Revenue	5.00%
Repairs & Maintenance	% of Total Revenue	4.00%
Base Management Fee*	% of Total Revenue	1.25%
Management Incentive Fee**	% GOP	4.50%

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
FF&E Reserve	% of Total Revenue	2.00%
Insurance	INR Mn/qtr	1.08
Property Tax	INR Mn/qtr	4.11
Property Tax and Insurance Escalation	% p. a.	3.00%
Other Assumptions		
Vacancy Provision	%	2%
Rent Free Period	No. of Months	New Lease- 4 Months Renewal Lease- 2 Months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Months
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development & Infra Upgrade)	INR Mn	11,664 ⁷
Expected Completion Date	Year	FY 2031
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	13.00%
Cap Rate (Hotel)	%	7.14% (Viz. an EV/EBITDA multiple 14)
WACC (Complete/ Operational) (Hotel)	%	12.14%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

⁷ Indicative of pending cost towards base build works and for refurbishments/infrastructure upgrade works.

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(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

*Base Management Fee: 1.25% for year 1 & 2, 1.5% for year 3 & 4, 1.75% for year 5 & 6 and 1.9% thereafter.

**Management incentive Fee: For GOP 30 - 35% = 4.5%, GOP 35 - 40% = 5.0%, GOP > 40% = 5.5%.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for few of the tenants. The rent is in the range of INR 9.0 to 69.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis. Further, we have assumed the under-construction/proposed blocks leasable area would get leased on warm shell basis.

Annual Lease Payment (M3 Block A): As M3 Block A is a leasehold development, an annual lease payment of INR 0.1 Mn is to be paid till end of the leasehold period i.e., Q1 FY 2079 (without any escalation).

Annual Lease Payment (M3 Block B): As M3 Block B is a leasehold development, an annual lease payment of INR 0.1 Mn is to be paid till end of leasehold period i.e., Q1 FY 2079 (without any escalation).

1.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars - Commercial	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	6,779	18,148	22,162	24,159	25,142	25,397	26,046	26,865	27,464	27,416	28,640
Growth	%	-	-	22%	9%	4%	1%	3%	3%	2%	0%	4%

Particulars - Hospitality	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
EBITDA	INR Mn	518	1,187	1,332	1,392	1,462	1,537	1,619	1,697	1,783	1,873	1,974
Growth	%	-	-	12%	5%	5%	5%	5%	5%	5%	5%	5%

1.7. Market Value

The market value of Embassy Manyata as on 30th September 2025 is as follows:

Commercial: INR 241,715 Mn

(Indian Rupees Two Hundred Forty-One Thousand Seven Hundred and Fifteen Million Only)

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EMBASSY OFFICE PARKS REIT

Hospitality: INR 17,721 Mn

(Indian Rupees Seventeen Thousand Seven Hundred and Twenty-One Million Only)

2. EMBASSY TECHVILLAGE

2.1. Subject Property Description

Embassy TechVillage is an operational IT/ITeS Park, along with ancillary Retail, 2 Hotels & a Convention Centre located along the Sarjapur Outer Ring Road, Devarabeesanahalli, Bengaluru, Karnataka - 560103.

The subject property is located along the Sarjapur-ORR stretch towards the South - East of Bengaluru City. This stretch of the road has emerged as an important commercial vector of Bengaluru with the establishment of significant commercial activity primarily focused towards SEZ and Non SEZ developments.

2.2. Statement of Assets

Embassy TechVillage is a large mixed-used Development expected to comprise of Commercial IT/ITeS SEZ & Non SEZ Office and 2 hotels ~ Upscale hotel with a Convention Centre & Mid-scale hotel. The total leasable area of the office block is approximately 9.6 msf, which comprises of completed office blocks approximately 9.2 msf, under-construction block approximately 0.4 msf. The under-construction hotel is expected to comprise of 518 keys.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Block-1A- Carnation, Block 2A-Aster, Block 2A-West Wing, Block 2B-Hibiscus, Block 2C- Lilac, Block 2D-Gardenia, Block 7B- Primrose Block 5- ABC (Alyssa, Begonia and Clover), Block 5-D (Daffodil), Block 5-E (Orchids), Block 5- F (Flora), Block 5 - G&H (Tulips), Block 5- I & J (Trillium), Block 5- K (Marigold), Block 5-L (Lavender), Block 9 (JPMC block) and Parcel 8 with Blocks - A, B, C, D.	9.2	SEZ/ Non SEZ	95%
Under Construction/ Proposed Blocks	Parcel 6	0.4	Non SEZ	--
Total		9.6		

Hospitality

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EMBASSY OFFICE PARKS REIT

Components	Details
Hotel (5 Star) – Under Construction/ Proposed development	311 Keys
Hotel (3 Star) – Under Construction/Proposed development	207 Keys

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements

2.3. Brief Description

The subject property is being constructed on a total land area of approximately 103.44 acres and the land area under purview of this exercise is approximately 84.05 acres under the ownership of Vikas Telecom Private Limited (VTPL) & Sarla Infrastructure Private Limited (SIPL). The Subject Property land is irregular in shape, with levelled topography, bounded by compound wall and also has a superior visibility on account of the multiple accesses via the Outer ring road.

Completed Blocks: Comprises of Block-1A- Carnation, Block 2A-Aster, Block 2A-West Wing, Block 2B-Hibiscus, Block 2C- Lilac, Block 2D-Gardenia, Block 7B- Primrose, Block 5- ABC (Alyssa, Begonia and Clover), Block 5-D (Daffodil), Block 5-E (Orchids), Block 5- F (Flora), Block 5 - G&H (Tulips), Block 5- I & J (Trillium), Block 5- K (Marigold), Block 5-L (Lavender), Block 9 (JPMC block) and Parcel 8 with Blocks - A, B, C, D with a total leasable area of approximately 9.2 msf.

Under-Construction Block – The total leasable area of the under-construction block is approximately 0.4 msf and the hospitality block (518 keys) along with convention centre is currently under-construction. These blocks are expected to be completed by FY 2028.

Locational Advantage

The subject property is located along the Outer Ring Road (ORR) in the Bellandur-Marathahalli region, Bengaluru and forms part of the ORR Micro market. This micro market is considered as the most prominent office destinations in the city on account of presence of the IT/ITeS office clusters, large residential developments, superior infrastructure, connectivity, proximity to important hubs of Bengaluru, etc. Some of the prominent commercial developments include RMZ Eco world, RMZ Eco space, Prestige Tech Park, Cessna Business Park, Aloft, Radisson Blu & Double tree suites by Hilton, etc.

The distances (approximately) to ETV from major landmarks of Bengaluru are as follows:

			
09-10 km from Bommanahalli Metro Station	09-10 km from K R Puram Railway Station. 19-20 km from Bengaluru City Railway Station	40-41 km from Kempegowda International Airport	15-16 km from Bengaluru CBD

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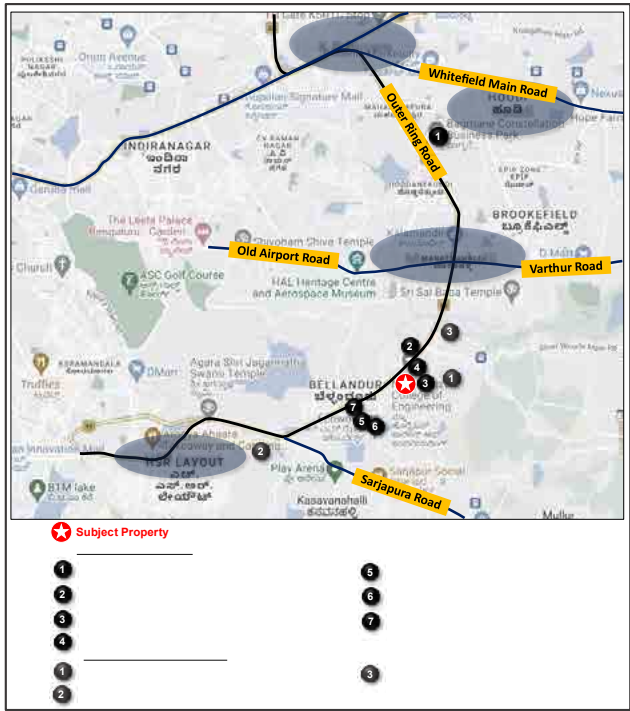
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EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

2.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	December 24, 2020
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 97,824 Mn

2.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2029

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Current Effective Rent	INR/sq. ft./mth	89 ⁸
Achievable Market Rent (Office)	INR/sq. ft./mth	100
Achievable Market Rent (Retail)	INR/sq. ft./mth	90
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	6,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	15
ARR – 3 Star (Hotel)	INR/ room/ day	7,750
Stabilized Occupancy – 3 Star (Hotel)	%	72%
Increase in ARR – 3 Star (Hotel)	%	5%
Food & Beverage Revenue – 3 Star (Hotel)	% of Rooms Revenue	40%
Minor Operating Department (MOD) Revenue – 3 Star (Hotel)	% of Rooms Revenue	5%
ARR – 5 Star (Hotel)	INR/ room/ day	11,000
Stabilized Occupancy – 5 Star (Hotel)	%	72%
Increase in ARR – 5 Star (Hotel)	%	5%
Food & Beverage Revenue – 5 Star (Hotel)	% of Rooms Revenue	100%
Minor Operating Department (MOD) Revenue – 5 Star (Hotel)	% of Rooms Revenue	5%
Cost Assumptions - Office		

⁸ Denotes the weighted average rentals for leased office/retail spaces plus other income
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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Insurance	INR/sq. ft./mth	0.2
Property Tax	INR/sq. ft./mth	3.7
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Cost Assumptions – Hospitality (5-star)		
Room Cost	% of Rooms Revenue	14.00%
Food & Beverage Cost	% of F&B	40.00%
Minor Operating Department (MOD) Cost	% of MOD Revenue	50.00%
Payroll	% of Total Revenue	10.00%
Administration & General Cost	% of Total Revenue	3.00%
Operating Expenses	% of Total Revenue	8.00%
Sales & Marketing Expenditure	% of Total Revenue	5.00%
Repairs & Maintenance	% of Total Revenue	4.00%
Base Management Fee*	% of Total Revenue	1.25%
Management Incentive Fee**	% GOP	4.50%
FF&E Reserve	% of Total Revenue	2.00%
Insurance	INR Mn/qtr	0.28
Property Tax	INR Mn/qtr	5.63

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Property Tax and Insurance Escalation	% p. a.	3.00%
Cost Assumptions – Hospitality (3-star)		
Room Cost	% of Rooms Revenue	14.00%
Food & Beverage Cost	% of F&B	40.00%
Minor Operating Department (MOD) Cost	% of MOD Revenue	50.00%
Payroll	% of Total Revenue	10.00%
Administration & General Cost	% of Total Revenue	3.00%
Operating Expenses	% of Total Revenue	8.00%
Sales & Marketing Expenditure	% of Total Revenue	5.00%
Repairs & Maintenance	% of Total Revenue	4.00%
Base Management Fee*	% of Total Revenue	1.25%
Management Incentive Fee**	% GOP	4.50%
FF&E Reserve	% of Total Revenue	2.00%
Insurance	INR Mn/qtr	0.18
Property Tax	INR Mn/qtr	3.75
Property Tax and Insurance Escalation	% p. a.	3.00%
Other Assumptions		
Vacancy Provision	%	2%
Rent Free Period	No. of Months	New Lease – 4 months Renewal Lease – 2 months
Brokerage	No. of Months	New Lease – 2 months Renewal Lease – 1 months

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development & Infra Upgrade)	INR Mn	10,251 ⁹
Expected Completion Date	Year	FY 2028
Other Financial Assumptions		
Cap Rate- Commercial	%	8.00%
Cap Rate- Hotel	%	7.14% (Viz. an EV/EBITDA multiple 14)
WACC (Complete/ Operational)	%	11.75 %
WACC (Under-construction/ Proposed Development)	%	13.00%
WACC (Under-construction/ Proposed Development Hotel)	%	13.50%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

* Base Management Fee: 1.25% for year 1 & 2, 1.5% for year 3 & 4, 1.75% for year 5 & 6 and 1.9% thereafter.

**Management incentive Fee: For GOP 30 - 35% = 4.5%, GOP 35 – 40% = 5.0%, GOP > 40% = 5.5%.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for few of the tenants. The rent is in the range of INR 15.0 to 35.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis. Further, we have assumed the under-construction/proposed blocks leasable area would get leased on warm shell basis.

2.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed in the Detailed Valuation Report.

⁹ Indicative of pending cost towards base build works, including Block 8, which was completed in March 2025. It also includes costs associated with refurbishment or infrastructure upgrade works.

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(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Particulars - Commercial	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	4,262	10,474	11,362	12,682	12,991	13,440	14,299	14,897	16,187	17,160	17,938
Growth	%			8%	12%	2%	3%	6%	4%	9%	6%	5%

Particulars - Hospitality	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
EBITDA	INR Mn	(2,596)	(2,833)	576	765	972	1,114	1,170	1,223	1,282	1,347	1,420
Growth	%					33%	27%	15%	5%	5%	5%	5%

2.7. Market Value

The market value of Embassy TechVillage as on 30th September 2025 is as follows:

Commercial: INR 144,272 Mn

(Indian Rupees One Hundred Forty – Four Thousand and Two Hundred Seventy-Two Million Only)

Hospitality INR 4,984 Mn

(Indian Rupees Four Thousand Nine Hundred and Eighty-Four Million Only)

3. EMBASSY GOLFLINKS

3.1. Subject Property Description

Embassy GolfLinks is an operational Office Park located in Challaghatta Village, Varthur Hobli, Mahadevapura, Bengaluru East Taluk, Bengaluru, Karnataka – 560071.

The subject property is located, along the Koramangala – Indiranagar Intermediate Ring Road towards the eastern part of Bengaluru, in close proximity to the Domlur Flyover.

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EMBASSY OFFICE PARKS REIT

3.2. Statement of Assets

The Embassy GolfLinks is spread on a land area of approximately 37.1 acres. It is an operational office park with a total leasable area of approximately 3.1 msf (Embassy REIT Share) and occupancy as stated below as on the date of valuation.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Comprises of Augusta, Blue Bay, Cinnabar Hills, Crystal Downs, Eagle Ridge, Fairwinds, Fountain Head, Pacific Dunes, Peach Tree, Pine Valley, Prince Ville, Rivera FC, St. Andrews, Sunningdale, Sunriver, Torrey Pines	3.1	Office (Non SEZ)	100%
Total		3.1		100%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements

3.3. Brief Description

The subject property is under the ownership of GolfLinks Software Park Private Limited with total leasable area of 3.1 msf. Basis the site plan & visual inspection it was observed that the land underlying the subject property is irregular in shape, levelled topography, bounded by compound wall and has a superior visibility on account of the multiple accesses via the Intermediate ring road.

The entire IT/ ITeS park is completed and comprises of Augusta, Blue Bay, Cinnabar Hills, Crystal Downs, Eagle Ridge, Fairwinds, Fountain Head, Pacific Dunes, Peach Tree, Pine Valley, Prince Ville, Rivera FC, St. Andrews, Sunningdale, Sunriver, Torrey Pines with a total leasable area of approximately 3.1 msf.

Locational Advantage

The subject property is located in close proximity to locations such as Indiranagar, Koramangala, etc. which are considered as established residential and commercial locations within the city enabling easy access. The Old Airport Road, connects the city centre to prominent office locations such as Marathahalli, Outer Ring Road, Whitefield, etc. The location is marked by presence of prominent hotels such as Leela Palace, Royal Orchid, Hilton, etc. and hospitals like Manipal Hospital, Cloud 9, etc.

The distances (approximately) to Embassy GolfLinks from major landmarks of Bengaluru are as follows:



6-7 km from Indiranagar Metro Station



18-19 km from K R Puram Railway Station.
10-11 km from Bengaluru City Railway Station



41-42 km from Kempegowda International Airport

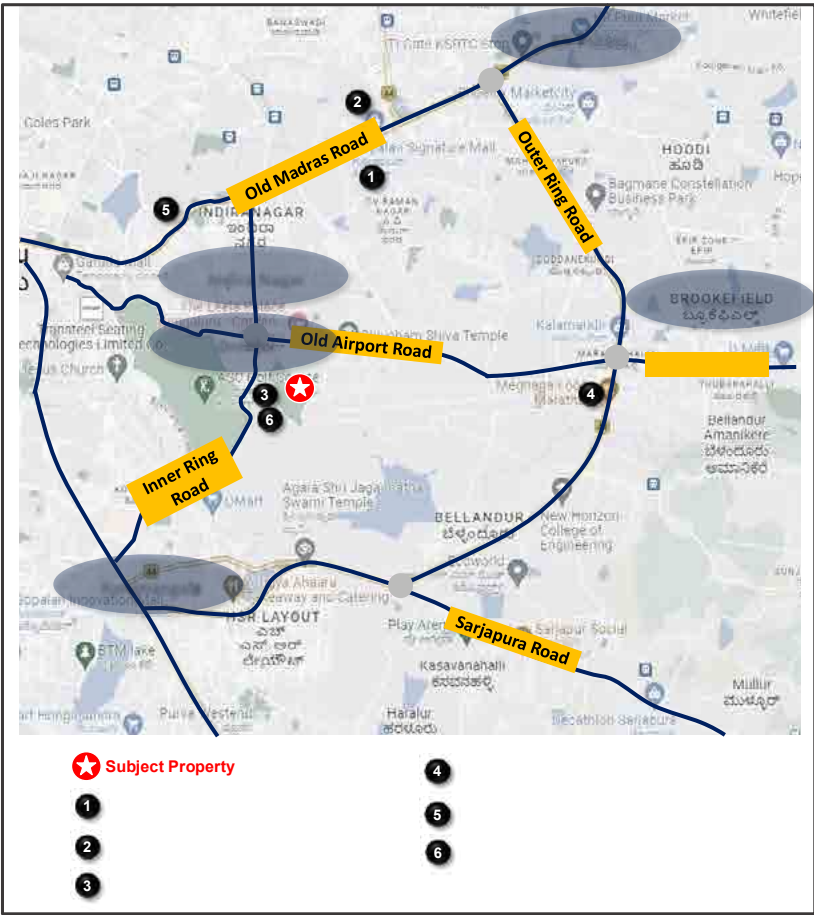


9-10 km from Bengaluru CBD



EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

3.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019. An additional area of 170,930 sq. ft. was acquired in Q3, FY 2022. Further an additional area of 185,803 sq. ft. was acquired in Q1, FY 2023
Nature of Transaction & Purchase Price:	Related Party Transaction INR 49,439 Mn

Note: The Valuation presented is for 100% interest in the asset. However, based on inputs provided by the Client, the REIT hold 50% of the interests in the asset (INR 24,720 million)





EMBASSY OFFICE PARKS REIT

3.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	157 ¹⁰
Achievable Market Rent (Office)	INR/sq. ft./mth	160
Achievable Market Rent (Retail)	INR/sq. ft./mth	55
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	6,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	24
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.6
Property Tax	INR/sq. ft./mth	2.1
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		

¹⁰ Denotes the weighted average rentals for leased office/food court spaces plus other income

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Vacancy Provision	%	2%
Rent Free Period	No. of Months	New Lease – 4 months Renewal Lease – 2 months
Brokerage	No. of Months	New Lease – 2 months Renewal Lease – 1 months
Other Financial Assumptions		
Cap Rate	%	7.75%*
WACC (Complete/ Operational)	%	11.75%

*Note: The Cap Rate has been revised from 8.00% to 7.75% considering that the property is located very close to the CBD, witnessing healthy tenant mix, occupancy levels and preference for this park in comparison to other tech parks.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for few of the tenants. The rent is in the range of INR 10.0 to 72.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis. Further, we have assumed the under-construction/proposed blocks leasable area would get leased on warm shell basis.

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

3.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	3,017	6,443	6,635	6,909	7,169	7,459	7,808	7,882	8,101	8,209	8,865
Growth	%	-	-	3%	4%	4%	4%	5%	1%	3%	1%	8%

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EMBASSY OFFICE PARKS REIT

3.7. Market Value

The market value of Embassy GolfLinks as on 30th September 2025 is as follows:

INR 80,176 Mn

(Indian Rupees Eighty Thousand One Hundred and Seventy-Six Million Only)

Note:

1. The Valuation presented is for 100% interest in the asset. However, based on inputs provided by the Client, the REIT hold 50% of the interests in the asset (viz. INR 40,088 Mn)
2. The above valuation excludes valuation of Hilton at Embassy Golflinks. The valuation of Hilton at Embassy GolfLinks is presented in section 15 (Sub Section 7).

4. EMBASSY ONE

4.1. Subject Property Description

Embassy One is a mixed-use development, located along Bellary Road, Ganga Nagar, Bengaluru, Karnataka – 560032. It comprises of a completed Office block, a hotel – Four Seasons and Retail Space. It also includes Residential Apartments (Four Seasons branded and serviced) as part of the larger development. However, we have considered the Office Space & Hotel – “Four Seasons” for the purpose of valuation.

4.2. Statement of Assets

Embassy One is a Non SEZ Office Block with a Luxury Hotel (viz. Four Seasons) comprising of 230 Keys. The Total Leasable Area of the Office Block is approximately 0.3 msf, which is completed as on date of valuation.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Block	Office Block	0.3	Non SEZ	100%
Total		0.3		100%

Hospitality

Components	Details
Hotel (Four Seasons)	230 Keys

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements

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EMBASSY OFFICE PARKS REIT

4.3. Brief Description

The Subject Property is a completed mixed-used development comprising of Office Space, the Four Seasons Hotel and Residential Apartments (branded and serviced by Four Seasons). The land area of the subject development property spans approximately 5.6 acres, with the Commercial Block with 3B + G + 13 floors comprising of approximately 0.3 msf. The Four Seasons Hotel comprises of a total of 230 keys and began its operations in 2019.

Locational Advantage

The subject property is located along the NH-44 (Bellary Road) in close proximity to Mekhri circle, which is an important confluence between the Bellary Road and the Jayamaharoad, that connects to important micro-markets such as CBD, Yeshwanthpur, Hebbal, Sadhashivanagar, etc. Bellary Road extends till Sadashiva Nagar and connects to Sankey Road which further enhances its connectivity to other parts of the city. It is in close proximity to Hebbal sub micro-market which has emerged as one of the most prominent residential hotspots in the city. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions such as Metro to Airport emanating from Outer Ring Road. The proposed Brown Line (Sarjapur to Hebbal) metro will have a positive impact to the subject property upon completion.

The distances (approximately) to Embassy One from major landmarks of Bengaluru are as follows:

 4-5 km from Sampige Road Metro Station	 4-5 km from Hebbal Railway Station. 6-7 km from Bengaluru City Railway Station	 27-28 km from Kempegowda International Airport	 3-4 km from Outer Ring Road
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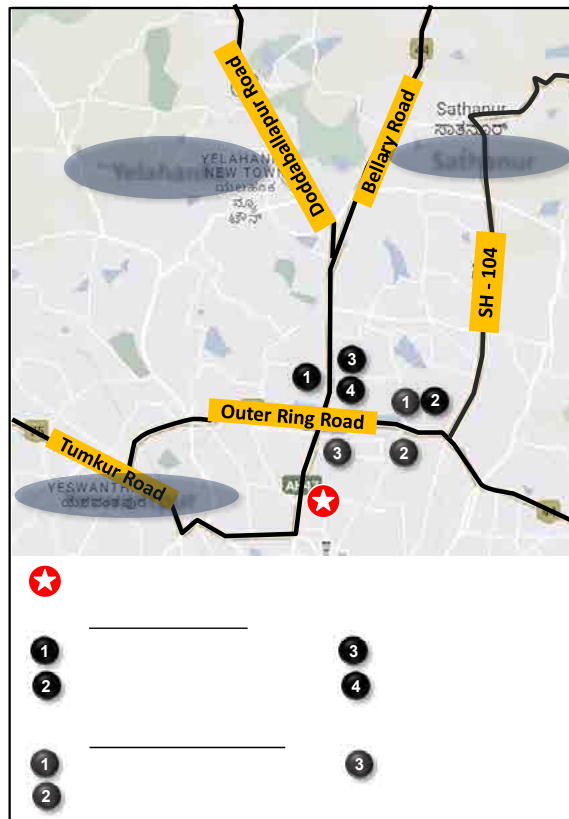
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EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

4.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 13,527 Mn

4.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Current Effective Rent	INR/sq. ft./mth	147
Achievable Market Rent (Office)	INR/sq. ft./mth	147 ¹¹
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	--
O&M Income	INR/sq. ft./mth	16
ARR – Four Seasons (Hotel)	1 Qtr, Year 1	17,500
Occupancy Stabilization – Four Seasons (Hotel)	%	72%
Increase in ARR – Four Seasons (Hotel)	%	5%
Food & Beverage Revenue – Four Seasons (Hotel)	% of Rooms Revenue	100%
Minor Operating Department (MOD) Revenue – Four Seasons (Hotel)	% of Rooms Revenue	10%
SPA Revenue	% of Rooms Revenue	10%
Cost Assumptions – Office		
Insurance	INR/sq. ft./mth	0.44
Property Tax	INR/sq. ft./mth	3.92
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%

¹¹ Inclusive of car park rent

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Cost Assumptions – Hospitality		
Room Cost	% of Rooms Revenue	12%
Food & Beverage Cost	% of F&B	39%
Minor Operating Department (MOD) Cost	% of MOD Revenue	30%
SPA Cost	% of SPA Revenue	50%
Payroll	% of Total Revenue	15%
Administration & General Cost	% of Total Revenue	3%
Operating Expenses	% of Total Revenue	10.5%
Sales & Marketing Expenditure	% of Total Revenue	3.75%
Repairs & Maintenance	% of Total Revenue	2.5%
Base Management Fee	% of Total Revenue	0.25%
Advisory Fee	% of Total Revenue	1.75%
Royalty Fee	% of Total Revenue	0.50%
Management Incentive Fee*	% GOP	5.5%
FF&E Reserve	% of Total Revenue	2%
Insurance	INR Mn/qtr	0.88 Mn
Property Tax	INR Mn/qtr	5.70 Mn
Property Tax and Insurance Escalation	% p. a.	3%
Other Assumptions		
Vacancy Provision	%	5%

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Rent Free Period	No. of Months	New Lease – 4 months Renewal Lease – 2 months
Brokerage	No. of Months	New Lease – 2 months Renewal Lease – 1 months
Other Financial Assumptions		
Cap Rate	%	7.75%
WACC (Complete/ Operational)	%	11.75%
Cap Rate (Hotel)	%	7.14% (Viz. an EV/EBITDA multiple 14)
WACC (Complete/ Operational) (Hotel)	%	12.14%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

*Management incentive Fee: For GOP < 30% = 5.5%, GOP 30 – 40% = 6.5%, GOP 40 – 45% = 7.5%, GOP > 45% = 8.0%.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for few of the tenants. The rent is in the range of INR 18.0 to 127.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis. Further, we have assumed the under-construction/proposed blocks leasable area would get leased on warm shell basis.

4.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars - Commercial	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	158	447	453	494	495	527	542	548	558	578	584
Growth	%	-	-	1%	9%	0%	6%	3%	1%	2%	4%	1%

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EMBASSY OFFICE PARKS REIT

Particulars - Hospitality	Unit	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
EBITDA	INR Mn	281	553	582	634	727	827	918	976	1,025	1,077	1,144
Growth	%	-	-	5%	9%	15%	14%	11%	6%	5%	5%	6%

4.7. Market Value

The market value of Embassy One as on 30th September 2025 is as follows:

Commercial: INR 5,640 Mn

(Indian Rupees Five Thousand Six Hundred and Forty Million Only)

Hospitality: INR 9,723 Mn

(Indian Rupees Nine Thousand Seven Hundred and Twenty-Three Million Only)

5. EMBASSY BUSINESS HUB

5.1. Subject Property Description

Embassy Business Hub is a premier Grade A technology park situated along Bellary Road (NH-44) in Venkatala Village, North Bengaluru, Karnataka – 560064. The subject property offers a total leasable area of approximately 1.4 million square feet. Phase I is currently operational, while Phase II, including a food court, is under construction and is expected to be fully completed by FY 2028.

5.2. Statement of Assets

The Subject Property has a total leasable area of approximately 0.7 msf. in Phase I which includes Embassy's share of 0.4 msf and approximately 1.4 msf in Phase II which includes Embassy's share of 1.0. Philips India Limited has leased approximately 0.4 msf. (Ground to 13th Floor) of Phase 1.

Components	Blocks	Embassy REIT's share of Leasable Area (msf.)	Usage Type	Occupancy
Operational Block	Philips Phase 1	0.4	Non SEZ	92%
Under Construction/ Proposed Blocks	Hub Phase 2-1, Hub Phase 2-2, Food Court*	1.0	Non SEZ	--
Total		1.4		--

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

*The total area of the food court, including common areas, is approximately 33,007 sq. ft. whereas the total chargeable area is 6,727 sq. ft.

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EMBASSY OFFICE PARKS REIT

5.3. Brief Description

Embassy Business Hub is being developed by Embassy Construction Private Limited ("ECPL") under a joint development agreement with a third-party landowner. The property was acquired by Embassy REIT in Mar-23. Phase I consists of approximately 0.7 msf., of which Embassy REIT holds a share 0.4 msf. Phase II, adjacent to Phase I is in under construction stage consisting of approximately 1.4 msf., Embassy REIT holds a share of approximately 1.0 msf.

Under-Construction & Proposed Blocks – Comprise of Phase 2's two blocks including food court. These blocks are expected to be fully completed by FY 2028.

Locational Advantage

The subject property is located along the Bellary Road (NH-44) and has a good connectivity to the Kempegowda International Airport. The NH-44 connects Bengaluru city to Kempegowda International Airport & Devanahalli in the North. The Outer Ring Road towards the South of the micro-market further enhances the connectivity to other parts of the city. The subject property is also located in close proximity to Yelahanka micro-market which has emerged as one of the most prominent residential locations of North Bengaluru. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of the proposed infrastructural expansions such as Metro to Airport emanating from the Outer Ring Road.

The distances (approximately) to Embassy Business Hub from major landmarks of Bengaluru are as follows:

 1-2 km from Yelahanka Metro Station (Under Construction)	 2-3 km from Yelahanka Railway Station; 18-19 km from Bengaluru City Railway Station	 17-18 km from Kempegowda International Airport	 17-18 km from Bengaluru CBD
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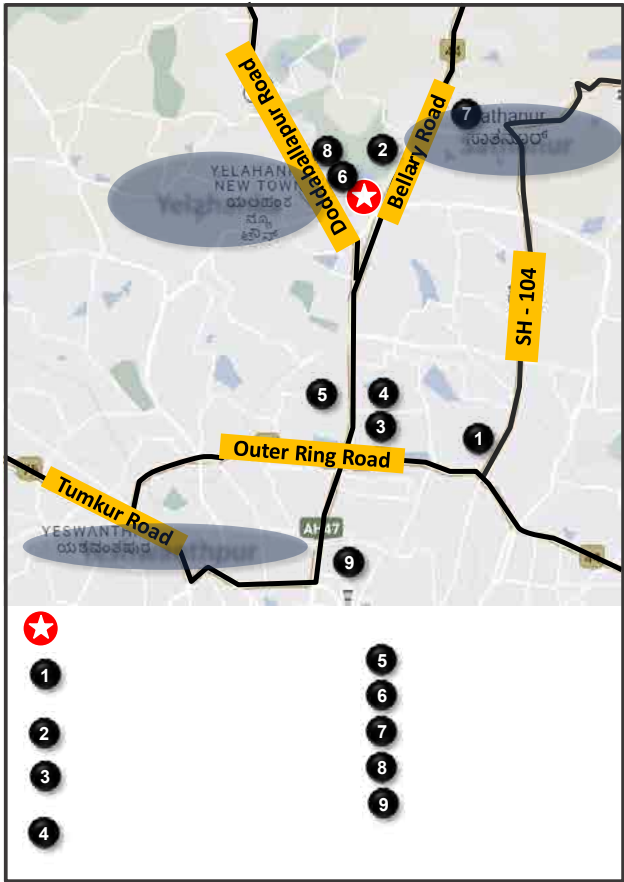
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EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

5.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	March 31, 2023
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 3,348 Mn

Note: The share of Embassy Office Parks REIT in the total leasable area is approx. 1.4 msf.

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EMBASSY OFFICE PARKS REIT

5.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	58
Achievable Market Rent (Office)	INR/sq. ft./mth	68
Achievable Market Rent (Food Court)	INR/sq. ft./mth	265
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	3,500
Other Income	% of Lease Rentals	1.00%
O&M Income	INR/sq. ft./mth	12.45
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.33
Property Tax	INR/sq. ft./mth	3.58
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2.00%
Property Management Fees	% of Total Income	3.00%
Transaction cost on Exit	% of Terminal Value	1.00%
Other Assumptions		
Vacancy Provision	%	2%
Rent Free Period	No. of Months	New Lease – 4 months Renewal Lease – 2 months

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Brokerage	No. of Months	New Lease – 2 months Renewal Lease – 1 months
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development & Infra Upgrade)	INR Mn	6,230 ¹²
Expected Completion Date	Year	FY 2028
Other Financial Assumptions		
Cap Rate	%	8.00%
WACC ((Operational – Fully Leased) – Phase 1)	%	11.75%
WACC ((Under-construction/ Proposed Development) – Phase 2 & Food Court)	%	13.00%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

5.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	130	361	873	1,165	1,237	1,334	1,367	1,428	1,538	1,566	1,700
Growth	%	-	-	142%	33%	6%	8%	2%	5%	8%	2%	9%

5.7. Market Value

The market value of Embassy Business Hub as on 30th September 2025 is as follows:

INR 7,006 Mn
(Indian Rupees Seven Thousand Six Million Only)

¹² Indicative of pending cost towards base build works cost for refurbishments/infrastructure upgrade works

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EMBASSY OFFICE PARKS REIT

6. EXPRESS TOWERS

6.1. Subject Property Description

Express Towers, Plot no. 236, Block III of Backbay Reclamation Estate, Barrister Rajni Patel Marg, Nariman Point, Mumbai. The Subject Property is accessible through Barrister Rajni Patel Marg.

6.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is approximately 0.5 msf. Below table describes the details of the Express Towers:

Components	Block	Leasable Area (msf.)	Usage Type	Occupancy
Completed Block	1	0.5	Non SEZ	100%
Total	1	0.5	Non SEZ	100%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

6.3. Brief Description

Express Towers is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in Barrister Rajni Patel Marg, Nariman Point, Mumbai. The Subject Property is a commercial building admeasuring approximately 0.5 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building, and the structure of the building has ground plus 25 floors and a basement Parking. The Subject Property is accessible via Barrister Rajni Patel Marg. It enjoys good accessibility and connectivity with other parts of the city.

South Mumbai is one of the most sought after commercial micro-markets of Mumbai and is considered as the Central Business District of Mumbai and is home to IT, commercial office, bank establishments. The micro market has presence of established buildings by prominent developers like Lodha, Oberoi, Piramal, K. Raheja, Godrej Properties, etc.

Locational Advantage

The subject property is surrounded by well-known commercial towers such as Maker Chambers, Free Press House, Hoechst House, Mafatlal Centre, etc., within a radius of 1 km. It is located approximately 1–2 km from Churchgate Railway Station, around 22–23 km from the Domestic Airport Terminal, and about 23–24 km from the International Airport Terminal, Mumbai. Prominent social infrastructure in the vicinity includes Trident and The Oberoi Hotels, located approximately 0.2–0.3 km and 0.3–0.4 km away, respectively. The micro market, which already benefits from strong social and physical infrastructure, is expected to witness further growth with the operational Metro Line 3 and the proposed infrastructural expansions of Metro Line 11.

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EMBASSY OFFICE PARKS REIT

The distances (approximately) to Express Towers from major landmarks of Mumbai are as follows:

24-25 km from Eastern Express Highway	01-02 km from Churchgate Metro Station	01 -02 km from Churchgate Railway Station 02 - 03 km from Marine Lines Railway Station	22-23 km from Mumbai Domestic Airport 23-24 km from Mumbai International Airport	0.2-0.3 km from Trident Hotel

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

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EMBASSY OFFICE PARKS REIT

6.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 18,385 Mn

6.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	279 ¹³
Achievable Market Rent (Office)	INR/sq. ft./mth	300
Achievable Market Rent (Retail)	INR/sq. ft./mth	330
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	--
Other Income	% of Lease Rentals	0%
O&M Income	INR/sq. ft./mth	33.4
Cost Assumptions – Office		
Insurance	INR/sq. ft./mth	0.38
Property Tax	INR/sq. ft./mth	4.95
Property Tax and Insurance Escalation	% p. a.	3%

¹³ Denotes the weighted average rentals for leased office/retail spaces plus other income

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease (1 st 12 months)- 4 Months New Lease (After 12 months)- 4 Months Renewal Lease (1 st 12 Months)- 4 Months Renewal Lease (After 12 months)- 2 Months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Qtr, Year	--
Other Financial Assumptions		
Cap Rate	%	7.50%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

6.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

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EMBASSY OFFICE PARKS REIT

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	822	1,698	1,689	1,751	1,799	1,857	1,952	1,980	2,051	2,188	2,330
Growth	%		-	-1%	4%	3%	3%	5%	1%	4%	7%	7%

6.7. Market Value

The market value of Express Towers as on 30th September 2025 is as follows:

INR 21,090 Mn

(Indian Rupees Twenty-One Thousand and Ninety Million Only)

7. EMBASSY 247

7.1. Subject Property Description

Embassy 247, Hindustan C. Bus Stop, Lal Bahadur Shastri Road, Gandhi Nagar, Vikhroli West, Mumbai - 400079.

The Subject Property is accessible through Lal Bahadur Shastri Road.

7.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is approximately 1.2 msf. Below table describes the details of the Embassy 247:

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	A, B & C	1.2	Non SEZ	100%
Total	A, B & C	1.2	Non SEZ	100%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

7.3. Brief Description

Embassy 247 is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in Lal Bahadur Shastri Road, Vikhroli West. The Subject Property is a commercial building admeasuring approximately 1.2 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building. Embassy 247 has 3 towers namely A, B & C. The structure of Wing A & C has ground plus 11 floors and two levels of basement Parking whereas Wing B has ground plus 14 floors and two levels of basement Parking. The Subject Property is accessible via the Lal Bahadur Shastri Road. It enjoys good accessibility and connectivity with other parts of the city.

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EMBASSY OFFICE PARKS REIT

Eastern Suburbs is one of the most sought after commercial micro-markets of Mumbai and is home to major IT companies, commercial offices, and significant bank establishments. The micro market has presence of established buildings by prominent developers like Lodha, Runwal Realty, Dosti Group, L&T Realty, Godrej Properties, etc

Locational Advantage

The subject property is located approximately 2 kms away from the Jogeshwari Vikhroli Link Road and Eastern Express Highway which further enhances its connectivity to other parts of the city. Subject Property is surrounded by other well-known commercial towers like I Think Techno Campus, Ackruti Corporate Park, Empire Plaza, Godrej One etc within the range of 2 km to 4 km. Vikhroli micro market is located close to Powai, which is one of the prominent micro markets with major commercial developments including L&T Business Park, Chromium, Godrej IT Park, Hiranandani developments, etc and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions of Metro line 6 & 4.

The distances (approximately) to Embassy 247 from major landmarks of Mumbai are as follows:


02-03 km from Eastern Express Highway


05-06 km from Jagruti Nagar Metro Station


1 - 2 km from Vikhroli Railway Station
1 - 2 km from Kanjurmarg Railway Station


11 - 12 km from Mumbai Domestic Airport
10-12 km from Mumbai International Airport


03-04 km from Meluha The Fern



EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

7.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 16,727 Mn





EMBASSY OFFICE PARKS REIT

7.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	116 ¹⁴
Achievable Market Rent	INR/sq. ft./mth	121
Achievable Market Rent (Retail)	INR/sq. ft./mth	250
Achievable Market Rent (Anchor)	INR/sq. ft./mth	109
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	--
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	17.8
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.31
Property Tax	INR/sq. ft./mth	3.98
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%

¹⁴ Denotes the weighted average rentals for leased office/retail spaces plus other income

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease (1 st 12 months)- 4 Months New Lease (After 12 months)- 4 Months Renewal Lease (1 st 12 Months)- 4 Months Renewal Lease (After 12 months)- 2 Months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Qtr, Year	--
Other Financial Assumptions		
Cap Rate	%	8.00%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is a rent component towards fit-outs for one tenant, amounting to INR 48.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis.

7.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

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EMBASSY OFFICE PARKS REIT

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	843	1,701	1,734	1,690	1,772	1,831	1,871	1,974	2,049	2,175	2,300
Growth	%		-	2%	-3%	5%	3%	2%	6%	4%	6%	6%

7.7. Market Value

The market value of Embassy 247 as on 30th September 2025 is as follows:

INR 20,087 Mn

(Indian Rupees Twenty Thousand and Eighty-Seven Million Only)

8. FIRST INTERNATIONAL FINANCIAL CENTRE

8.1. Subject Property Description

First International Finance Centre (FIFC), Plot No. C-54 & C-55, G Block, BKC Road, Mumbai, Maharashtra 400051. The Subject Property is accessible through Bandra Kurla Complex Link Road.

8.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is 0.4 msf. Below table describes the details of the First International Finance Centre (FIFC)

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Area	1	0.4	Non SEZ	100%
Total	1	0.4	Non SEZ	100%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

8.3. Brief Description

First International Financial Centre (FIFC) is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in G Block, Bandra Kurla Complex, Mumbai. The Subject Property is a commercial building admeasuring approximately 0.4 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building, and the structure of the building has ground plus 13 floors. The building also has two levels of basement parking. The Subject Property is accessible via Bandra Kurla Complex Link Road. It enjoys good accessibility and connectivity with other parts of the city.

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EMBASSY OFFICE PARKS REIT

Earnest Towers Private Limited has leasehold interest in two levels of basements, portion of ground and first floor, entire 2nd to 7th floors totally admeasuring 2,26,663 square feet (21,058 square meters) together with 54.2% undivided share in the underlying land and in the common areas in the building known as ‘First International Financial Centre’.

BKC is one of the most sought after commercial micro-markets of Mumbai and is considered as the Secondary Business District of Mumbai and is home to IT, commercial office, bank establishments. The micro market has presence of established buildings by prominent developers like K Raheja Corp, Wadhwa Group, Sunteck, Godrej Properties, Adani, etc.

Locational Advantage

The subject property connects to western suburbs and eastern suburbs within 3 km and 5 km respectively which further enhances its connectivity to other parts of the city. It is located approximately 21 km from the Central Business District (CBD) of Mumbai, approximately 7 km from Domestic Airport Terminal, and approximately 8 km from the International Airport Terminal, Mumbai. The micro market, which already benefits from robust social and physical infrastructure, is expected to witness further growth with the operational Metro Line 3 and the proposed infrastructural expansions of Metro Line 2B.

The distances (approximately) to FIFC from major landmarks of Mumbai are as follows:

				
05-06 km from Eastern Express Highway	02-03 km from BKC Metro Station	02-03 km from Kurla Railway Station (Central Railway) 04-05 km from Bandra Railway Station	07-08 km from Mumbai Domestic Airport 08-09 km from Mumbai International Airport	03-04 km from Jio World Drive

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EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

8.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 14,614 Mn

Note: 1. FIFC has undivided rights of 54.2% of the land.

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EMBASSY OFFICE PARKS REIT

8.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	322 ¹⁵
Achievable Market Rent (Office)	INR/sq. ft./mth	320
Achievable Market Rent (Retail)	INR/sq. ft./mth	350
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	--
Other Income	% of Lease Rentals	0%
O&M Income	INR/sq. ft./mth	21.9
Cost Assumptions – Office		
Insurance	INR/sq. ft./mth	0.07
Property Tax	INR/sq. ft./mth	3.98
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		

¹⁵ Denotes the weighted average rentals for leased office/retail spaces plus other income.

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease (1 st 12 months)- 4 Months New Lease (After 12 months)- 4 Months Renewal Lease (1 st 12 Months)- 4 Months Renewal Lease (After 12 months)- 2 Months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Qtr, Year	--
Other Financial Assumptions		
Cap Rate	%	7.75%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

8.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	665	1,324	1,354	1,452	1,446	1,377	1,523	1,558	1,705	1,739	1,781
Growth	%	-	2%	7%	0%	-5%	11%	2%	9%	2%	2%	



EMBASSY OFFICE PARKS REIT

8.7. Market Value

The market value of First International Financial Centre as on 30th September 2025 is as follows:

INR 16,577 Mn
(Indian Rupees Sixteen Thousand Five Hundred and Seventy-Seven Million Only)

9. EMBASSY TECHZONE

9.1. Subject Property Description

Embassy TechZone is located at Plot No. 3A, Hinjewadi Phase 2 Road, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Maharashtra 411057.

The Subject Property is accessible via the Hinjewadi Phase 2 Road which in turn connects the Mumbai – Bengaluru Highway.

9.2. Statement of Assets

Embassy TechZone comprises mix of IT/ITeS SEZ & Non SEZ Office. The total leasable area of the property is approximately 5.5 msf of which, completed block comprises of approximately 3.0 msf., and under-construction and proposed blocks comprises of approximately 2.4 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Colorado, Mississippi, Congo, Hudson & Ganges, Mekong, Rhine, Nile & Food Court	3.0	Mixed Use	82%
Under Construction/ Proposed Blocks	Volga, Block 4, 9, 10	2.4	IT/ITeS SEZ	--
Total	--	5.5	--	--

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

9.3. Brief Description

"Embassy TechZone" has been conceived as an expansive office park spanning approximately 67.5 acres of land area. This property currently operates as a Mixed Use, accommodating multiple tenants. It offers a wide array of facilities and amenities, including a food court, intra-park shuttle service, gymnasium, multi-level parking, and a sports ground.





EMBASSY OFFICE PARKS REIT

Completed Blocks: Comprises of Colorado, Mississippi, Congo, Hudson & Ganges, Mekong, Rhine, Nile & Food Court with a total leasable area of approximately 3.0 msf.

Under-Construction & Proposed Blocks – The under construction and proposed blocks have Block 4, Block 9, Block 10, & Volga. The total leasable area of these blocks is approximately 2.4 msf. These blocks are expected to be completed by FY 2031.

Locational Advantage

'Embassy TechZone' (ETZ) is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of ETZ offers exceptional accessibility, with key landmarks at convenient distances. It is approximately 5 kms from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 18 kms away, while the Pune Railway Station is around 20 kms from ETZ. Additionally, Pune International Airport is accessible at a distance of approximately 26 kms.

The distances (approximately) to ETZ from major landmarks of Pune are as follows:



5-6 kms from NH - 48 (Mumbai – Bengaluru highway)



1-2 kms from Proposed Infosys Phase II Metro Station



12-13 kms from Chinchwad Railway Station.
20-21 kms from Pune Railway Station



25-26 kms from Pune International Airport

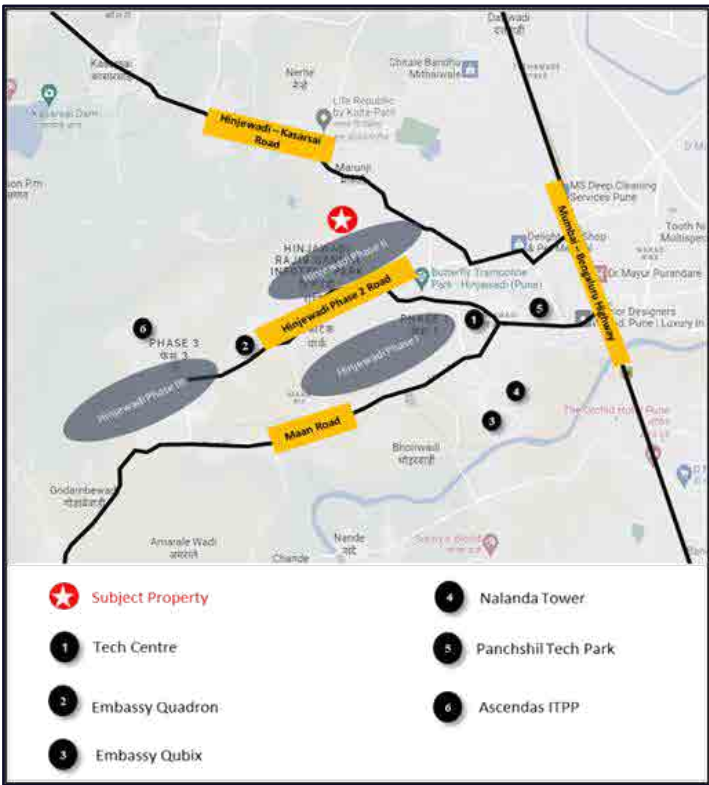


17 -18 kms from CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



EMBASSY OFFICE PARKS REIT



(Map not to scale)

9.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 20,720 Mn

9.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2030





EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Current Effective Rent	INR/sq. ft./mth	56 ¹⁶
Achievable Market Rent (Office)	INR/sq. ft./mth	48
Achievable Market Rent (Retail- Food court)	INR/sq. ft./mth	70
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	3,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	8.86
Cost Assumptions		
Insurance	INR/sq. ft./mth	0.21
Property Tax	INR/sq. ft./mth	0.79
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Leases – 4 months Renewal Leases- 4 months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month

¹⁶ Denotes the weighted average rentals for leased office/food court spaces plus other income
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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	10,372 ¹⁷
Expected Completion Date	Year	FY 2031
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	13.00%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for few of the tenants. The rent is in the range of INR 9.0 to 41.0 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis. Further, we have assumed the under-construction/proposed blocks leasable area would get leased on warm shell basis.

9.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	811	1869	2046	2141	2245	2377	3218	4196	4277	4441	4735
Growth	%			9%	5%	5%	6%	35%	30%	2%	4%	7%

¹⁷ Indicative of pending cost towards base build works and does not include the cost for refurbishments/infrastructure upgrade works
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EMBASSY OFFICE PARKS REIT

9.7. Market Value

The market value of Embassy TechZone as on 30th September 2025 is as follows:

INR 25,541 Mn

(Indian Rupees Twenty-Five Thousand Five Hundred and Forty-One Million Only)

10. EMBASSY QUADRON

10.1. Subject Property Description

Embassy Quadron is located at Plot No. 28, Hinjewadi Phase 2 Road, Phase 2, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Pimpri-Chinchwad, Maharashtra 411057.

The Subject Property is accessible via the Hinjewadi Phase 2 Road which in turn connects the Mumbai – Bengaluru Highway.

10.2. Statement of Assets

Embassy Quadron comprises of IT/ITeS SEZ Office. The total leasable area of the property is approximately 1.9 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks Area	Q1, Q2, Q3 & Q4	1.9	Mixed Use	21%
Total	--	1.9	--	21%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

10.3. Brief Description

'Embassy Quadron' is envisioned as an Information Technology Special Economic Zone (IT SEZ) office park catering to a diverse tenant base, spanning approximately 25.5 acres. This property stands out as a premium office park, boasting a range of top-notch facilities and amenities. These include meticulously landscaped areas, a cutting-edge food court, conveniently located ATMs, an indoor sports zone, a well-equipped gymnasium, and ample parking spaces for both two-wheelers and four-wheelers. The Subject Property is accessible from the Mumbai – Bengaluru Highway via Hinjewadi Phase 2 Road. It enjoys good accessibility and connectivity with other parts of the city.

The Subject property comprises of 4 blocks viz. Q1 to Q4 admeasuring a total leasable area of approximately 1.9 msf.

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EMBASSY OFFICE PARKS REIT

Locational Advantage

'Embassy Quadron' is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of Quadron offers exceptional accessibility, with key landmarks at convenient distances. It is approximately 9 km from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 22 km away, while the Pune Railway Station is around 26 km from Quadron. Additionally, Pune International Airport is accessible at a distance of approximately 31 km.

The distances (approximately) to Embassy Quadron from major landmarks of Pune are as follows:

				
8-9 kms from NH - 48 (Mumbai – Bengaluru Highway)	01-02 km from Quadron Metro Station	15-16 km from Chinchwad Railway Station. 25-26 km from Pune Railway Station	30-31 km from Pune International Airport	21- 22 km from CBD

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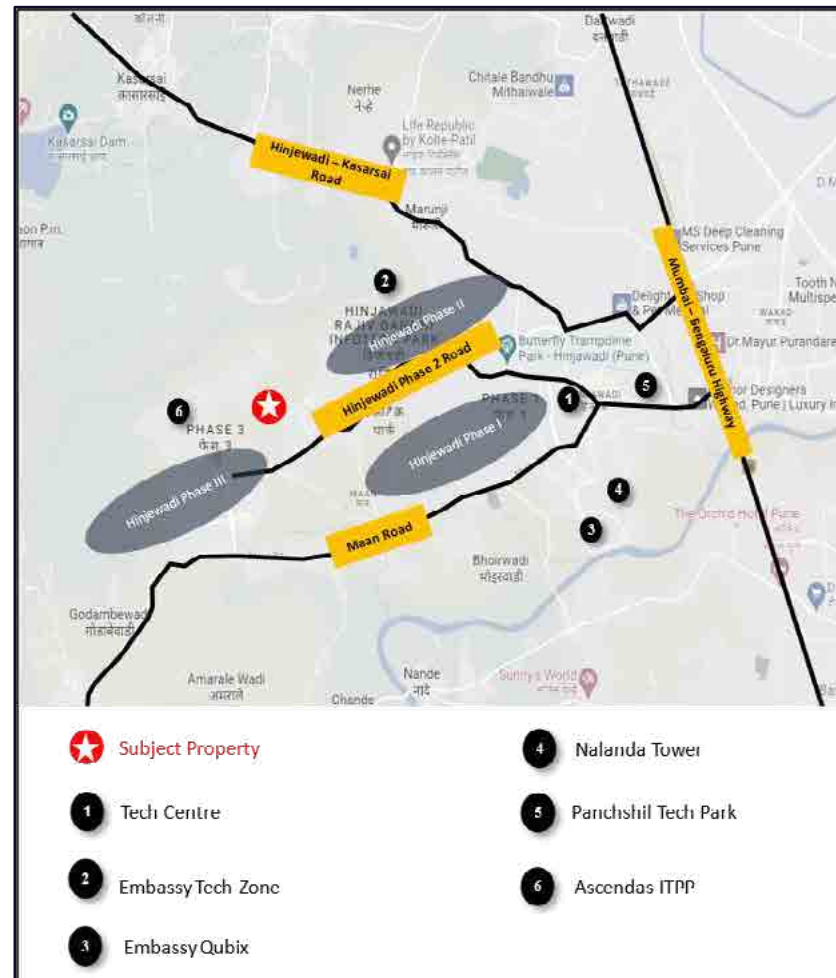
(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

10.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 13,961 Mn

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EMBASSY OFFICE PARKS REIT

10.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2035
Current Effective Rent	INR/sq. ft./mth	57 ¹⁸
Achievable Market Rent (Office)	INR/sq. ft./mth	46
Achievable Market Rent (Retail)	INR/sq. ft./mth	20
Rent Escalation	3%, 4%, 5%	Oct 26, Oct 27, Oct 28,
Parking Charges	INR/bay/mth	3,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	8.2
Cost Assumptions		
Insurance	INR/sq. ft./mth	0.19
Property Tax	INR/sq. ft./mth	0.77
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		

¹⁸ Denotes the weighted average rentals for leased office/retail spaces plus other income

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EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Leases – 4 months Renewal Leases- 4 months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

Fit Out Rent: As per the information (rent roll) provided by the Client, we understand that in addition to the lease rent, there is rent towards fit outs for a tenant. The rent for which is INR 40 per sq. ft. per month. For the purpose of this valuation, we have adopted the tenant wise fit-out details as provided in the rent roll. Further, once the expiry of the existing lease tenure, we have assumed same space will reverse to market on warm-shell basis.

10.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	98	192	326	461	733	898	1009	1110	1207	1403	1494
Growth	%			69%	41%	59%	23%	12%	10%	9%	16%	7%

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EMBASSY OFFICE PARKS REIT

10.7. Market Value

The market value Embassy Quadron as on 30th September 2025 is as follows:

INR 9,451 Mn

(Indian Rupees Nine Thousand Four Hundred and Fifty-One Million Only)

11. EMBASSY QUBIX

11.1. Subject Property Description

Embassy Qubix is located in Blue Ridge Township Pune, Phase 1, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Pimpri-Chinchwad, Maharashtra 411057

The Subject Property is accessible via Maan Road which in turn connects the Mumbai – Bengaluru Highway.

11.2. Statement of Assets

Embassy Qubix is a Mixed-Use office park. The total leasable area of the property is approximately. 1.5 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	IT 1, IT 2, IT 3, IT 4, IT 5 & IT 6	1.5	Mixed Use	77%
Total	--	1.5	--	77%

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

11.3. Brief Description

‘Embassy Qubix’ is a Mixed-Use office park spanning over approximately 25.2 acres, offering office spaces to IT/ITeS companies. The property boasts an array of facilities and amenities, "Q Court Courtyard", grocery stores and on-site ATMs. In addition to these conveniences, Embassy Qubix generously provides ample parking spaces for both two-wheelers and four-wheelers. Notably, the development of this property occurred in stages, with construction spanning from 2010 to 2012.

The Subject property comprises of 6 blocks viz. IT 1 to IT 6 admeasuring a total leasable area of approximately 1.5 msf.

Locational Advantage

‘Embassy Qubix’ is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of ETZ offers exceptional accessibility, with key landmarks at convenient

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EMBASSY OFFICE PARKS REIT

distances. It is approximately 5 kms from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 16 kms away, while the Pune Railway Station is around 20 kms from ETZ. Additionally, Pune International Airport is accessible at a distance of approximately 26 km.

The distances (approximately) to Embassy Qubix from major landmarks of Pune are as follows:


4-5 km from NH - 48
(Mumbai – Bengaluru
Highway)


1-2 km from Shivaji
Chowk Metro Station

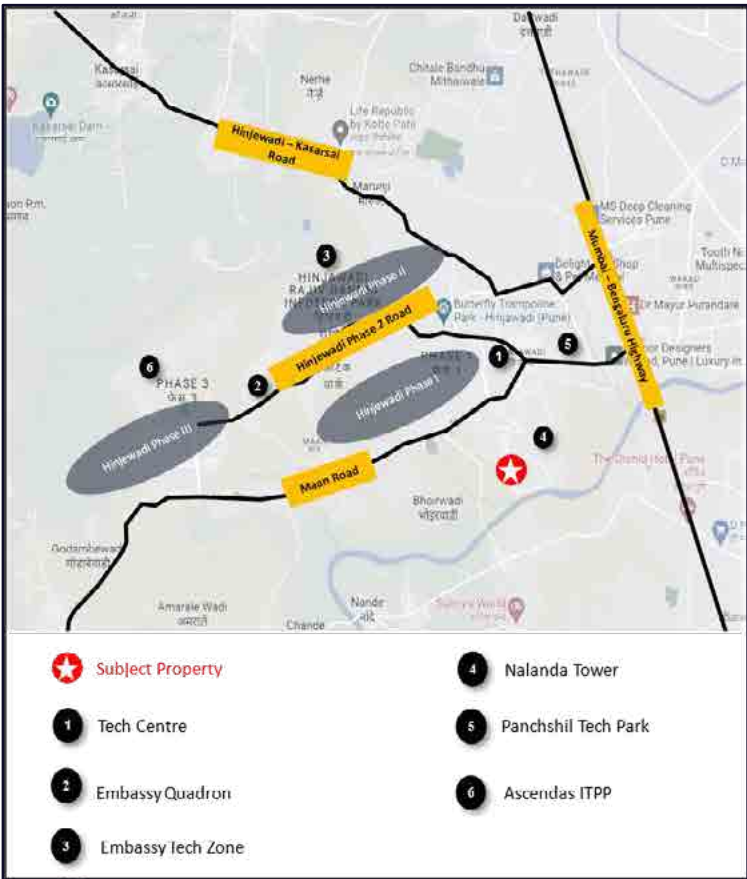

10-11 km from
Chinchwad Railway
Station.
19-20 km from Pune
Railway Station


25-26 km from Pune
International Airport


15-16 km from CBD

EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

11.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 9,868 Mn

11.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		





EMBASSY OFFICE PARKS REIT

Particular	Units	Information
Lease Completion of Completed Building	Year	FY 2029
Current Effective Rent	INR/sq. ft./mth	50 ¹⁹
Achievable Market Rent (Office)	INR/sq. ft./mth	48
Achievable Market Rent (Retail)	INR/sq. ft./mth	20
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	3,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	7.78
Cost Assumptions		
Insurance	INR/sq. ft./mth	0.28
Property Tax	INR/sq. ft./mth	0.79
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Leases – 4 months Renewal Leases- 4 months

¹⁹ Denotes the weighted average rentals for leased office/retail spaces plus other income

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Particular	Units	Information
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Month
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

11.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	334	764	846	930	961	957	978	1002	1065	1074	1197
Growth	%			11%	10%	3%	0%	2%	3%	6%	1%	11%

11.7. Market Value

The market value of Embassy Qubix as on 30th September 2025 is as follows:

INR 10,085 Mn

(Indian Rupees Ten Thousand and Eighty-Five Million Only)

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EMBASSY OFFICE PARKS REIT

12. EMBASSY OXYGEN

12.1. Subject Property Description

Embassy Oxygen (hereinafter referred to as Subject Property) is a Grade A IT/ITeS SEZ and IT/ITeS Non SEZ development, located at Plot No. – 7, Sector- 144, Noida, Uttar Pradesh, in close proximity to Noida Greater Noida Expressway, one of the established IT/ITeS SEZ office destination of Noida. The Subject Property is accessible via 24-meter-wide access road on the South and 45-meter-access road on the West (primary access road). The Subject Property is well connected to other parts of Noida & Delhi via Noida Greater Noida Expressway, DND Expressway & Aqua Line Metro. The Subject Property offers amenities like lift, water storage, firefighting systems, car parking, CCTV camera security, power backup, internet/wi-fi connectivity, intercom facility, maintenance staff, security personnel, visitors parking facility. Other facilities offered by the Subject Property includes landscaped greenspace, a recently revamped food court and a suite of tenant amenities (such as a sports zone, auditorium, café, fitness centre and day-care facilities) etc.

12.2. Statement of Assets

Embassy Oxygen is an IT/ITeS SEZ and IT/ITeS Non SEZ development. The total leasable area is approximately 3.3 msf., which is fully operational.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Tower 1, 2, 3, A, B, C, D, E, F and Food Court	3.3	Mixed Use	89%
Total		3.3	--	--

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

12.3. Brief Description

The Subject Property is spread across a total land area of approximately 24.8 acres. The tenure of the underlying land of the Subject Property is leasehold with the lessee being New Okhla Industrial Development Authority (NOIDA). The remaining tenure of the land is approximately 73 years. Basis the site plan & visual inspection it was observed that the land underlying the Subject Property is largely regular in shape, levelled topography and bounded by compound wall.

Completed Blocks: Comprises of Tower 1, 2, 3, A, B, C, D, E, F and Food Court with a total leasable area of approximately 3.3 msf.

Locational Advantage

The Subject Property is located in close proximity to Noida Greater Noida Expressway and forms part of the Noida Greater Noida Expressway micro market. This micro market is considered as the prominent office destination in

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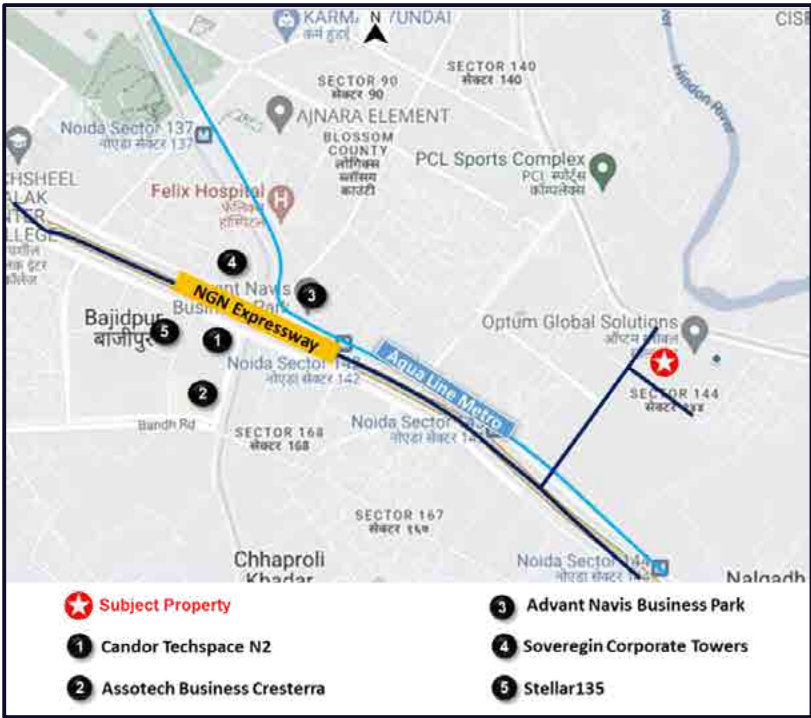
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the city on account of presence of IT/ITeS SEZ office clusters, residential developments, connectivity, and proximity to important hubs of NCR, etc.

The distances (approx.) to Embassy Oxygen from major landmarks of NCR are as follows:

~1.1 km from NGN Expressway	~1.5 km from Sector 143, Aqua Line Metro Station	17-18 km from Sector 18, Noida CBD	30-31 km from New Delhi Railway Station	30-31 km from Connaught Place	45-46 km from Indira Gandhi International Airport

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

12.4. Acquisition Details:

Particulars	Details
Purchase Date for Property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019

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Particulars	Details
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 18,258 Mn

12.5. Key Assumptions

Particulars	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2027
Current Effective Rent	INR/sq. ft./mth	57 ²⁰
Achievable Market Rent (Office)	INR/sq. ft./mth	50
Achievable Market Rent (Office) (for Non SEZ converted area of new towers i.e Tower 1, 2, 3)	INR/sq. ft./mth	52.5
Achievable Market Rent (Retail)	INR/sq. ft./mth	85
Achievable Market Rent (Anchor)	INR/sq. ft./mth	NA
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	1,500
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	20
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.21
Property Tax	INR/sq. ft./mth	NA

²⁰ Denotes the weighted average rentals for leased office/food court spaces plus other income.

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Particulars	Units	Information
Lease Land Payment	INR/sq. ft./mth	0.38
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease -4 Months Renewal Lease- 2 Months
Brokerage	No. of Months	New Lease -2 Months Renewal Lease- 1 Months
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development & Infra Upgrade)	INR Mn	830.8
Expected Completion Date	Year	FY 2026
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

12.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

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(IBBI/RV/02/2022/14979)





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Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	927	2,321	2,418	2,516	2,616	2,700	2,866	2,964	2,869	2,907	2,990
Growth	%	-		4%	4%	4%	3%	6%	3%	-3%	1%	3%

12.7. Market Value

The market value of Embassy Oxygen as on 30th September 2025 is as follows:

INR 25,868Mn

(Indian Rupees Twenty-Five Thousand Eight Hundred and Sixty-Eight Million Only)

13. EMBASSY GALAXY

13.1. Subject Property Description

Embassy Galaxy (hereinafter referred to as Subject Property) is a Grade A IT/ITeS development, located in A-44 & 45, Sector-62, Noida, Uttar Pradesh, which is an established office district of Noida. The Subject Property is accessible via 45-meter-wide internal road on the South. The Subject Property is well connected to other parts of Noida & Delhi via National Highway 24 & Blue Line of Delhi Metro (DMRC). Also, the Subject Property is located approximately 10 kms from Sector-18 which is the CBD of Noida. The Subject Property offers amenities like lift, water storage, firefighting systems, car parking, CCTV camera security, power backup, internet/wi-fi connectivity, intercom facility, maintenance staff, security personnel and visitors parking facility. The property offers range of amenities including a recently refurbished food court, cafes and few retail options.

13.2. Statement of Assets

Embassy Galaxy is an IT/ITeS development. The total leasable area is approximately 1.4 msf., which is fully Operational.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Tower A, B, C, D and E	1.4	Non SEZ	100 %
Total		1.4	--	100 %

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.



EMBASSY OFFICE PARKS REIT

13.3. Brief Description

The Subject Property is spread across a total land area of approximately 9.9 acres. The tenure of the underlying land of the Subject Property is leasehold with the lessee being New Okhla Industrial Development Authority (NOIDA Authority). The remaining tenure of the land is approximately 71 years. Basis the site plan & visual inspection it was observed that the land underlying the Subject Property is regular in shape, levelled topography and bounded by compound wall.

Completed Blocks: Comprises of Tower A, B, C, D and E, with a Total Leasable Area of approximately 1.4 msf.





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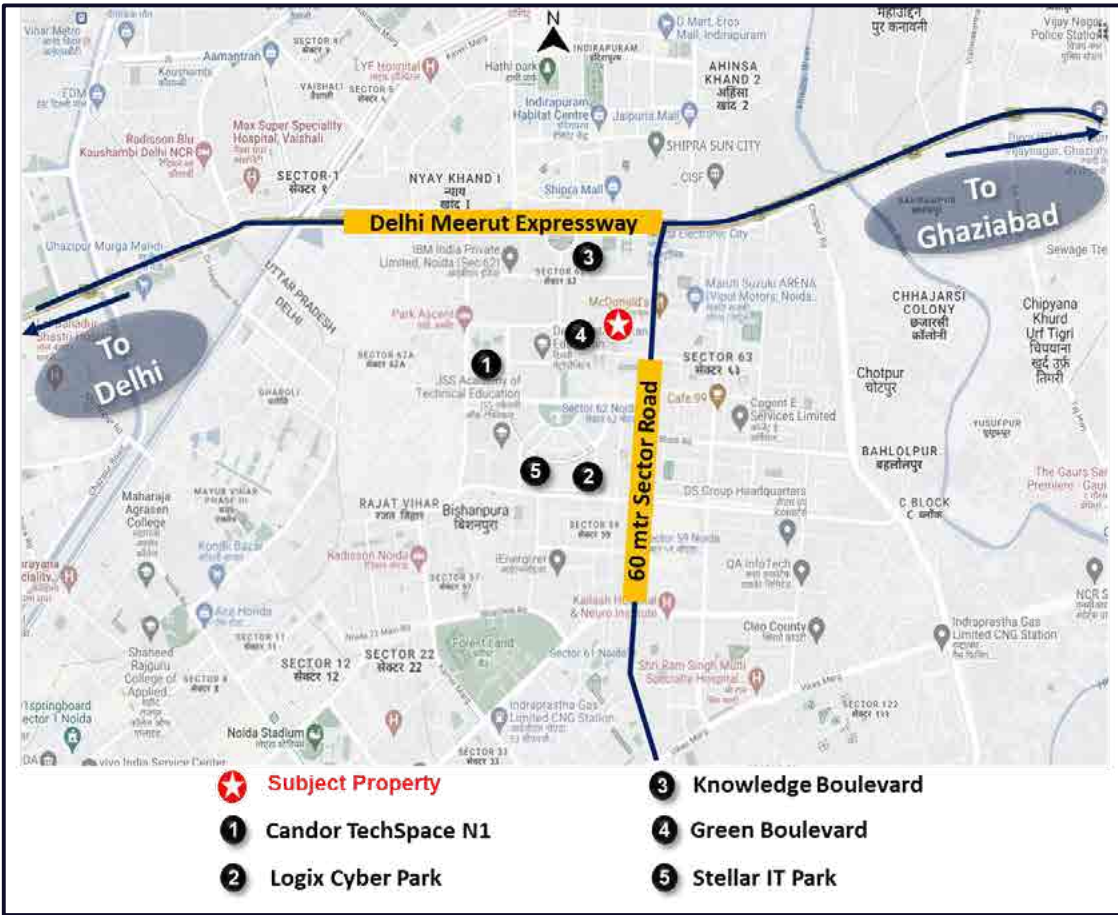
Locational Advantage

The Subject Property is located in close proximity to National Highway 24 and forms part of the Noida Sector-62 micro market. This micro market is considered as the prominent office destination in the city on account of presence of IT/ITeS office clusters, residential developments, connectivity, and proximity to important hubs of NCR, etc.

The distances (approx.) to Embassy Galaxy from major landmarks of NCR are as follows:

01-02 kms from NH – 24 / Delhi - Meerut Expressway	01-02 kms from Noida Electronic City Metro Station	10-11 kms from Sector-18, CBD Noida	19-20 kms from Connaught Place	19-20 kms from New Delhi Railway Station	32-33 kms from Indira Gandhi International Airport

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

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13.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 8,122 Mn

13.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	--
Current Effective Rent	INR/sq. ft./mth	45 ²¹
Achievable Market Rent (Office)	INR/sq. ft./mth	48
Achievable Market Rent (Retail)	INR/sq. ft./mth	85
Achievable Market Rent (Anchor)	INR/sq. ft./mth	43
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	1500
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	17
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.27

²¹ Denotes the weighted average rentals for leased office/food court spaces plus other income

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Particular	Units	Information
Property Tax	INR/sq. ft./mth	NA
Property Tax and Insurance Escalation	% p. a.	3%
Other Operating Expenses	% of Lease Rental & Parking Income	2%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease -4 Months Renewal Lease- 2 Months
Brokerage	No. of Months	New Lease -2 Months Renewal Lease- 1 Months
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.



EMBASSY OFFICE PARKS REIT

13.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	444	934	973	958	1,020	1,056	1,072	1,027	1,092	1,140	1,190
Growth	%	-		4%	-2%	7%	4%	1%	-4%	6%	4%	4%

13.7. Market Value

The market value of in Embassy Galaxy as on 30th September 2025 is as follows:

INR 10,661 Mn
(Indian Rupees Ten Thousand Six Hundred and Sixty – One Million Only)





EMBASSY OFFICE PARKS REIT

14. EMBASSY SPLENDID TECHZONE

14.1. Subject Property Description

The property 'Embassy Splendid TechZone' (hereinafter referred to as the Subject Property) is located on the Pallavaram Thoraipakkam Road, Chennai. It connects to GST Road towards the west and Old Mahabalipuram Road towards the east which further enhances its connectivity to other parts of the city. It is strategically located close to Chennai International Airport, with recently established commercial centres (Featherlite 'The Address', KRC 'Commerzone Pallikaranai', CapitaLand India Trust 'ITPC II'), premium segment residential complexes (Sobha Winchester, Mantri Serene), prestigious schools and colleges (Vels University, Dr Balaji Dental College, Jerusalem Engineering College), well known hospitals (Kamakshi Hospital) located within its proximity.

14.2. Statement of Assets

Embassy Splendid Techzone is an IT development. The total leasable area is approximately 5 msf., of which ~1.4 msf of leasable area is fully Operational. The under-construction & proposed building Blocks collectively admeasure ~3.6 msf of leasable area.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Block 2,3 &9 (Including food court area)	1.4	Mixed Use	97 %
Under Construction and Proposed Blocks	Block 10, 1,4,5,6,7 &8	3.6	SEZ/non-SEZ	-
Total		5.0	--	-

Source: Client Input, ^Rent Rolls as on 30th September 2025, Lease Deeds/Leave and License Agreements.

14.3. Brief Description

Embassy Splendid TechZone is a Grade "A" IT Development located on the Pallavaram Thoraipakkam Road, Chennai. The Subject Property has two components i.e., a completed component and under-construction/proposed commercial blocks.

Completed Buildings – Block 2, Block 3 and Block 9

The completed buildings with Occupancy Certificate (OC) collectively admeasure ~1.4 msf. of leasable area which includes food court area of 0.1 msf. All the blocks including the food court area are Mixed use buildings.

Under-Construction & Proposed – Block 10 Block 1, Block 4, Block 5, Block 6, Block 7 and Block 8

Block 10 which has already been pre-leased, is already complete and work on the services have also progressed significantly with the lessee having started its share of internal finishes and fit outs. It is designated as under

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(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

construction in accordance with the SEBI (REIT) regulations as it has not received the Occupancy Certificate as on 30 September 2025, however the Occupancy Certificate has been applied for and is expected to be received by the next quarter, making the risk profile of the building similar to a completed building. The under-construction & proposed building Blocks (1,4,5,6,7,8) collectively admeasure ~3.2 msf of leasable area. The under construction and Proposed buildings are expected to be completed by FY 2030.

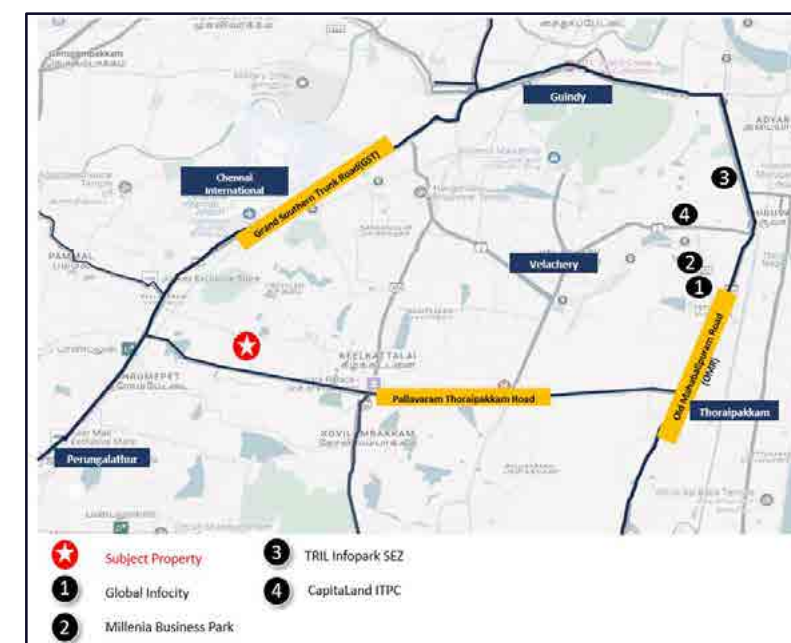
Locational Advantage

The Subject Property falls in the Pallavaram Thoraipakkam corridor geographically, However, since the region is an emerging corridor as detailed below and Embassy having a first mover advantage there is no direct comparable of a similar development to the subject property in the same corridor for benchmarking. Hence, we have considered the Suburban South, which is a more established market and has benchmark competing developments in the area. The subject property has added advantage of being near the international airport and GST road and the OMR and further the proposed metro station.

The distances (approx.) to Embassy Splendid Techzone from major landmarks of Chennai are as follows:

		
03-04 kms from Chrompet Suburban Railway Station	27-28 kms from Chennai Central Railway Station	05-06 kms from Chennai International Airport

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

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EMBASSY OFFICE PARKS REIT

14.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	June 3, 2024
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 11,853 Mn

14.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	NA
Current Effective Rent	INR/sq. ft./mth	72 ²²
Achievable Market Rent (Office)	INR/sq. ft./mth	74
Achievable Market Rent (Retail)	INR/sq. ft./mth	25
Achievable Market Rent (Anchor)	INR/sq. ft./mth	NA
Rent Escalation	% Every 3 years	15%
Parking Charges	INR/bay/mth	2,000
Other Income	% of Lease Rentals	1%
O&M Income	INR/sq. ft./mth	12.60
Cost Assumptions - Office		
Insurance	INR/sq. ft./mth	0.13
Property Tax	INR/sq. ft./mth	4.44
Property Tax and Insurance Escalation	% p. a.	3%

²² Denotes the weighted average rentals for leased office/food court spaces plus other income
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Particular	Units	Information
Other Operating Expenses	% of Lease Rental & Parking Income	1%
Property Management Fees	% of Total Income	3%
Transaction cost on Exit	% of Terminal Value	1%
Other Assumptions		
Vacancy Provision	%	5%
Rent Free Period	No. of Months	New Lease- 4 Months Renewal Lease- 1 Months
Brokerage	No. of Months	New Lease- 2 Months Renewal Lease- 1 Months
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	11,889
Expected Completion Date	Year	FY 2030
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Block 10)*	%	12.00%
WACC (Under-construction/ Proposed Development)	%	13.00%

Note: Block 10, which has already been pre-leased, is already complete and work on the services has also progressed significantly with the lessee having started its share of internal finishes and fit outs. It is designated as under construction in accordance with the SEBI (REIT) regulations as it has not received the Occupancy Certificate as on 30 September 2025, however the Occupancy Certificate has been applied for and is expected to be received by the next quarter, making the risk profile of the building similar to a completed building.

14.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Net Operating Income	INR Mn	292	1,174	1,591	1,970	2,574	2,950	3,181	3,356	3,498	3,622	3,824

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Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
Growth	%	302 %	36%	24%	31%	15%	8%	6%	4%	4%	4%	6%

14.7. Market Value

The market value of Embassy Splendid TechZone as on 30th September 2025 is as follows:

INR 17,684 Mn
(Indian Rupees Seventeen Thousand Six Hundred and Eighty-Four Million Only)

Note:

The Market Value is proportional to Embassy REIT's share of Revenue i.e., 61%.



EMBASSY OFFICE PARKS REIT

15. HILTON - EMBASSY GOLFLINKS

15.1. Subject Property Description

Hilton at Embassy GolfLinks is an operational hospitality development as part of a large office park “Embassy GolfLinks Business Park” located along Intermediate Ring Road, Bengaluru, Karnataka.

15.2. Statement of Assets

Hilton at Embassy GolfLinks is an operational hospitality development spread across approximately 0.5 msf. having 247 Keys.

Components	Details
No. of Keys	247 Keys
Completed Area	0.5 msf

Source: Client Input

15.3. Brief Description

Hilton, Embassy GolfLinks is an operational hospitality development spread across approximately 3.6 acres land parcel inside Embassy GolfLinks Business Park located along the Intermediate Ring Road, Bengaluru, Karnataka. The hospitality development is operated by Hilton, having 247 keys.

Locational Advantage

The subject property is located in close proximity to locations such as Indiranagar, Koramangala, etc. which are considered as established residential and commercial locations within the city enabling easy access. Some of the prominent hospitality developments in the subject micro market includes The Leela Palace, The Paul, Ramada Encore, Hotel Royal Orchid, etc.

The distances (approximately) to Hilton, Embassy GolfLinks from major landmarks of Bengaluru are as follows:



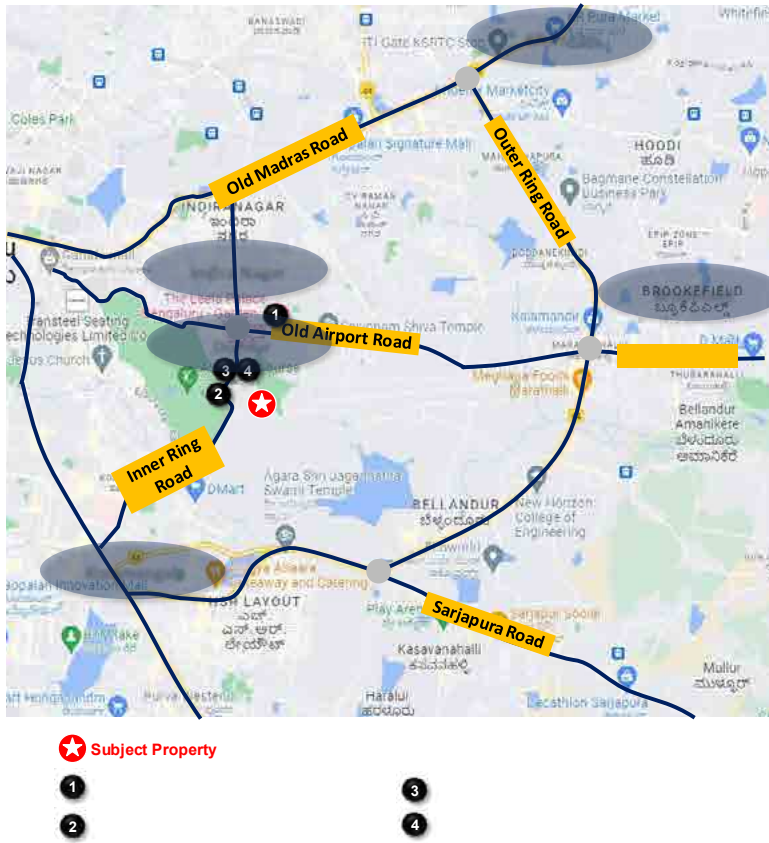
6 - 7 km from Indira Nagar Metro Station 9-10 km from KSR Bengaluru City Junction Railway Station 36 - 37 km from Kempegowda International Airport





EMBASSY OFFICE PARKS REIT

The map illustrating the location, infrastructure and nearby hospitality developments is provided below:



(Map not to scale)

15.4. Acquisition Details

Purchase Date for the property:	The said acquisition was undertaken as part of the ‘Formation Transaction’ as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 4,766 Mn

15.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
ARR	1 Qtr, Year 1	13,500

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Particular	Units	Information
Stabilized Occupancy	%	72%
Increase in ARR	%	5.00%
Food & Beverage Revenue	% of Rooms Revenue	40.00%
Minor Operating Department (MOD) Revenue	% of Rooms Revenue	5.00%
Cost Assumptions – Hospitality		
Room Cost	% of Rooms Revenue	10%
Food & Beverage Cost	% of F&B	35%
Minor Operating Department (MOD) Cost	% of MOD Revenue	35%
Payroll	% of Total Revenue	12%
Administration & General Cost	% of Total Revenue	3%
Operating Expenses	% of Total Revenue	8%
Sales & Marketing Expenditure	% of Total Revenue	2.40%
Repairs & Maintenance	% of Total Revenue	4%
Base Management Fee	% of Total Revenue	2.00%
Group Benefit Services	% of Total Revenue	1.50%
Management Incentive Fee	% of GOP	5.50%
FF&E Reserve	% of Total Revenue	2.00%
Insurance	INR Mn/qtr	1.20
Property Tax	INR Mn/qtr	6.65
Property Tax and Insurance Escalation	% p. a.	3.00%

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Particular	Units	Information
Other Financial Assumptions		
Cap Rate	%	7.14% (Viz. an EV/EBITDA multiple 14)
WACC (Complete/ Operational)	%	12.14%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

15.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI has been detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	FY 36
EBITDA	INR Mn	257	552	582	610	641	674	711	745	783	823	867
Growth	%	-	-	5%	5%	5%	5%	5%	5%	5%	5%	5%

15.7. Market Value

The market value of Hilton - Embassy GolfLinks as on 30th September 2025 is as follows:

INR 7,838 Mn

(Indian Rupees Seven Thousand Eight Hundred and Thirty-Eight Million Only)

16. EMBASSY ENERGY

16.1. Subject Property Description

The subject property is a Solar Park, which is spread across villages like Ittigai, Mooregeri and Nellukudure, Bellary District, Karnataka. The subject property is accessible via State Highway – 45 (SH – 45) and enjoys good connectivity to neighbouring towns and villages.

The subject location is situated at a distance range of 305 - 310 km from Bengaluru City.

16.2. Statement of Assets

Embassy Energy is an operational solar park having installed capacity of 130MW DC and 100MW AC (Output Capacity), Capable of Generating 215 million Units (MU) at 19% Plant Load Factor.

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EMBASSY OFFICE PARKS REIT

Components	Details
Capacity (MW) (A)	130MW DC (100MW AC)
Plant Load Factor (B)	17.35%
Number of Hours in a Day (C)	24
Days in a Year (D)	365
Total Units Generated (KWH) – (A*B*C*D) *1,000	194 million Units (MU) in kWh in Year 1

Source: Inputs from Client

16.3. Brief Description

The subject property is an operational solar park spread over 465.8 acres of land area across the villages Ittigai, Mooregeri and Nellukudure in Bellary District, Karnataka. The Solar Park is owned by Embassy Energy Private Limited. The subject property is located at a distance of 305 – 310 km from Bengaluru City. The subject micro market is predominantly characterized by the presence of agriculture land parcels. A few solar parks are currently operational/proposed in the subject micro market are operated by prominent players such as ReNew Solar, Adani, etc.

Based on the review of the Power Purchase Agreement (PPA) executed between Embassy Energy and the power purchase for a period of approximately 25 years, it is understood that the solar park supplies electricity to the existing office parks / hotels of Embassy in Bengaluru. Additionally, as per the agreement, the purchasers of PPAs have agreed to purchase at least 85% of the contracted quantity ('minimum guaranteed offtake') each tariff year, commencing from the commercial operation date until the end of the term.

Locational Advantage

The subject property is accessible via. State Highway 45 and enjoys good connectivity to neighbouring towns and villages. Bellary district is emerging as a prominent hub for renewable energy. The district stands third among all district in Karnataka in terms of commissioned solar projects. Union Government has identified Bellary as one of the Renewable Economic Zone (REZ) in Karnataka.

The distances (approximately) to Ittigai, Mooregeri and Nellukudure, Bellary District from major landmarks are as follows:

			
60 - 65 km from NH- 48 (National Highway)	115 - 120 km from Bellary Railway Station; 65 - 70 km from Davanagere Railway Station	85 - 90 km from Jindal Vijaynagar Airport	305 – 310 km from Bengaluru City

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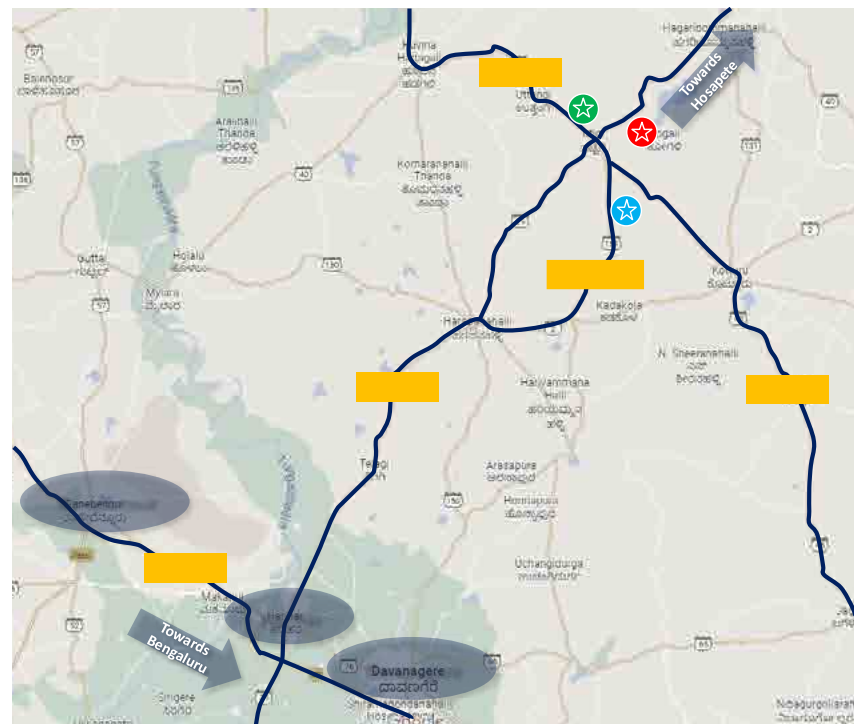
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The map illustrating the location of the subject property is provided below:



(Map not to scale)

16.4. Acquisition Details

Particulars	Details
Purchase Date for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019
Nature of Transaction & Acquisition Price:	Related Party Transaction INR 10,690 Mn

16.5. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
BESCOM Tariff – Commercial	INR per kWH	5.95
BESCOM Tariff – Industrial	INR per kWH	6.60

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Particular	Units	Information
Blended Tariff	INR per kWH	6.28 ²³
Adopted Tariff	INR per kWH	6.28
Development Assumptions		
COD	Qtr, Year	FY 2018 ²⁴
Useful Life	Years	25 Years
Other Financial Assumptions		
WACC (Complete/ Operational)	%	11.75%

Note: The breakup of operating expenses has been provided in the Detailed Valuation Report dated 5th June 2025.

16.6. Projected NOI Growth

The below table shows the projected Net Operating Income (NOI) Y-o-Y growth for the subject property. The underlying assumptions to achieve the said NOI will be detailed out in the Detailed Valuation Report.

Particulars	Unit	H2 FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34
Net Operating Income	INR Mn	542	1,051	997	372	259	132	265	268	270
Growth	%	-	-	-5%	-63%	-30%	-49%	100%	1%	1%

Particulars	Unit	FY 35	FY 36	FY 37	FY 38	FY 39	FY 40	FY 41	FY 42	FY 43
Net Operating Income	INR Mn	273	275	278	280	282	284	287	289	266
Growth	%	1%	1%	1%	1%	1%	1%	1%	1%	-8%

²³ In proportion of the distribution between commercial and industrial category consumers

²⁴ 40% commenced operations on 23rd January 2018 and balance 60% on 28th February 2018

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16.7. Market Value

The market value of Embassy Energy as on 30th September 2025 is as follows:

INR 3,772 Mn

(Indian Rupees Three Thousand Seven Hundred Seventy-Two Million Only)



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D. KEY ASSUMPTIONS AND DISCLOSURE





1. Cap Rate - Office

Capitalization rate (“Cap rate”) is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through private equity and the subject valuation is being carried out for public listing with better liquidity / marketability of ownership interest, the cap rate for the Subject Property was suitably adjusted.

The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties.

Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate (%)
Brookfield Asset Management	GIC & Brookfield REIT	Gurgaon	NCR	Candor Techspace G1	Commercial	2023	3,798,366	47,250	~8%
Jet Airways	Brookfield	BKC	Mumbai	Godrej BKC	Commercial	2025	83,524	3,703	~8.0%
Shapoorji Pallonji-Alliantz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	2,284,918	21,500	~8%
MP&A Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	1,100,000	15,000	~8%
Infiniti Developers	Subspace Technologies	Whitefield	Bangalore	Adityan Camellia	Commercial	2024	3,000,000	25,000	~8%
Infiniti Developers	GIC & Brookfield REIT**	Whitefield	Bangalore	Adityan Camellia	Commercial	2023	3,000,000	25,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT & GIC	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	2,700,000	65,000	~8%
Brookfield Properties	Brookfield REIT	Gurgaon	NCR	Candor Techspace G1	Commercial	2023	3,798,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	850,885	7,516	8.32%
TTIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	4,667,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	9,100,000	97,824	7.50%

- **Includes c.75,000 SF area under development that was expected to be operational by September 30, 2023.
- Source: Secondary Market Research
- Note: The above information is based on information published in public domain and discussions with various market players.



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Based on these considerations, an exit capitalisation rate ranging between 7.50% and 8.25% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. The cap rate considered for the valuation of subject properties has been captured in the specific subject property section.

2. Capitalization Rate Assumptions - Hospitality Development

Hotels are undisputedly a combination of business and real estate; the day-to-day operation of a hotel represents a business over and above the real estate value. The exercise is aimed at assessing the value of the property on the earnings generating capacity of the hotel. As per discussions with the Client, we understand that the investors are investing with a view of future earnings and not for the purpose of selling the assets in the present time. Hence the most appropriate method is the EV/EBITDA Multiple approach.

For this method, we have evaluated the historical data of publicly listed large and medium-sized hotel companies and calculated an average multiple. The average/median EV/EBITDA multiple from FY 2012 to FY 2025 ranges from 15 to 20. Many of these companies own multiple operational assets across various regions, with some also holding management contracts. Given that our subject property is a standalone asset, we have applied an EV/EBITDA multiple of 14, which aligns with investor return expectations for standalone properties, resulting in a 7.14% capitalization rate.

Company Name	31-03-2012	31-03-2013	31-03-2014	31-03-2015	31-03-2016	31-03-2017	31-03-2018	31-03-2019	31-03-2020	31-03-2021	31-03-2022	31-03-2023	31-03-2024	31-03-2025
ElIH Associated Hotels Limited	9.3x	9.6x	8.2x	12.2x	12.4x	13.5x	19.5x	16.5x	8.8x	15.7x	22.8x	16.4x		
ElIH Limited	17.9x	10.2x	14.6x	18.1x	15.4x	17.8x	27.7x	33.6x	11.6x	22.1x	29.3x	21.0x		
The Indian Hotels Company Limited	16.3x	14.4x	15.6x	24.7x	22.1x	21.1x	27.6x	23.8x	12.2x	32.3x	38.2x	35.8x		
Advani Hotels & Resorts (India) Limited	30.3x	18.4x	25.7x	16.1x	17.0x	14.0x	16.2x	23.0x	6.4x	9.7x	18.6x	16.2x		
TAJGVK Hotels & Resorts Limited	7.2x	8.9x	11.7x	12.9x	12.3x	22.2x	21.0x	24.5x	9.6x	9.3x	18.6x	15.3x		
Royal Orchid Hotels Limited	11.0x	45.6x	7.3x	10.3x	14.4x	17.1x	19.0x	13.9x	6.1x	10.2x	12.8x	14.4x		
Sinclair's Hotels Limited	37.1x	40.9x	21.1x	16.9x	11.9x	10.1x	8.9x	9.2x	2.6x	12.7x	26.5x	27.6x		
Kamat Hotels (India) Limited	21.7x	17.3x	21.4x	18.7x	21.8x	16.4x	14.7x	12.0x	8.7x	7.6x	10.1x	10.0x		
Lemon Tree Hotels Limited								49.3x	18.6x	25.3x	27.2x	23.8x		
Mahindra Holidays & Resorts India Limited	19.7x	20.3x	12.6x	14.2x	19.9x	17.0x	14.3x	10.5x	12.7x	16.8x	21.5x	16.1x		
Asian Hotels (West) Limited	9.2x	13.8x	25.4x	33.5x	15.3x	12.2x	9.3x	7.5x	6.8x	29.8x	29.8x	0.0x		
Oriental Hotels Limited	8.9x	8.7x	10.0x	12.6x	11.5x	18.3x	17.9x	17.5x	10.9x	18.0x	21.1x	21.8x		
Chalet Hotels Limited								30.6x	14.0x	29.9x	38.5x	25.8x		

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Country Club Hospitality & Holidays Limited	2.3x	1.9x	1.9x	4.1x	4.0x	4.9x	6.3x	10.6x	14.8x	NM	10.1x	13.8x
Asian Hotels (North) Limited	15.7x	17.0x	13.9x	18.4x	29.7x	19.3x	20.0x	16.9x	16.3x	31.5x	14.4x	11.3x
Asian Hotels (East) Limited	4.0x	NM	8.8x	9.6x	11.2x	11.6x	8.6x	8.9x	4.1x	5.4x	11.4x	16.7x

Source: Secondary Market Research

Based on the above highlighted attributes, the following cap rates have been adopted for the purpose of our valuation:

Asset Name	Capitalization Rate
Embassy Manyata	Office- 8.00% Hotel-7.14% (viz. an EV- EBITDA multiple of 14)
Embassy TechVillage	Office- 8.00% Hotel-7.14% (viz. an EV- EBITDA multiple of 14)
Embassy GolfLinks	7.75%
Embassy One	Office- 7.75% Hotel-7.14% (viz. an EV- EBITDA multiple of 14)
Embassy Hub	8.00%
Express Tower	7.50%
Embassy 247	8.00%
First International Financial Centre (FIFC)	7.75%
Embassy TechZone	8.25%
Embassy Quadron	8.25%
Embassy Qubix	8.25%
Embassy Oxygen	8.25%
Embassy Galaxy	8.00%
Hilton at GolfLinks	Hotel-7.14% (viz. an EV- EBITDA multiple of 14)
Embassy Energy	Not applicable
Embassy Splendid Techzone	8.25%

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(IBBI/RV/02/2022/14979)



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3. Discount Rate

The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

• Cost of Debt

The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Embassy REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

Please find below Cost of Debt for Comparable REIT.

Entity Name	Cost of Debt
Embassy REIT (June 2025)	7.5%
Brookfield REIT (June 2025)	8.1%
Mindspace REIT (June 2025)	7.8%
Knowledge REIT (June 2025)	8.9%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

• Cost of Equity

We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

- a. We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
- b. For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
- c. We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

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(IBBI/RV/02/2022/14979)





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- Debt-Equity Ratio (weightage of WACC)**

As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Embassy REIT is 49:51 and planned debt equity structure for Embassy REIT is 45:55.

However, SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC - Operational

Based on the above, the following WACC rate has been assumed for completed commercial assets part of the Embassy REIT:

Particulars	Cost	Weightage	WACC
Debt	8.4%	45.0%	~11.75%
Equity	14.5%	55.0%	

Derivation of WACC – Under Construction

- Cost of debt for under construction properties is considered based on prevailing Construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- The derived discount rate of 13% is arrived basis the assumption that the properties would have a higher discount rate during the construction period and would be normalized post construction to 11.75%.

Derivation of WACC - Hospitality Completed

Particulars	Cost	Weightage	WACC
Debt	8.7%	45.4%	~12.14%
Equity	15.0%	54.6%	

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

This discount rate applied to the available cash flows reflect the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

We have considered the cost of equity at 15.00% as per the market return expectations of various investors for Hospitality assets and we have also benchmarked CAPM model and inputs of same is detailed out as under

- We have considered risk free rate of 7.07% based on average 10-year Treasury bond yield.
- For calculation of beta, we have benchmarked historical returns of listed hospitality stocks compared to Nifty 50.
- We have considered market risk premium of 4.74% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

Derivation of WACC - Hospitality Under Construction

- Cost of debt for under construction properties is considered based on prevailing Construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for hospitality developments based on industry benchmarks and feedback received from financial institutions.

The derived discount rate of 13.5% is basis the assumption that the properties would have a higher discount rate during the construction period and would be normalized post construction to 12.14%.

4. Cost Escalation

The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

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BANGALORE:

Embassy Manyata:

Completed

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	11,852.7	15,339.7	16,534.6	17,374.2	17,835.9	17,612.5	18,274.7	18,593.8	19,033.2	19,847.0	21,133.1
Parking Income	INR Million	604.6	655.6	655.0	708.2	721.3	727.8	780.7	754.0	738.4	751.4	754.0
O&M income	INR Million	2,387.2	2,998.6	3,049.8	3,053.7	3,111.5	3,058.3	3,004.7	2,953.2	2,817.2	2,673.6	2,623.7
Other operating income	INR Million	118.5	153.4	165.3	173.7	176.4	176.1	182.7	185.9	190.3	198.5	211.3
Total Income	INR Million	14,963.2	19,115.3	20,404.7	21,309.9	21,847.1	21,574.7	22,222.9	22,487.0	22,779.1	23,470.5	24,722.1
Total Income from occupancy	INR Million	14,963.2	19,115.3	20,404.7	21,309.9	21,847.1	21,574.7	22,222.9	22,487.0	22,779.1	23,470.5	24,722.1
OPERATING COSTS												
O&M cost	INR Million	(1,313.6)	(1,383.8)	(1,479.8)	(1,553.8)	(1,631.5)	(1,713.1)	(1,798.8)	(1,888.7)	(1,983.1)	(2,082.3)	(2,186.4)
Insurance Cost	INR Million	(50.2)	(51.7)	(53.2)	(54.8)	(56.5)	(58.2)	(59.9)	(61.7)	(63.6)	(65.5)	(67.4)
Property Taxes	INR Million	(554.4)	(571.0)	(588.1)	(605.8)	(624.0)	(642.7)	(662.0)	(681.8)	(702.3)	(723.3)	(745.0)
Total Operating Costs	INR Million	(1,918.1)	(2,006.5)	(2,121.2)	(2,214.4)	(2,312.0)	(2,413.9)	(2,520.6)	(2,632.2)	(2,749.0)	(2,871.1)	(2,998.9)
Net operating Income	INR Million	13,045.0	17,108.8	18,283.5	19,095.4	19,535.1	19,160.8	19,702.3	19,854.7	20,030.2	20,599.4	21,723.3
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	271,540.9	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(2,715.4)	-
Fit Out Income	INR Million	290.8	258.8	161.7	123.9	34.1	-	-	-	-	-	-
Total Net income	INR Million	13,335.8	17,367.6	18,445.1	19,219.3	19,569.2	19,160.8	19,702.3	19,854.7	20,030.2	289,424.9	-
Property Management Fees	INR Million	(386.0)	(492.2)	(525.5)	(551.4)	(583.1)	(555.5)	(576.5)	(586.0)	(598.9)	(623.9)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(249.1)	(319.9)	(343.8)	(361.6)	(371.1)	(366.8)	(380.7)	(387.0)	(395.4)	(412.0)	-
Brokerage Expenses	INR Million	(198.1)	(82.4)	(53.9)	(57.2)	(13.1)	(197.8)	(86.8)	(124.4)	(274.7)	(321.7)	-
Capital expenditure - Construction	INR Million	(622.8)	-	-	-	-	-	-	-	-	-	-
Capital expenditure - upgradation	INR Million	(1,589.4)	(303.5)	-	-	-	-	-	-	-	-	-
Opex expenditure	INR Million	(530.8)	(530.8)	-	-	-	-	-	-	-	-	-
SEZ De-notification Cost Phase - 1	INR Million	-	-	-	-	-	-	-	-	-	-	-
SEZ De-notification Cost Phase - 2	INR Million	(300.4)	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	9,459.2	15,636.7	17,521.9	18,249.1	18,621.9	18,040.7	18,658.2	18,757.4	18,761.2	288,067.4	-

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EMBASSY OFFICE PARKS REIT

Under-Construction / Proposed

Particulars	Unit	1 30-Sep-25	2 30-Sep-26	3 30-Sep-27	4 30-Sep-28	5 30-Sep-29	6 30-Sep-30	7 30-Sep-31	8 30-Sep-32	9 30-Sep-33	10 30-Sep-34	11 30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	-	1,260.7	2,248.3	2,954.7	3,082.1	3,304.8	3,826.5	4,082.7	4,292.3	4,059.7	4,461.1
Parking Income	INR Million	-	48.3	76.9	111.7	115.8	122.1	128.5	133.2	140.4	149.7	169.3
O&M income	INR Million	-	225.2	380.3	487.0	502.3	540.9	614.4	643.2	672.6	644.6	579.5
Other operating income	INR Million	-	12.6	22.5	29.5	30.8	33.0	38.3	40.8	42.9	40.6	44.6
Total Income	INR Million	-	1,544.8	2,728.0	3,582.9	3,731.0	4,000.9	4,607.6	4,900.0	5,148.2	4,894.6	5,274.5
Total Income from occupancy	INR Million	-	1,544.8	2,728.0	3,582.9	3,731.0	4,000.9	4,607.6	4,900.0	5,148.2	4,894.6	5,274.5
OPERATING COSTS												
O&M cost	INR Million	(40.7)	(118.0)	(214.5)	(275.8)	(317.9)	(350.1)	(387.3)	(417.2)	(438.0)	(458.9)	(482.9)
Insurance Cost	INR Million	(2.9)	(6.9)	(9.9)	(10.1)	(10.9)	(12.4)	(12.8)	(13.2)	(13.6)	(14.0)	(14.4)
Property Taxes	INR Million	(32.3)	(75.7)	(108.9)	(112.1)	(120.1)	(137.5)	(141.7)	(145.9)	(150.3)	(154.8)	(159.4)
Total Operating Costs	INR Million	(75.9)	(200.6)	(333.2)	(398.1)	(448.8)	(506.1)	(541.8)	(576.3)	(601.9)	(628.7)	(656.8)
Net operating income	INR Million	(75.9)	1,344.3	2,392.8	3,184.9	3,282.2	3,494.8	4,065.8	4,323.7	4,546.3	4,265.8	4,617.7
Terminal Value		-	-	-	-	-	-	-	-	-	57,721.0	-
Transaction Cost		-	-	-	-	-	-	-	-	-	(577.2)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net Income	INR Million	(75.9)	1,344.3	2,392.8	3,184.9	3,282.2	3,494.8	4,065.8	4,323.7	4,546.3	4,265.8	4,617.7
Property Management Fees	INR Million	-	(39.6)	(70.4)	(92.9)	(98.6)	(103.8)	(119.8)	(127.7)	(134.3)	(127.5)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	-	(28.1)	(48.5)	(61.3)	(64.0)	(68.5)	(79.1)	(84.3)	(88.7)	(84.2)	-
Brokerage Expenses	INR Million	-	(57.8)	(50.8)	-	-	(53.2)	(36.5)	-	-	(151.6)	-
Capital expenditure - Construction	INR Million	(5,176.8)	(2,003.9)	(1,633.4)	(816.9)	(653.5)	-	-	-	-	-	-
Infra & Upgradation Cost	INR Million	(181.4)	-	(6.5)	(26.1)	(13.6)	-	-	-	-	-	-
SEZ De-notification cost Ph-1	INR Million	-	-	-	-	-	-	-	-	-	-	-
SEZ De-notification cost Ph-2	INR Million	-	-	-	-	-	(235.3)	(58.8)	-	-	-	-
Net Cashflows	INR Million	-	(5,436.2)	(783.2)	2,055.3	2,187.6	2,454.8	3,034.1	3,771.6	4,111.7	4,323.4	61,046.3

M3 Block A and M3 Block B

Particulars	Unit	1 1-Oct-25	2 1-Oct-26	3 1-Oct-27	4 1-Oct-28	5 1-Oct-29	6 1-Oct-30	7 1-Oct-31	8 1-Oct-32	9 1-Oct-33	10 1-Oct-34	11 1-Oct-35
OPERATING INCOME												
Lease Rentals	INR Million	2,944.5	3,068.5	3,148.9	3,367.0	3,511.1	3,607.7	3,730.9	3,863.3	3,828.8	4,551.8	4,738.3
Parking Income	INR Million	263.3	277.0	290.5	303.7	326.6	343.4	360.6	378.6	397.5	417.4	438.3
O&M income	INR Million	389.5	410.6	429.9	449.9	470.8	494.4	519.1	545.0	572.3	600.9	630.9
Other operating income	INR Million	29.4	30.7	31.5	33.7	35.1	36.1	37.3	38.6	38.3	45.5	47.4
Total Income	INR Million	3,626.8	3,786.8	3,900.8	4,154.3	4,343.6	4,481.5	4,647.8	4,825.6	4,836.9	5,615.6	5,854.8
Total Income from occupancy	INR Million	3,626.8	3,786.8	3,900.8	4,154.3	4,343.6	4,481.5	4,647.8	4,825.6	4,836.9	5,615.6	5,854.8
OPERATING COSTS												
O&M cost	INR Million	(322.8)	(338.9)	(355.9)	(373.7)	(392.3)	(412.0)	(432.6)	(454.2)	(476.9)	(500.7)	(525.8)
Insurance Cost	INR Million	(9.5)	(9.7)	(10.0)	(10.3)	(10.6)	(11.0)	(11.3)	(11.8)	(12.0)	(12.3)	(12.7)
Property Taxes	INR Million	(104.5)	(107.7)	(110.9)	(114.2)	(117.7)	(121.2)	(124.8)	(128.6)	(132.4)	(136.4)	(140.5)
Lease Hold	INR Million	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)
Total Operating Costs	INR Million	(437.0)	(456.6)	(477.0)	(498.4)	(520.9)	(544.3)	(568.9)	(594.6)	(621.5)	(649.7)	(679.2)
Net operating income	INR Million	3,189.8	3,330.3	3,423.8	3,655.8	3,822.8	3,937.2	4,078.9	4,230.9	4,215.4	4,965.9	5,175.6
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	3,189.8	3,330.3	3,423.8	3,655.8	3,822.8	3,937.2	4,078.9	4,230.9	4,215.4	4,965.9	5,175.6
Property Management Fees	INR Million	(97.1)	(101.3)	(104.1)	(111.1)	(116.2)	(119.6)	(123.9)	(128.4)	(127.9)	(150.4)	(158.7)
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(64.2)	(66.9)	(68.8)	(73.4)	(76.8)	(79.0)	(81.8)	(84.8)	(84.5)	(99.4)	(103.5)
Brokerage Expenses	INR Million	-	-	-	(12.1)	-	-	(90.2)	(107.9)	(157.0)	-	-
Capital expenditure - Construction	INR Million	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	-	3,028.5	3,162.1	3,250.9	3,459.1	3,629.8	3,738.6	3,783.1	3,909.8	3,845.9	4,915.4

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Particulars	Unit	23 30-Sep-25	24 1-Oct-47	25 1-Oct-48	26 1-Oct-49	27 1-Oct-50	28 1-Oct-51	29 1-Oct-52	30 1-Oct-53	31 1-Oct-54	32 1-Oct-55	33 1-Oct-56	34 1-Oct-57
OPERATING INCOME													
Lease Rentals	INR Million	4,862.9	5,203.6	5,447.4	5,596.8	6,047.7	6,328.1	6,229.4	7,061.2	7,350.5	7,126.3	8,121.3	
Parking Income	INR Million	460.2	483.2	507.3	532.7	559.3	587.3	616.7	647.5	679.9	713.9	749.6	
O&M income	INR Million	682.5	695.6	730.4	786.9	805.3	845.5	887.8	932.2	978.8	1,027.7	1,079.1	
Other operating income	INR Million	48.6	52.0	54.5	56.0	60.5	63.3	62.3	70.6	73.5	71.3	81.2	
Total Income	INR Million	6,034.2	6,434.4	6,739.6	6,952.3	7,472.7	7,824.2	7,796.2	8,711.5	9,082.7	8,939.2	10,031.2	
Total Income from occupancy	INR Million	6,034.2	6,434.4	6,739.6	6,952.3	7,472.7	7,824.2	7,796.2	8,711.5	9,082.7	8,939.2	10,031.2	
OPERATING COSTS													
O&M cost	INR Million	(552.1)	(579.7)	(608.7)	(639.1)	(671.0)	(704.6)	(739.8)	(776.8)	(815.7)	(856.4)	(899.3)	
Insurance Cost	INR Million	(13.1)	(13.5)	(13.9)	(14.3)	(14.7)	(15.2)	(15.6)	(16.1)	(16.6)	(17.1)	(17.6)	
Property Taxes	INR Million	(144.7)	(149.1)	(153.5)	(158.1)	(162.9)	(167.8)	(172.8)	(178.0)	(183.3)	(188.8)	(194.5)	
Lease Hold	INR Million	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	
Total Operating Costs	INR Million	(710.1)	(742.4)	(776.3)	(811.7)	(848.9)	(887.8)	(928.5)	(971.1)	(1,015.8)	(1,062.6)	(1,111.6)	
Net operating income	INR Million	5,324.1	5,692.0	5,963.4	6,140.6	6,623.9	6,936.4	6,867.7	7,740.4	8,066.9	7,876.6	8,919.7	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-	
Total Net income	INR Million	5,324.1	5,692.0	5,963.4	6,140.6	6,623.9	6,936.4	6,867.7	7,740.4	8,066.9	7,876.6	8,919.7	
Property Management Fees	INR Million	(161.2)	(172.2)	(180.3)	(185.6)	(200.0)	(209.4)	(207.3)	(233.4)	(243.1)	(237.3)	(268.6)	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(106.5)	(113.7)	(119.1)	(122.6)	(132.1)	(138.3)	(136.9)	(154.2)	(160.6)	(156.8)	(177.4)	
Brokerage Expenses	INR Million	-	(18.8)	-	-	-	-	(168.4)	-	-	(208.7)	-	
Capital expenditure - Construction	INR Million	-	-	-	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	-	5,056.5	5,387.2	5,664.0	5,832.5	6,291.7	6,588.8	6,355.1	7,352.8	7,663.2	7,273.7	8,473.7

Particulars	Unit	34 30-Sep-25	35 1-Oct-58	36 30-Sep-59	37 1-Oct-60	38 30-Sep-61	39 1-Oct-62	40 30-Sep-63	41 30-Sep-64	42 1-Oct-65	43 30-Sep-66	44 1-Oct-67	45 30-Sep-68	46 1-Oct-69
OPERATING INCOME														
Lease Rentals	INR Million	8,459.9	8,682.2	9,345.5	9,728.9	9,536.6	10,747.6	11,188.2	10,834.6	12,508.6	13,017.4	13,259.4		
Parking Income	INR Million	787.0	826.4	867.7	911.1	956.7	1,004.5	1,054.7	1,107.4	1,162.8	1,221.0	1,282.0		
O&M income	INR Million	1,133.1	1,189.7	1,249.2	1,311.7	1,377.3	1,446.1	1,518.4	1,594.4	1,674.1	1,757.8	1,845.7		
Other operating income	INR Million	84.6	86.8	93.5	97.3	95.4	107.5	111.9	108.3	125.1	130.2	132.6		
Total Income	INR Million	10,464.6	10,785.2	11,555.8	12,048.9	11,965.9	13,305.6	13,873.2	13,644.7	15,470.6	16,126.3	16,519.7		
Total Income from occupancy	INR Million	10,464.6	10,785.2	11,555.8	12,048.9	11,965.9	13,305.6	13,873.2	13,644.7	15,470.6	16,126.3	16,519.7		
OPERATING COSTS														
O&M cost	INR Million	(944.2)	(991.4)	(1,041.0)	(1,093.1)	(1,147.7)	(1,205.1)	(1,265.4)	(1,328.6)	(1,395.1)	(1,464.8)	(1,538.1)		
Insurance Cost	INR Million	(18.1)	(18.7)	(19.2)	(19.8)	(20.4)	(21.0)	(21.6)	(22.3)	(23.0)	(23.7)	(24.4)		
Property Taxes	INR Million	(200.3)	(206.3)	(212.5)	(218.9)	(225.5)	(232.2)	(239.2)	(246.4)	(253.8)	(261.4)	(269.2)		
Lease Hold	INR Million	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)		
Total Operating Costs	INR Million	(1,162.9)	(1,216.6)	(1,273.0)	(1,332.0)	(1,393.8)	(1,458.6)	(1,526.4)	(1,597.5)	(1,672.0)	(1,750.0)	(1,831.8)		
Net operating income	INR Million	9,301.7	9,568.5	10,282.9	10,716.9	10,572.1	11,847.1	12,346.8	12,047.2	13,798.6	14,376.3	14,687.9		
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-		
Total Net income	INR Million	9,301.7	9,568.5	10,282.9	10,716.9	10,572.1	11,847.1	12,346.8	12,047.2	13,798.6	14,376.3	14,687.9		
Property Management Fees	INR Million	(279.9)	(287.9)	(309.2)	(322.1)	(317.7)	(355.8)	(370.6)	(381.5)	(413.9)	(431.1)	(440.2)		
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(184.9)	(190.2)	(204.3)	(212.8)	(209.9)	(235.0)	(244.9)	(238.8)	(273.4)	(284.6)	(290.8)		
Brokerage Expenses	INR Million	-	-	-	-	(261.3)	-	-	(323.8)	-	-	-		
Capital expenditure - Construction	INR Million	-	-	-	-	-	-	-	-	-	-	-		
Net Cashflows	INR Million	-	8,836.8	9,090.5	9,769.4	10,182.0	9,783.3	11,256.3	11,731.3	11,123.0	13,111.3	13,660.5	13,956.8	

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Particulars	Unit	45	46	47	48	49	50	51	52	53
		30-Sep-25	1-Oct-69 30-Sep-70	1-Oct-70 30-Sep-71	1-Oct-71 30-Sep-72	1-Oct-72 30-Sep-73	1-Oct-73 30-Sep-74	1-Oct-74 30-Sep-75	1-Oct-75 30-Sep-76	1-Oct-76 30-Sep-77
OPERATING INCOME										
Lease Rentals	INR Million	14,384.6	14,967.7	14,551.3	16,540.1	17,210.6	16,526.1	18,666.3	18,760.0	14,070.0
Parking Income	INR Million	1,346.1	1,413.4	1,484.1	1,558.3	1,636.2	1,718.0	1,803.9	1,894.1	1,482.5
O&M income	INR Million	1,937.9	2,034.8	2,136.6	2,243.4	2,355.6	2,473.4	2,597.0	2,726.9	2,130.0
Other operating income	INR Million	143.8	149.7	145.5	165.4	172.1	165.3	186.7	187.6	140.7
Total Income	INR Million	17,812.5	18,565.6	18,317.5	20,507.2	21,374.5	20,882.8	23,253.9	23,568.6	17,823.1
Total Income from occupancy	INR Million	17,812.5	18,565.6	18,317.5	20,507.2	21,374.5	20,882.8	23,253.9	23,568.6	17,823.1
OPERATING COSTS										
O&M cost	INR Million	(1,615.0)	(1,695.7)	(1,780.5)	(1,869.5)	(1,963.0)	(2,061.1)	(2,164.2)	(2,272.4)	(1,775.0)
Insurance Cost	INR Million	(25.1)	(25.8)	(26.6)	(27.4)	(28.2)	(29.1)	(30.0)	(30.9)	(23.7)
Property Taxes	INR Million	(277.3)	(285.6)	(294.2)	(303.0)	(312.1)	(321.5)	(331.1)	(341.0)	(262.2)
Lease Hold	INR Million	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)
Total Operating Costs	INR Million	(1,917.5)	(2,007.4)	(2,101.5)	(2,200.1)	(2,303.5)	(2,411.9)	(2,525.5)	(2,644.5)	(2,061.0)
Net operating income	INR Million	15,894.9	16,558.3	16,216.0	18,307.0	19,071.0	18,470.9	20,728.4	20,924.1	15,762.1
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	15,894.9	16,558.3	16,216.0	18,307.0	19,071.0	18,470.9	20,728.4	20,924.1	15,762.1
Property Mangement Fees	INR Million	(478.2)	(495.9)	(485.4)	(547.9)	(570.6)	(552.3)	(619.7)	(625.3)	(470.8)
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(314.6)	(327.6)	(320.7)	(362.0)	(376.9)	(364.9)	(409.4)	(413.1)	(311.0)
Brokerage Expenses	INR Million	-	-	(405.4)	-	-	(502.4)	-	-	-
Capital expenditure - Construction	INR Million	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	-	15,104.1	15,734.7	15,004.5	17,397.1	18,123.5	17,051.3	19,699.3	19,885.7
			14,980.3							

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Manyata – Hospitality:

5 – Star

Year		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35	1-Oct-35 30-Sep-36
Revenue	INR Million	1,570	1,802	1,993	2,087	2,191	2,300	2,422	2,536	2,663	2,796	2,944
Departmental Expenses	INR Million	336	387	428	448	470	494	520	544	572	600	632
Undistributed Expenses	INR Million	467	523	578	605	635	667	702	736	772	811	854
Other Expenses	INR Million	63	69	73	76	79	83	86	90	93	97	101
Management Fees	INR Million	67	79	89	94	99	104	109	115	120	126	133
EBITDA	INR Million	637	745	824	863	907	953	1,004	1,052	1,106	1,162	1,224
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	17,136	-
Transaction Costs	INR Million	-	-	-	-	-	-	-	-	-	(171)	-
Total Net cashflows	INR Million	637	745	824	863	907	953	1,004	1,052	1,106	18,126	-

3 – Star

Year		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35	1-Oct-35 30-Sep-36
Revenue	INR Million	1,040	1,124	1,183	1,239	1,301	1,366	1,438	1,506	1,582	1,661	1,748
Departmental Expenses	INR Million	182	212	223	234	246	258	272	284	299	314	330
Undistributed Expenses	INR Million	301	303	320	335	351	369	388	407	427	448	472
Other Expenses	INR Million	42	44	46	48	50	52	54	56	58	61	63
Management Fees	INR Million	47	52	56	59	62	65	69	72	75	79	83
EBITDA	INR Million	468	512	538	564	592	622	656	687	722	759	799
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	11,192	-
Transaction Costs	INR Million	-	-	-	-	-	-	-	-	-	(112)	-
Total Net cashflows	INR Million	468	512	538	564	592	622	656	687	722	11,839	-

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Embassy TechVillage - Office:

Completed

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	8,494	10,100	10,627	11,241	11,623	12,182	12,808	13,773	14,891	15,577	16,830
Parking Income	INR Million	389	440	451	490	515	533	563	702	801	869	987
O&M income	INR Million	1,508	1,754	1,843	1,879	1,895	1,960	2,023	1,974	1,996	2,031	1,623
Other operating income	INR Million	85	101	106	112	116	122	128	138	149	156	168
Total Income	INR Million	10,475	12,394	13,027	13,722	14,149	14,797	15,521	16,587	17,837	18,632	19,608
Total Income from occupancy	INR Million	10,475	12,394	13,027	13,722	14,149	14,797	15,521	16,587	17,837	18,632	19,608
OPERATING COSTS												
O&M cost	INR Million	(777)	(852)	(913)	(961)	(1,010)	(1,060)	(1,113)	(1,169)	(1,227)	(1,288)	(1,353)
Insurance Cost	INR Million	(25)	(26)	(27)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)
Property Taxes	INR Million	(421)	(435)	(448)	(461)	(475)	(490)	(504)	(519)	(535)	(551)	(568)
Total Operating Costs	INR Million	(1,224)	(1,313)	(1,388)	(1,450)	(1,513)	(1,579)	(1,647)	(1,719)	(1,794)	(1,872)	(1,954)
Net operating Income	INR Million	9,252	11,081	11,639	12,272	12,636	13,218	13,874	14,868	16,043	16,760	17,654
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	220,678	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(2,207)	-
Fit Out Income	INR Million	29	25	25	25	3	-	-	-	-	-	-
Terminal Treatment of Cashflows	INR Million	-	-	-	-	-	-	-	-	-	(2,661)	-
Total Net income	INR Million	9,281	11,107	11,664	12,297	12,640	13,218	13,874	14,868	16,043	232,570	-
Property Management Fees	INR Million	(270)	(320)	(338)	(356)	(368)	(385)	(405)	(438)	(475)	(498)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(178)	(211)	(222)	(235)	(243)	(254)	(267)	(280)	(314)	(329)	-
Brokerage Expenses	INR Million	(57)	(26)	(116)	(85)	(5)	(13)	(138)	(175)	(59)	(148)	-
Capital Expenditure	INR Million	(2,730)	(88)	-	-	-	-	-	-	-	-	-
Park upgradation CAPEX	INR Million	(142)	(36)	-	-	-	-	-	-	-	-	-
OPEX Expenditure	INR Million	(216)	(144)	-	-	-	-	-	-	-	-	-
SEZ Denotification- Phase II	INR Million	(134)	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	5,554	10,282	10,990	11,622	12,024	12,565	13,064	13,965	15,195	231,595	-

Under Construction

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	-	-	317	527	527	801	806	806	691	697	697
Parking Income	INR Million	-	-	30	34	35	37	39	41	43	45	47
O&M income	INR Million	-	-	68	72	72	72	73	78	80	84	71
Other operating income	INR Million	-	-	3	5	5	6	6	6	7	7	7
Total Income	INR Million	-	-	418	638	640	717	724	730	821	833	823
Total Income from occupancy	INR Million	-	-	418	638	640	717	724	730	821	833	823
OPERATING COSTS												
O&M cost	INR Million	-	(5)	(23)	(34)	(44)	(47)	(49)	(51)	(54)	(57)	(59)
Insurance Cost	INR Million	-	(0)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Property Taxes	INR Million	-	(5)	(20)	(20)	(21)	(22)	(22)	(23)	(24)	(24)	(25)
Total Operating Costs	INR Million	-	(10)	(44)	(56)	(67)	(69)	(72)	(76)	(79)	(82)	(86)
Net operating Income	INR Million	-	(10)	375	582	574	647	652	654	743	751	737
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	9,211	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(92)	-
Total Net income	INR Million	-	(10)	375	582	574	647	652	654	743	9,870	-
Property Management Fees	INR Million	-	-	(11)	(17)	(17)	(19)	(20)	(20)	(22)	(22)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	-	-	(7)	(11)	(11)	(13)	(13)	(13)	(15)	(15)	-
Brokerage Expenses	INR Million	-	-	(68)	-	-	-	-	-	-	-	-
Capital Expenditure	INR Million	(907)	(680)	-	-	-	-	-	-	-	-	-
Park upgradation CAPEX	INR Million	(25)	(19)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	(932)	(709)	269	554	545	615	619	621	706	9,833	-

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EMBASSY OFFICE PARKS REIT

Embassy TechVillage – Hospitality:

5 – Star

Year		1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
Particulars	Unit											
Revenue	INR Million	-	1,088	1,493	1,789	2,254	2,367	2,492	2,609	2,740	2,877	3,029
Departmental Expenses	INR Million	-	252	342	493	621	652	687	719	755	793	835
Undistributed Expenses	INR Million	-	430	538	537	676	710	748	783	822	863	909
Management Fees	INR Million	-	34	52	69	86	97	102	110	116	122	128
Fixed Costs	INR Million	-	44	55	62	72	75	78	82	85	89	93
Construction Cost	INR Million	3,652	304	-	-	-	-	-	-	-	-	-
EBITDA	INR Million	(3,652)	24	506	629	798	833	877	915	962	1,010	1,064
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	14,902	-
Transaction Costs	INR Million	-	-	-	-	-	-	-	-	-	(149)	-
Total Net cashflows	INR Million	(3,652)	24	506	629	798	833	877	915	962	15,753	-

3 – Star

Year		1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
Particulars	Unit											
Revenue	INR Million	-	352	489	593	748	785	827	866	909	954	1,005
Departmental Expenses	INR Million	-	70	97	133	168	176	185	194	204	214	225
Undistributed Expenses	INR Million	-	139	176	178	224	236	248	260	273	286	301
Management Fees	INR Million	-	12	18	24	31	34	36	39	41	43	45
Fixed Costs	INR Million	-	22	27	29	33	34	36	37	38	40	42
Construction Cost	INR Million	1,539	128	-	-	-	-	-	-	-	-	-
EBITDA	INR Million	(1,539)	(20)	171	229	292	305	322	336	353	371	391
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	5,476	-
Transaction Costs	INR Million	-	-	-	-	-	-	-	-	-	(55)	-
Total Net cashflows	INR Million	(1,539)	(20)	171	229	292	305	322	336	353	5,792	-

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EMBASSY OFFICE PARKS REIT

Embassy GolfLinks:

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	5,789	6,067	6,277	6,593	6,872	7,091	7,351	7,484	7,588	7,707	8,693
Parking Income	INR Million	206	217	226	229	231	233	241	265	284	310	366
O&M Income	INR Million	1,405	1,476	1,526	1,592	1,663	1,746	1,827	1,918	2,005	2,091	2,200
Other operating income	INR Million	58	61	63	66	69	71	74	75	76	77	87
Total Income	INR Million	7,438	7,820	8,092	8,480	8,834	9,140	9,493	9,741	9,953	10,184	11,346
Total Income from occupancy	INR Million	7,438	7,820	8,092	8,480	8,834	9,140	9,493	9,741	9,953	10,184	11,346
OPERATING COSTS												
O&M cost	INR Million	(1,126)	(1,182)	(1,241)	(1,303)	(1,368)	(1,437)	(1,508)	(1,594)	(1,663)	(1,746)	(1,834)
Insurance Cost	INR Million	(22)	(23)	(23)	(24)	(25)	(26)	(27)	(28)	(28)	(29)	(30)
Property Taxes	INR Million	(80)	(82)	(85)	(86)	(90)	(93)	(96)	(99)	(101)	(104)	(108)
Out flow to Landowner	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Operating Costs	INR Million	(1,228)	(1,287)	(1,349)	(1,415)	(1,483)	(1,555)	(1,630)	(1,710)	(1,793)	(1,880)	(1,971)
Net operating Income	INR Million	6,211	6,533	6,742	7,065	7,351	7,585	7,863	8,032	8,161	8,305	9,376
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	120,975	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(1,210)	-
Fit Out Income	INR Million	216	191	155	140	62	23	23	23	23	8	-
Terminal Treatment of Cashflows	INR Million	-	-	-	-	-	-	-	-	-	(3,968)	-
Total Net Income	INR Million	6,427	6,724	6,897	7,205	7,413	7,608	7,887	8,055	8,184	124,110	-
Property Mangement Fees	INR Million	(187)	(186)	(202)	(211)	(217)	(223)	(231)	(235)	(239)	(243)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(120)	(126)	(130)	(138)	(142)	(146)	(152)	(155)	(157)	(160)	-
Brokerage Expenses	INR Million	(9)	(17)	(10)	(10)	(4)	(45)	(48)	(102)	(97)	(84)	-
Capital expenditure - upgradation	INR Million	(352)	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	5,759	6,385	6,556	6,847	7,050	7,195	7,455	7,563	7,690	123,623	-



EMBASSY OFFICE PARKS REIT

Embassy One:

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	300	396	466	481	502	521	542	552	541	577	620
Parking Income	INR Million	13	15	15	15	15	15	13	10	6	3	-
O&M Income	INR Million	35	49	69	73	76	80	84	88	93	96	102
WeWork Revenue	INR Million	91	53	-	-	-	-	-	-	-	-	-
Total Income	INR Million	440	514	554	569	593	616	640	650	640	678	722
Total Income from occupancy	INR Million	440	514	554	569	593	616	640	650	640	678	722
OPERATING COSTS												
O&M cost	INR Million	(52)	(55)	(58)	(61)	(64)	(67)	(70)	(74)	(77)	(81)	(85)
Insurance Cost	INR Million	(1)	(1)	(1)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Property Taxes	INR Million	(12)	(12)	(13)	(13)	(13)	(14)	(14)	(15)	(15)	(16)	(16)
Total Operating Costs	INR Million	(66)	(69)	(72)	(75)	(79)	(82)	(86)	(90)	(94)	(99)	(103)
Net operating Income	INR Million	375	445	482	494	514	533	554	560	545	579	619
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	7,987	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(80)	-
Fit Out Income	INR Million	58	80	80	48	24	3	3	3	3	3	-
Total Net income	INR Million	433	525	562	542	538	536	557	563	549	8,490	-
Property Mangement Fees	INR Million	(11)	(15)	(17)	(16)	(16)	(16)	(17)	(17)	(17)	(18)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(6)	(8)	(10)	(10)	(10)	(11)	(11)	(11)	(11)	(12)	-
Brokerage Expenses	INR Million	-	(8)	-	(1)	-	-	(2)	(7)	(14)	(10)	-
Capital expenditure - upgradation & Solar	INR Million	-	-	-	-	-	-	-	-	-	-	-
OPEX	INR Million	(14)	(14)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	402	481	536	514	511	510	527	528	507	8,451	-

Four Seasons:

Year	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
Revenue	1,668	1,707	1,977	2,259	2,569	2,906	3,146	3,295	3,480	3,633	3,825
Departmental Expenses	376	404	508	606	689	779	844	884	928	974	1,026
Undistributed Expenses	584	598	692	791	899	1,017	1,101	1,153	1,211	1,271	1,329
Other Expenses	60	62	68	74	81	89	95	99	103	108	112
Management Fees	92	92	100	109	124	140	152	159	167	175	185
EBITDA	556	552	609	679	776	880	955	1,001	1,051	1,105	1,173
Terminal Value	-	-	-	-	-	-	-	-	-	-	16,415
Transaction Costs	-	-	-	-	-	-	-	-	-	-	(164)
Total Net cashflows	556	552	609	679	776	880	955	1,001	1,051	1,105	17,356





EMBASSY OFFICE PARKS REIT

Embassy Business Hub:

Embassy Hub Phase 1

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	271	318	322	324	360	370	372	420	420	424	544
Parking Income	INR Million	1	1	1	1	1	1	1	1	1	2	37
O&M income	INR Million	47	67	71	74	78	82	86	90	95	100	105
Land Owner O&M income	INR Million	29	41	43	46	48	50	53	55	58	61	64
Other operating income	INR Million	3	3	3	3	4	4	4	4	4	4	5
Total income	INR Million	351	431	440	448	496	507	516	572	584	590	755
Total income from occupancy	INR Million	351	431	440	448	496	507	516	572	584	590	755
OPERATING COSTS												
O&M cost	INR Million	(40)	(58)	(59)	(62)	(65)	(68)	(72)	(75)	(79)	(83)	(87)
Land Owner O&M cost	INR Million	(25)	(34)	(36)	(38)	(40)	(42)	(44)	(46)	(48)	(51)	(53)
Insurance Cost	INR Million	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Property Taxes	INR Million	(18)	(19)	(19)	(20)	(20)	(21)	(22)	(22)	(23)	(24)	(24)
Total Operating Costs	INR Million	(85)	(111)	(116)	(122)	(127)	(133)	(139)	(146)	(153)	(160)	(167)
Net operating income	INR Million	267	320	324	327	369	374	377	426	432	430	588
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	7,350	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(74)	-
Terminal Treatment	INR Million	-	-	-	-	-	-	-	-	-	(315)	-
Total Net income	INR Million	267	320	324	327	369	374	377	426	432	7,392	-
Property Management Fees	INR Million	(8)	(10)	(10)	(10)	(11)	(11)	(11)	(13)	(13)	(13)	-
Other Operating Expenses	INR Million	(5)	(6)	(6)	(7)	(7)	(7)	(7)	(8)	(9)	(9)	-
Brokerage Expenses	INR Million	(3)	-	-	-	-	-	-	-	-	(2)	-
Capital expenditure	INR Million	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	250	304	308	310	351	355	358	405	410	7,369	-

Embassy Hub Phase 2

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	12	266	685	820	887	935	943	1,020	1,075	1,081	1,187
Parking Income	INR Million	-	23	40	44	46	49	51	54	58	59	62
O&M income	INR Million	1	49	103	147	168	174	180	187	194	202	209
Land Owner O&M income	INR Million	-	24	50	72	80	85	88	91	95	98	102
Other operating income	INR Million	-	3	7	8	9	9	9	10	10	11	12
Total income	INR Million	13	304	885	1,091	1,100	1,251	1,272	1,362	1,431	1,450	1,572
Total income from occupancy	INR Million	13	304	885	1,091	1,100	1,251	1,272	1,362	1,431	1,450	1,572
OPERATING COSTS												
O&M cost	INR Million	(0)	(41)	(86)	(122)	(140)	(145)	(150)	(156)	(162)	(168)	(174)
Land Owner O&M cost	INR Million	-	(20)	(42)	(80)	(87)	(71)	(73)	(78)	(79)	(82)	(85)
Insurance Cost	INR Million	(0)	(3)	(4)	(4)	(4)	(4)	(5)	(5)	(5)	(5)	(5)
Property Taxes	INR Million	(0)	(28)	(44)	(45)	(46)	(48)	(49)	(51)	(52)	(54)	(55)
Total Operating Costs	INR Million	(1)	(91)	(176)	(231)	(257)	(268)	(278)	(288)	(298)	(309)	(320)
Net operating income	INR Million	12	304	709	859	933	984	994	1,075	1,133	1,141	1,252
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	15,650	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(156)	-
Total Net income	INR Million	12	304	709	859	933	984	994	1,075	1,133	16,634	-
Property Management Fees	INR Million	(0)	(10)	(22)	(26)	(28)	(30)	(30)	(33)	(34)	(35)	-
Other Operating Expenses	INR Million	-	(6)	(14)	(17)	(18)	(19)	(19)	(21)	(22)	(22)	-
Brokerage Expenses	INR Million	(3)	(85)	(49)	-	-	-	-	-	-	(2)	-
Capital expenditure	INR Million	(4,507)	(1,722)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	(4,498)	(1,519)	624	816	886	935	945	1,021	1,077	16,576	-

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Hilton Embassy GolfLinks:

Year		1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
Revenue	INR Million	1,265	1,342	1,413	1,480	1,554	1,632	1,718	1,799	1,889	1,983	2,088
Departmental Expenses	INR Million	225	238	251	263	278	290	305	318	335	352	371
Undistributed Expenses	INR Million	389	395	416	435	457	480	505	529	555	583	614
Other Expenses	INR Million	57	60	62	64	67	70	72	75	78	81	85
Management Fees	INR Million	79	83	88	92	97	101	107	112	117	123	130
Capex	INR Million	5	-	-	-	-	-	-	-	-	-	-
EBITDA	INR Million	531	566	597	626	658	691	729	764	803	844	889
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	12,448	-
Transaction Costs	INR Million	-	-	-	-	-	-	-	-	-	(124)	-
Total Net cashflows	INR Million	531	566	597	626	658	691	729	764	803	13,167	-

Embassy Energy

Year		1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36	12 1-Oct-36 30-Sep-37	13 1-Oct-37 30-Sep-38	14 1-Oct-38 30-Sep-39	15 1-Oct-39 30-Sep-40	16 1-Oct-40 30-Sep-41	17 1-Oct-41 30-Sep-42	18 1-Oct-42 26-Feb-43
Revenue	INR Million	1,157	1,119	1,054	1,039	1,057	1,076	1,095	1,115	1,135	1,155	1,176	1,197	1,218	1,240	1,262	1,285	1,307	552
Commercial / Industrial Tariff (INR mm)		1,157	1,119	1,054	1,039	1,057	1,076	1,095	1,115	1,135	1,155	1,176	1,197	1,218	1,240	1,262	1,285	1,307	552
Total Revenue	INR Million	1,157	1,119	1,054	1,039	1,057	1,076	1,095	1,115	1,135	1,155	1,176	1,197	1,218	1,240	1,262	1,285	1,307	552
Operating Costs																			
O&M Cost	INR Million	72	75	77	81	84	87	91	94	98	102	106	110	115	119	124	129	134	57
Admin Cost	INR Million	6	6	6	6	7	7	7	8	8	8	9	9	9	10	10	10	11	5
Employee Cost	INR Million	6	6	6	6	7	7	7	8	8	8	9	9	9	10	10	10	11	5
Insurance Cost	INR Million	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	2
Property Tax	INR Million	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Additional Surcharge	INR Million	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Access Charges	INR Million	0	0	221	882	696	707	720	732	746	758	772	786	800	814	829	844	859	362
Inverter Replacement Cost	INR Million	0	0	0	0	0	130	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure	INR Million	89	92	316	781	797	943	829	846	863	881	899	918	937	956	976	997	1,018	430
Net Cash Flow	INR Million	1,069	1,027	738	258	261	134	268	269	271	274	276	279	281	283	288	288	290	122
Net Cash Flow	INR Million	1,069	1,027	738	258	261	134	268	269	271	274	276	279	281	283	288	288	290	122

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

MUMBAI:

Express Towers

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	1,634.4	1,638.8	1,683.1	1,753.9	1,820.8	1,882.9	1,959.9	2,006.1	2,154.3	2,240.1	2,432.2
O&M income	INR Million	198.7	212.3	211.3	211.4	215.0	209.8	212.4	218.6	219.8	230.8	257.2
Other operating income (Telecom)	INR Million	1.2	1.2	1.3	1.4	1.5	1.8	1.7	1.7	1.8	1.9	2.0
Total Income	INR Million	1,834.3	1,852.4	1,895.7	1,966.6	2,037.3	2,094.3	2,174.0	2,226.5	2,376.0	2,472.8	2,691.4
Total Income from occupancy	INR Million	1,834.3	1,852.4	1,895.7	1,966.6	2,037.3	2,094.3	2,174.0	2,226.5	2,376.0	2,472.8	2,691.4
OPERATING COSTS												
O&M cost	INR Million	(131.6)	(138.2)	(145.1)	(152.3)	(159.9)	(167.0)	(176.3)	(185.1)	(194.4)	(204.1)	(214.3)
Insurance Cost	INR Million	(2.2)	(2.3)	(2.3)	(2.4)	(2.5)	(2.6)	(2.7)	(2.8)	(2.9)	(3.0)	(3.0)
Property Taxes	INR Million	(28.8)	(29.7)	(30.6)	(31.5)	(32.4)	(33.4)	(34.4)	(35.4)	(36.5)	(37.6)	(38.7)
Total Operating Costs	INR Million	(162.6)	(169.1)	(178.0)	(186.2)	(194.9)	(203.9)	(213.4)	(223.3)	(233.7)	(244.6)	(256.0)
Net operating Income	INR Million	1,672	1,682	1,718	1,780	1,842	1,890	1,961	2,003	2,142	2,228	2,435
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	32,471.8	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(324.7)	-
Total Net Income	INR Million	1,671.7	1,682.2	1,717.7	1,780.4	1,842.4	1,890.5	1,960.6	2,003.2	2,142.3	2,228.3	2,435.0
Property Management Fees	INR Million	(49.0)	(49.2)	(50.5)	(52.6)	(54.6)	(56.5)	(58.8)	(60.2)	(64.6)	(67.2)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(32.7)	(32.8)	(33.7)	(35.1)	(36.4)	(37.7)	(39.2)	(40.1)	(43.1)	(44.8)	-
Brokerage Expenses	INR Million	(1.9)	(41.4)	(32.5)	(12.1)	(11.4)	(25.1)	(65.4)	(51.3)	(26.0)	(14.5)	-
Operation expenditure	INR Million	(16.5)	(16.5)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	1,571.6	1,542.4	1,601.0	1,680.6	1,740.0	1,771.3	1,797.2	1,851.6	2,008.6	2,146.6	2,435.0

FIFC - (First International Finance Center)

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	1,374.9	1,368.6	1,455.0	1,472.3	1,408.9	1,573.9	1,573.0	1,688.8	1,745.8	1,756.6	2,012.3
O&M income	INR Million	94.3	98.2	106.6	112.6	116.0	121.9	127.8	134.3	141.0	148.1	163.9
Other operating income (Telecom)	INR Million	1.1	1.2	1.2	1.3	1.4	1.4	1.5	1.6	1.6	1.7	1.8
Total Income	INR Million	1,470.3	1,468.0	1,562.8	1,586.2	1,526.2	1,697.2	1,702.4	1,824.7	1,888.5	1,906.4	2,178.0
Total Income from occupancy	INR Million	1,470.3	1,468.0	1,562.8	1,586.2	1,526.2	1,697.2	1,702.4	1,824.7	1,888.5	1,906.4	2,178.0
OPERATING COSTS												
O&M cost	INR Million	(83.9)	(88.1)	(92.5)	(97.1)	(101.9)	(107.0)	(112.4)	(118.0)	(123.9)	(130.1)	(136.6)
Insurance Cost	INR Million	(0.3)	(0.3)	(0.3)	(0.3)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)
Property Taxes	INR Million	(54.8)	(56.4)	(58.1)	(59.8)	(61.7)	(63.5)	(65.4)	(67.4)	(69.4)	(71.5)	(73.6)
Total Operating Costs	INR Million	(139.0)	(144.8)	(150.9)	(157.3)	(164.0)	(170.9)	(178.2)	(185.8)	(193.7)	(202.0)	(210.7)
Net operating Income	INR Million	1,331	1,323	1,412	1,429	1,362	1,526	1,524	1,639	1,695	1,704	1,967
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	25,385.5	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(253.9)	-
Total Net Income	INR Million	1,331.3	1,323.2	1,412.0	1,428.9	1,362.2	1,526.4	1,524.2	1,638.9	1,694.8	2,146.6	1,967.0
Property Management Fees	INR Million	(41.2)	(41.1)	(43.7)	(44.2)	(42.3)	(47.2)	(47.2)	(50.7)	(52.4)	(52.7)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(27.5)	(27.4)	(29.1)	(29.4)	(28.2)	(31.5)	(31.5)	(33.8)	(34.9)	(35.1)	-
Brokerage Expenses	INR Million	(1.1)	(17.4)	(9.8)	(30.1)	(69.2)	(1.4)	(22.2)	(12.5)	(38.4)	(88.4)	-
Operation expenditure	INR Million	(0.4)	(0.4)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	1,261.1	1,237.0	1,329.4	1,325.2	1,222.5	1,446.4	1,423.3	1,542.0	1,569.1	2,146.6	1,967.0

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Embassy 247

Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	1,620.8	1,663.3	1,667.1	1,688.8	1,788.2	1,861.2	1,930.2	2,019.6	2,125.5	2,269.4	2,382.1
Parking Income	INR Million	2.0	2.0	2.0	1.4	1.4	-	-	-	-	-	-
O&M income	INR Million	257.0	273.1	272.7	258.2	252.0	247.9	244.4	244.6	250.9	263.4	294.0
Other operating income (Telecom)	INR Million	16.2	16.6	16.7	16.6	17.9	18.6	19.3	20.2	21.3	22.7	23.8
Total Income	INR Million	1,896.1	1,955.1	1,958.5	1,937.0	2,059.5	2,127.7	2,193.9	2,284.3	2,397.6	2,555.5	2,699.8
Total Income from occupancy	INR Million	1,896.1	1,955.1	1,958.5	1,937.0	2,059.5	2,127.7	2,193.9	2,284.3	2,397.6	2,555.5	2,699.8
OPERATING COSTS												
O&M cost	INR Million	(150.4)	(157.9)	(165.8)	(174.1)	(182.8)	(191.9)	(201.5)	(211.6)	(222.2)	(233.3)	(245.0)
Insurance Cost	INR Million	(4.9)	(4.8)	(4.7)	(4.9)	(5.0)	(5.2)	(5.3)	(5.5)	(5.8)	(6.0)	(6.0)
Property Taxes	INR Million	(57.8)	(59.4)	(61.1)	(63.0)	(64.9)	(66.8)	(68.8)	(70.9)	(73.0)	(75.2)	(77.5)
Total Operating Costs	INR Million	(212.5)	(221.9)	(231.7)	(241.9)	(252.7)	(263.9)	(275.7)	(288.0)	(300.9)	(314.3)	(328.4)
Net operating Income	INR Million	1,684	1,733	1,727	1,695	1,807	1,864	1,918	1,996	2,097	2,241	2,371
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	29,642.8	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(296.4)	-
Fit Out Income	INR Million	7.1	0.6	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	1,690.7	1,733.8	1,726.9	1,695.1	1,806.7	1,863.9	1,918.2	1,996.4	2,096.8	2,241.4	2,371.0
Property Management Fees	INR Million	(49.4)	(50.5)	(50.8)	(50.4)	(54.2)	(56.4)	(58.5)	(61.2)	(64.4)	(68.8)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(32.5)	(33.3)	(33.4)	(33.2)	(35.8)	(37.2)	(38.6)	(40.4)	(42.5)	(45.4)	-
Brokerage Expenses	INR Million	(1.5)	(26.2)	(26.8)	(64.9)	(13.2)	(15.1)	(35.9)	(34.2)	(82.8)	(16.9)	-
Operation expenditure	INR Million	(10.9)	(10.9)	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	1,596.4	1,612.9	1,616.2	1,546.6	1,703.5	1,755.2	1,785.2	1,860.7	1,907.1	2,146.6	1,967.0

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

PUNE:

Embassy TechZone

Completed:

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11	
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME													
Lease Rentals	INR Million	1,514.0	1,672.0	1,780.9	1,847.6	2,010.1	2,045.0	2,164.9	2,219.0	2,093.4	2,427.5	2,530.0	
Parking Income	INR Million	33.7	40.7	43.1	46.9	59.4	67.1	71.5	80.1	100.5	119.2	131.8	
O&M income	INR Million	479.9	524.8	580.5	603.8	612.2	617.2	627.7	622.7	585.2	586.0	539.8	
Other operating income	INR Million	15.1	16.7	17.8	18.5	20.1	20.5	21.6	22.2	20.9	24.3	25.3	
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-	
Total Income	INR Million	2,042.7	2,254.3	2,402.3	2,516.5	2,701.9	2,749.8	2,885.7	2,944.0	2,800.0	3,157.0	3,227.0	
Total Income from occupancy	INR Million	2,042.7	2,254.3	2,402.3	2,516.5	2,701.9	2,749.8	2,885.7	2,944.0	2,800.0	3,157.0	3,227.0	
OPERATING COSTS													
O&M cost	INR Million	(276.2)	(290.0)	(304.5)	(319.7)	(335.7)	(352.5)	(370.1)	(388.5)	(408.0)	(428.4)	(449.9)	
Insurance Cost	INR Million	(7.8)	(8.0)	(8.3)	(8.5)	(8.8)	(9.0)	(9.3)	(9.6)	(9.9)	(10.2)	(10.5)	
Property Taxes	INR Million	(29.3)	(30.2)	(31.1)	(32.0)	(33.0)	(33.9)	(35.0)	(36.0)	(37.1)	(38.2)	(39.4)	
Total Operating Costs	INR Million	(313.2)	(328.2)	(343.8)	(360.2)	(377.4)	(395.5)	(414.4)	(434.2)	(455.0)	(476.8)	(499.7)	
Net operating income	INR Million	1,729.5	1,926.1	2,058.5	2,156.3	2,324.5	2,354.4	2,471.4	2,509.8	2,345.0	2,680.2	2,727.3	
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	-	33,058.2	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	-	(330.6)	
Fit Out Income	INR Million	58.5	51.5	23.4	-	-	-	-	-	-	-	-	
Total Net income	INR Million	1,788.0	1,977.6	2,081.9	2,156.3	2,324.5	2,354.4	2,471.4	2,509.8	2,345.0	35,407.8	-	
Property Management Fees	INR Million	(48.8)	(53.4)	(56.0)	(57.4)	(62.7)	(64.0)	(67.7)	(69.6)	(66.4)	(77.1)	-	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(31.0)	(34.3)	(36.5)	(37.9)	(41.4)	(42.2)	(44.7)	(46.0)	(43.9)	(50.9)	-	
Brokerage Expenses	INR Million	(9.8)	(12.4)	(22.0)	(47.5)	(10.7)	(17.4)	(17.0)	(38.0)	(74.6)	(16.4)	-	
Capital Expenditure	INR Million	(21.4)	(2.5)	-	-	-	-	-	-	-	-	-	
Opex	INR Million	(125.9)	(125.9)	-	-	-	-	-	-	-	-	-	
Sez De-notification cost	INR Million	(1.8)	(108.4)	(54.2)	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	-	1,549.4	1,640.7	1,913.3	2,013.5	2,209.7	2,230.8	2,341.9	2,356.2	2,160.1	35,263.4	

Embassy TechZone- Under construction blocks

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11	
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME													
Lease Rentals	INR Million		3.2	19.8	22.1	23.4	25.4	311.0	1,220.4	1,711.0	1,835.6	1,965.5	2,083.2
Parking Income	INR Million		-	-	-	-	-	-	-	-	-	-	-
O&M income	INR Million		2.5	6.8	6.8	6.8	6.8	151.2	352.2	415.9	415.9	415.9	431.8
Other operating income	INR Million		0.0	0.2	0.2	0.2	0.3	3.1	12.2	17.1	18.4	19.7	(37.8)
Cafeteria Income	INR Million		-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million		5.7	26.8	29.1	30.4	32.5	465.2	1,584.8	2,144.0	2,269.8	2,401.1	2,477.1
Total Income from occupancy	INR Million		5.7	26.8	29.1	30.4	32.5	465.2	1,584.8	2,144.0	2,269.8	2,401.1	2,477.1
OPERATING COSTS													
O&M cost	INR Million		(1.4)	(2.6)	(3.7)	(4.2)	(4.4)	(143.3)	(223.2)	(310.9)	(326.4)	(342.7)	(359.9)
Insurance Cost	INR Million		(0.1)	(0.1)	(0.1)	(0.1)	(0.1)	(7.2)	(7.4)	(7.7)	(7.9)	(8.1)	(8.4)
Property Taxes	INR Million		(0.3)	(0.4)	(0.4)	(0.4)	(0.4)	(27.2)	(28.0)	(28.8)	(29.7)	(30.6)	(31.5)
Total Operating Costs	INR Million		(1.7)	(3.1)	(4.2)	(4.7)	(4.9)	(177.7)	(258.7)	(347.3)	(364.0)	(381.4)	(399.7)
Net operating Income	INR Million		4.0	23.6	24.9	25.7	27.6	287.6	1,326.2	1,796.7	1,905.9	2,019.7	2,077.4
Terminal Value	INR Million		-	-	-	-	-	-	-	-	-	25,180.2	-
Transaction Cost	INR Million		-	-	-	-	-	-	-	-	-	(251.8)	-
Fit Out Income	INR Million		-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million		4.0	23.6	24.9	25.7	27.6	287.6	1,326.2	1,796.7	1,905.9	26,948.1	-
Property Mangement Fees	INR Million		(0.1)	(0.6)	(0.7)	(0.7)	(0.8)	(9.4)	(37.0)	(51.8)	(55.6)	(59.6)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million		(0.1)	(0.4)	(0.4)	(0.5)	(0.5)	(6.2)	(24.4)	(34.2)	(36.7)	(39.3)	-
Brokerage Expenses	INR Million		(2.7)	(0.9)	-	-	-	(160.0)	(114.8)	(13.8)	-	-	-
Capital expenditure	INR Million		-	-	(1,678.8)	(4,346.6)	(4,346.6)	-	-	-	-	-	-
SEZ De-notification Cost	INR Million		(21.4)	(7.1)	-	-	(263.1)	(1,052.5)	(551.3)	-	-	-	-
Net Cashflows	INR Million	0	(20.3)	14.6	(1,655.0)	(4,322.1)	(4,583.5)	(940.5)	598.6	1,696.9	1,813.5	26,849.2	-

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

Embassy Quadron:

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11	
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME													
Lease Rentals	INR Million	270.8	312.8	441.7	544.2	761.7	865.2	955.1	1,046.7	1,148.6	1,339.5	1,433.0	
Parking Income	INR Million	16.7	17.0	17.7	22.3	26.3	27.8	29.3	30.8	32.6	37.8	40.6	
O&M income	INR Million	102.0	133.1	191.7	237.7	295.3	324.7	349.0	376.9	399.5	407.6	375.5	
Other operating income	INR Million	2.7	3.1	4.4	5.4	7.6	8.7	9.6	10.5	11.5	13.4	14.3	
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-	
Total Income	INR Million	392.3	466.1	655.6	809.7	1,090.9	1,226.4	1,343.0	1,464.9	1,592.2	1,798.4	1,863.5	
Total Income from occupancy	INR Million	392.3	466.1	655.6	809.7	1,090.9	1,226.4	1,343.0	1,464.9	1,592.2	1,798.4	1,863.5	
OPERATING COSTS													
O&M cost	INR Million	(192.1)	(201.7)	(211.8)	(222.4)	(233.5)	(245.2)	(257.4)	(270.3)	(283.8)	(298.0)	(312.9)	
Insurance Cost	INR Million	(4.3)	(4.4)	(4.5)	(4.7)	(4.8)	(5.0)	(5.1)	(5.3)	(5.4)	(5.6)	(5.8)	
Property Taxes	INR Million	(17.9)	(18.4)	(18.9)	(19.5)	(20.1)	(20.7)	(21.3)	(22.0)	(22.6)	(23.3)	(24.0)	
Total Operating Costs	INR Million	(214.3)	(224.5)	(235.3)	(246.6)	(258.4)	(270.9)	(283.9)	(297.6)	(311.9)	(326.9)	(342.7)	
Net operating income	INR Million	178.0	241.6	420.3	563.1	832.5	955.5	1,059.1	1,167.4	1,280.3	1,471.5	1,520.8	
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	-	18,433.5	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	-	(184.3)	
Fit Out Income	INR Million	8.7	-	-	-	-	-	-	-	-	-	-	
Total Net income	INR Million	186.7	241.6	420.3	563.1	832.5	955.5	1,059.1	1,167.4	1,280.3	19,720.7	-	
Property Mangement Fees	INR Million	(9.0)	(10.0)	(13.9)	(17.2)	(23.9)	(27.0)	(29.8)	(32.6)	(35.8)	(41.7)	-	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(5.8)	(6.6)	(9.2)	(11.3)	(15.8)	(17.9)	(19.7)	(21.6)	(23.6)	(27.5)	-	
Brokerage Expenses	INR Million	(0.1)	(8.8)	(30.1)	(10.1)	(11.7)	(13.1)	(24.1)	(45.9)	(25.6)	(11.3)	-	
Capex	INR Million	(1.0)	-	-	-	-	-	-	-	-	-	-	
Opex	INR Million	(31.8)	(31.8)	-	-	-	-	-	-	-	-	-	
Sez De-notification cost	INR Million	(27.9)	(111.6)	(111.6)	(85.8)	(75.3)	(55.2)	(55.2)	(55.2)	(55.2)	-	-	
Net Cashflows	INR Million	111.2	72.7	255.5	438.7	705.8	842.3	930.3	1012.1	1140.1	19640.2	-	

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Embassy Qubix.

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	653.1	723.0	766.9	839.8	851.6	850.5	896.1	943.3	989.3	1,029.8	1,167.7
Parking Income	INR Million	3.8	8.2	11.6	16.9	26.5	37.9	44.0	51.1	56.4	62.2	65.9
O&M income	INR Million	169.9	206.3	228.3	243.0	242.0	221.0	220.1	218.3	218.3	214.0	226.2
Other operating income	INR Million	6.5	7.2	8.0	8.4	8.5	8.5	9.0	9.4	9.9	10.3	11.7
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	833.4	944.7	1,044.8	1,108.2	1,128.5	1,118.0	1,169.2	1,222.0	1,273.8	1,316.3	1,471.5
Total Income from occupancy	INR Million	833.4	944.7	1,044.8	1,108.2	1,128.5	1,118.0	1,169.2	1,222.0	1,273.8	1,316.3	1,471.5
OPERATING COSTS												
O&M cost	INR Million	(115.7)	(121.5)	(127.6)	(134.0)	(140.7)	(147.7)	(155.1)	(162.9)	(171.0)	(179.6)	(188.5)
Insurance Cost	INR Million	(4.9)	(5.0)	(5.2)	(5.4)	(5.5)	(5.7)	(5.8)	(6.0)	(6.2)	(6.4)	(6.6)
Property Taxes	INR Million	(13.9)	(14.3)	(14.7)	(15.2)	(15.6)	(16.1)	(16.6)	(17.1)	(17.6)	(18.1)	(18.7)
Total Operating Costs	INR Million	(134.5)	(140.9)	(147.5)	(154.5)	(161.8)	(169.5)	(177.5)	(186.0)	(194.8)	(204.1)	(213.8)
Net operating Income	INR Million	698.9	803.9	897.3	953.7	966.7	948.5	991.7	1,036.1	1,079.0	1,112.2	1,257.8
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	15,245.5	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(152.5)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	698.9	803.9	897.3	953.7	966.7	948.5	991.7	1,036.1	1,079.0	16,205.2	-
Property Management Fees	INR Million	(19.9)	(22.2)	(24.5)	(26.0)	(26.8)	(26.9)	(28.5)	(30.1)	(31.7)	(33.1)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(13.1)	(14.6)	(16.2)	(17.1)	(17.6)	(17.8)	(18.8)	(19.9)	(20.9)	(21.8)	-
Brokerage Expenses	INR Million	(9.9)	(13.3)	(14.2)	(15.0)	(13.2)	(16.3)	(16.9)	(18.6)	(18.5)	(19.2)	-
Capital expenditure - upgradation	INR Million	-	-	-	-	-	-	-	-	-	-	-
Opex	INR Million	(16.7)	(16.7)	-	-	-	-	-	-	-	-	-
Sez De-notification cost	INR Million	(26.4)	(34.9)	(34.9)	(8.7)	-	-	-	-	-	-	-
Net Cashflows	INR Million	0	612.8	702.2	807.6	886.9	909.3	887.5	927.5	967.4	1,007.9	16,131.1

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

NOIDA:

Embassy Oxygen

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	1,455.3	1,641.2	1,674.8	1,792.4	1,860.6	1,929.3	2,052.4	2,091.0	2,045.6	2,046.9	2,163.7
Parking Income	INR Million	17.1	14.9	9.8	8.9	8.9	8.9	8.9	8.9	8.5	4.6	4.2
O&M income	INR Million	486.4	554.2	558.9	578.4	594.4	609.0	629.7	661.1	684.2	728.9	765.4
Other operating income	INR Million	14.6	16.4	16.7	17.9	18.6	19.3	20.5	20.9	20.5	20.5	21.6
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	1,973.4	2,226.7	2,260.2	2,397.6	2,482.6	2,566.5	2,711.6	2,781.9	2,768.8	2,802.8	2,954.9
Total Income from occupancy	INR Million	1,973.4	2,226.7	2,260.2	2,397.6	2,482.6	2,566.5	2,711.6	2,781.9	2,768.8	2,802.8	2,954.9
OPERATING COSTS												
O&M cost	INR Million	(391.5)	(411.1)	(431.7)	(453.3)	(475.9)	(499.7)	(524.7)	(551.0)	(576.5)	(607.4)	(637.8)
Insurance Cost	INR Million	(6.6)	(6.8)	(7.1)	(7.3)	(7.5)	(7.7)	(7.9)	(8.2)	(8.4)	(8.7)	(8.9)
Property Taxes	INR Million	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(11.5)	(12.7)	(12.7)	(12.7)
Total Operating Costs	INR Million	(409.7)	(429.5)	(450.2)	(472.0)	(494.9)	(518.9)	(544.1)	(570.6)	(599.6)	(628.7)	(659.4)
Net operating income	INR Million	1,563.7	1,797.2	1,810.0	1,925.6	1,987.7	2,047.6	2,167.4	2,211.3	2,169.2	2,174.1	2,295.5
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	-	27,824.6
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	-	(278.2)
Fit Out Income	INR Million	0.6	0.6	0.2	-	-	-	-	-	-	-	-
Total Net income	INR Million	1,564.3	1,797.8	1,810.1	1,925.6	1,987.7	2,047.6	2,167.4	2,211.3	2,169.2	29,720.4	-
Property Mangement Fees	INR Million	(44.6)	(50.2)	(51.0)	(54.6)	(56.6)	(58.7)	(62.5)	(63.6)	(62.2)	(62.2)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(29.4)	(33.1)	(33.7)	(36.0)	(37.4)	(38.8)	(41.2)	(42.0)	(41.1)	(41.1)	-
Brokerage Expenses	INR Million	(18.5)	(15.5)	(15.2)	(0.4)	(0.0)	(0.0)	(1.6)	(15.5)	(35.9)	(42.5)	-
OPEX by Client	INR Million	(48.2)	(48.2)	-	-	-	-	-	-	-	-	-
Capital expenditure - upgradation	INR Million	(800.8)	-	-	-	-	-	-	-	-	-	-
Demarcation Cost	INR Million	(195.3)	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	-	427.3	1,650.8	1,710.2	1,834.6	1,893.7	1,950.1	2,062.1	2,090.2	2,030.0	29,574.7

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Embassy Galaxy

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		1-Oct-25	1-Oct-26	1-Oct-27	1-Oct-28	1-Oct-29	1-Oct-30	1-Oct-31	1-Oct-32	1-Oct-33	1-Oct-34	1-Oct-35
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	757.7	798.6	805.8	841.2	889.1	911.8	906.1	969.2	1,008.2	1,062.0	1,145.8
Parking Income	INR Million	18.1	18.1	15.3	12.5	12.4	12.2	6.2	0.1	-	-	-
O&M income	INR Million	294.1	308.7	316.1	326.0	338.5	346.5	339.5	332.9	344.0	354.7	313.4
Other operating income	INR Million	7.6	8.0	8.1	8.4	8.9	9.1	9.1	9.7	10.1	10.6	11.5
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	1,077.4	1,133.3	1,145.3	1,188.1	1,248.9	1,279.6	1,260.9	1,311.9	1,362.3	1,427.4	1,470.7
Total income from occupancy	INR Million	1,077.4	1,133.3	1,145.3	1,188.1	1,248.9	1,279.6	1,260.9	1,311.9	1,362.3	1,427.4	1,470.7
OPERATING COSTS												
O&M cost	INR Million	(180.4)	(188.4)	(178.8)	(185.8)	(194.9)	(204.7)	(214.9)	(225.8)	(236.9)	(248.8)	(261.2)
Insurance Cost	INR Million	(4.5)	(4.8)	(4.8)	(4.9)	(5.0)	(5.2)	(5.3)	(5.5)	(5.7)	(5.8)	(6.0)
Land Lease Payments	INR Million	(5.6)	(5.6)	(5.6)	(5.6)	(5.6)	(5.6)	(5.6)	(5.6)	(6.2)	(6.2)	(6.2)
Total Operating Costs	INR Million	(170.4)	(178.6)	(187.1)	(196.1)	(205.5)	(215.4)	(225.8)	(236.7)	(248.7)	(260.8)	(273.4)
Net operating Income	INR Million	907.0	954.8	958.2	992.0	1,043.3	1,064.2	1,035.0	1,075.1	1,113.5	1,166.6	1,197.3
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	14,966.3	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(149.7)	-
Fit Out Income	INR Million	24.7	20.6	11.1	-	-	-	-	-	-	-	-
Total Net income	INR Million	931.7	975.4	969.2	992.0	1,043.3	1,064.2	1,035.0	1,075.1	1,113.5	15,983.2	-
Property Mangement Fees	INR Million	(24.2)	(25.4)	(25.2)	(25.9)	(27.3)	(28.0)	(27.6)	(29.4)	(30.5)	(32.2)	-
Other operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(15.5)	(16.3)	(16.4)	(17.1)	(18.0)	(18.5)	(18.2)	(19.4)	(20.2)	(21.2)	-
Brokerage Expenses	INR Million	(1.2)	(0.4)	(8.3)	(4.8)	-	(3.5)	(20.7)	(0.7)	(1.8)	(1.9)	-
OPEX	INR Million	(39.0)	(39.0)	-	-	-	-	-	-	-	-	-
Capital expenditure - upgradation	INR Million	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	-	851.7	894.3	919.3	944.2	998.0	1,014.2	968.5	1,025.7	1,061.2	15,928.0

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)



EMBASSY OFFICE PARKS REIT

CHENNAI

Embassy Splendid Techzone

Completed (Block 2,3,9)

Under Construction 1,4,10,5,6,7&8													
Particulars	Unit		1	2	3	4	5	6	7	8	9	10	11
		01-Oct-25 30-Sep-25	01-Oct-26 30-Sep-26	01-Oct-27 30-Sep-27	01-Oct-28 30-Sep-28	01-Oct-29 30-Sep-29	01-Oct-30 30-Sep-30	01-Oct-31 30-Sep-31	01-Oct-32 30-Sep-32	01-Oct-33 30-Sep-33	01-Oct-34 30-Sep-34	01-Oct-35 30-Sep-35	01-Oct-36
OPERATING INCOME													
Lease Rentals	INR Million		143.6	751.1	915.8	1,527.3	1,902.2	2,187.0	2,303.5	2,424.6	2,497.6	2,575.1	2,851.7
Parking Income	INR Million		10.3	30.8	40.4	60.2	73.1	79.7	84.1	88.3	91.1	95.9	103.0
O&M income	INR Million		83.8	258.2	348.3	524.7	637.1	713.0	748.7	786.1	825.4	866.7	910.0
Other Income (Kiosk and Conference)	INR Million		1.4	7.5	9.2	15.3	19.0	21.9	23.0	24.2	25.0	25.8	28.5
Total Income	INR Million		239.3	1,047.6	1,313.8	2,127.4	2,631.4	3,001.6	3,159.3	3,323.3	3,439.1	3,563.4	3,893.3
Total Income from occupancy	INR Million		239.3	1,047.6	1,313.8	2,127.4	2,631.4	3,001.6	3,159.3	3,323.3	3,439.1	3,563.4	3,893.3
OPERATING COSTS													
O&M cost	INR Million		(134.2)	(221.8)	(346.4)	(453.9)	(548.4)	(594.2)	(623.9)	(655.1)	(687.9)	(722.3)	(758.4)
Insurance Cost	INR Million		(1.8)	(2.7)	(4.1)	(5.3)	(6.2)	(6.6)	(6.8)	(7.0)	(7.3)	(7.5)	(7.7)
Property Taxes	INR Million		(56.1)	(91.4)	(139.6)	(179.5)	(212.7)	(226.2)	(233.0)	(240.0)	(247.2)	(254.6)	(262.2)
Total Operating Costs	INR Million		(191.9)	(315.9)	(490.1)	(638.7)	(767.4)	(827.0)	(863.7)	(902.1)	(942.3)	(984.3)	(1,028.3)
Net operating Income	INR Million		47.4	731.7	823.7	1,488.7	1,864.0	2,174.6	2,295.6	2,421.1	2,496.9	2,579.1	2,865.0
Terminal Value	INR Million		-	-	-	-	-	-	-	-	-	34,727.2	-
Transaction Cost	INR Million		-	-	-	-	-	-	-	-	-	(347.3)	-
Fit Out Income	INR Million		-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million		47.4	731.7	823.7	1,488.7	1,864.0	2,174.6	2,295.6	2,421.1	2,496.9	36,950.1	-
Property Mangement Fees	INR Million		(4.6)	(23.7)	(29.0)	(47.9)	(59.5)	(68.3)	(71.9)	(75.7)	(78.0)	(80.5)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million		(1.5)	(7.8)	(9.6)	(15.9)	(19.8)	(22.7)	(23.9)	(25.1)	(25.9)	(26.7)	-
Brokerage Expenses	INR Million		(69.4)	(36.2)	(101.5)	(46.0)	(48.3)	-	-	-	-	(53.8)	-
Construction Cost	INR Million		(2,167)	(2,925)	(2,856)	(2,296)	(1,275)	(369)	-	-	-	-	-
Net Cashflows	INR Million		(2,195)	(2,261)	(2,172)	(917)	461	1,714	2,200	2,320	2,393	36,798	-

L. Anuradha MRICS

(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Under Construction (Block 10, 1 and 4) and Proposed (Block 5,6,7 & 8)

Under Construction 1, 4, 10, 5,6,7&8			1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit		01-Oct-25	01-Oct-26	01-Oct-27	01-Oct-28	01-Oct-29	01-Oct-30	01-Oct-31	01-Oct-32	01-Oct-33	01-Oct-34	01-Oct-35
		30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME													
Lease Rentals	INR Million		143.6	751.1	915.9	1,527.3	1,902.2	2,187.0	2,303.5	2,424.6	2,497.6	2,575.1	2,851.7
Parking Income	INR Million		10.3	30.8	40.4	60.2	73.1	79.7	84.1	88.3	91.1	95.9	103.0
O&M income	INR Million		83.9	258.2	348.3	524.7	637.1	713.0	748.7	786.1	825.4	866.7	910.0
Other Income (Kiosk and Conference)	INR Million		1.4	7.5	9.2	15.3	19.0	21.9	23.0	24.2	25.0	25.8	28.5
Total Income	INR Million		239.3	1,047.6	1,313.8	2,127.4	2,631.4	3,001.6	3,159.3	3,323.3	3,439.1	3,563.4	3,893.3
Total Income from occupancy	INR Million		239.3	1,047.6	1,313.8	2,127.4	2,631.4	3,001.6	3,159.3	3,323.3	3,439.1	3,563.4	3,893.3
OPERATING COSTS													
O&M cost	INR Million		(134.2)	(221.9)	(346.4)	(453.9)	(548.4)	(594.2)	(623.9)	(655.1)	(687.9)	(722.3)	(758.4)
Insurance Cost	INR Million		(1.6)	(2.7)	(4.1)	(5.3)	(6.2)	(6.6)	(6.8)	(7.0)	(7.3)	(7.5)	(7.7)
Property Taxes	INR Million		(56.1)	(91.4)	(139.6)	(179.5)	(212.7)	(226.2)	(233.0)	(240.0)	(247.2)	(254.6)	(262.2)
Total Operating Costs	INR Million		(191.9)	(315.9)	(490.1)	(638.7)	(767.4)	(827.0)	(863.7)	(902.1)	(942.3)	(984.3)	(1,028.3)
Net operating Income	INR Million		47.4	731.7	823.7	1,488.7	1,864.0	2,174.6	2,295.6	2,421.1	2,496.9	2,579.1	2,865.0
Terminal Value	INR Million		-	-	-	-	-	-	-	-	-	34,727.2	
Transaction Cost	INR Million		-	-	-	-	-	-	-	-	-	(347.3)	
Fit Out Income	INR Million		-	-	-	-	-	-	-	-	-	-	
Total Net income	INR Million		47.4	731.7	823.7	1,488.7	1,864.0	2,174.6	2,295.6	2,421.1	2,496.9	36,959.1	
Property Mangement Fees	INR Million		(4.6)	(23.7)	(29.0)	(47.9)	(59.5)	(68.3)	(71.9)	(75.7)	(78.0)	(80.5)	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million		(1.5)	(7.8)	(9.6)	(15.9)	(19.8)	(22.7)	(23.9)	(25.1)	(25.9)	(26.7)	
Brokerage Expenses	INR Million		(69.4)	(36.2)	(101.5)	(46.0)	(48.3)	-	-	-	-	(53.8)	
Construction Cost	INR Million		(2,167)	(2,925)	(2,856)	(2,296)	(1,275)	(369)	-	-	-	-	
Net Cashflows	INR Million		(2,195)	(2,261)	(2,172)	(917)	461	1,714	2,200	2,320	2,393	36,798	

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EMBASSY OFFICE PARKS REIT

F. ANNEXURE – DEBT BALANCE

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(IBBI/RV/02/2022/14979)





EMBASSY OFFICE PARKS REIT

Particulars	As at 30 September 2025 (INR Mn)
Unsecured loan receivable (non-current)	
Quadron Business Park Private Limited	6,260
Embassy Pune TechZone Private Limited	6,986
Manyata Promoters Private Limited	12,658
Qubix Business Park Private Limited	1,788
Oxygen Business Park Private Limited	8,136
Earnest Towers Private Limited	47
Vikhroli Corporate Park Private Limited	3,820
Galaxy Square Private Limited	2,161
Umbel Properties Private Limited	1,747
Indian Express Newspapers (Mumbai) Private Limited	2,353
Embassy Energy Private Limited	3,584
Sarla Infrastructure Private Limited	6,682
Embassy Construction Private Limited	1,194
ESNP Property Builders and Developers Private Limited	8,388
Vikas Telecom Private Limited	12,644
Short term construction loan	
Manyata Promoters Private Limited	4,479
Oxygen Business Park Private Limited	780
Embassy Pune TechZone Private Limited	
Vikas Telecom Private Limited	3,268
ESNP Property Builders and Developers Private Limited	450
Other receivables	
Embassy Pune TechZone Private Limited	6
Golflinks Software Park Private Limited	3
Manyata Promoters Private Limited	9
Vikas Telecom Private Limited	4
Next Level Experiences LLP	
Others	8
Other financial liabilities	
Manyata Promoters Private Limited	0
Quadron Business Park Private Limited	2
Umbel Properties Private Limited	-
Embassy Office Parks Management Services Private Limited	65
Trade payables	
Embassy Office Parks Management Services Private Limited	0
Embassy Shelters Private Limited	0
Investment in Debentures (Non-current)	
Golflinks Software Park Private Limited	6,539
Investment in Debentures (Current)	
Golflinks Software Park Private Limited	556

Source: Management Representation

L. Anuradha MRICS
(IBBI/RV/02/2022/14979)



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For Addressee Only

Independent Property
Consultant Report on the
Valuation Methodology of
Embassy Office Parks REIT

Report for

Embassy Office Parks REIT/
EOPMSPL

Report Date

5 November 2025





Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



TABLE OF CONTENTS

A	REPORT	2
1	Instructions - Appointment.....	2
2	Reliant Party	2
3	Professional Competency of C&WI Valuation & Advisory Services India	2
4	Disclosures	3
5	Purpose.....	3
6	Scope of Work.....	4
7	Approach & Methodology	4
8	Authority (in accordance with this Agreement).....	4
9	Limitation of Liability (in accordance with this Agreement).....	4
10	Disclaimer	5
11	Disclosure and Publications	5
B	REVIEW FINDINGS	6
	Annexure 1: Instructions (Caveats & Limitations).....	14
	Annexure 2: Extract of Methodology & Key Assumptions for the Valuation of Properties	16

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



From:
Cushman & Wakefield (India) Pvt Ltd
4th Floor, Pine Valley, Embassy Golf Links
Business Parks, Intermediate Ring Road,
Bengaluru - 560071

To: Embassy Office Parks REIT/ EOPMSPL

Property: Embassy Office Parks REIT properties
located at Bengaluru, Bellary District,
Mumbai, Pune, Chennai and Delhi NCR.

Report Date: 5 November 2025

A REPORT

1 Instructions - Appointment

Cushman & Wakefield India Pvt. Ltd. (C&WI) as an independent international property consultant has been instructed by Embassy Office Parks REIT/ EOPMSPL (the 'Client', the 'Instructing Party') in its capacity as manager of Embassy Office Parks REIT to perform an independent review (the "Engagement"), of the Stated Procedure (as defined below) used for the valuation of Embassy REIT properties comprising of commercial office, ancillary retail, hotel, solar power plant in real estate assets located in Bengaluru, Bellary District, Mumbai, Pune, Chennai and Delhi NCR (the "Properties"), and provide an independent report ("Report"). The LOE sets out the scope and other understanding between the parties ("Agreement").

The properties considered as part of this study is detailed in Part B of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 1 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Reliant Party

Embassy Office Parks Management Services Private Limited ("EOPMSPL") as the manager of the Embassy Office Parks REIT ("Embassy REIT") and its unit holders, Axis Trustee Services Limited for the purpose (of the Independent Property Consultant Service) as highlighted in the LOE. The auditors, chartered accountants, lawyers and other advisers of the Embassy REIT can also place reliance on this Independent Property Consultant Service and any report prepared in connection herewith.

3 Professional Competency of C&WI Valuation & Advisory Services India

C&WI Valuation & Advisory Services India is an integral part of C&WI Global Valuation & Advisory Services team. The Global Valuation & Advisory team comprises of over 1,970+ professionals across approximately 150+ offices globally and India VAS team comprises of more than 100 professionals.

C&W Valuation & Advisory Services India have completed over 19,340 valuation and advisory assignments across varied asset classes/ properties worth USD 1,001 billion.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



We provide quality valuation, risk advisory and consulting services across a range of property types including residential, hospitality, retail, commercial, institutional, Special Economic Zone (SEZ), industrial, etc. We derive global best practices while maintaining the complexities of Indian real estate markets and are ideally positioned to help solve any valuation related real estate challenge, ranging from single asset valuations to valuation of multi-market and multi-property portfolios.

In India, we have our presence since 1997. Our dedicated and experienced professionals provide quality services from 8 offices across India (Mumbai, Bengaluru, Chennai, Kolkata, Gurgaon, Hyderabad, Pune and Ahmedabad). We have a strong team of experienced and qualified professionals dedicated to offer Valuation & Advisory services in various locations across the country. C&WI India recognizes that no uniform norms and standards for real estate valuation currently exist in India. With this context and background, C&WI utilizes internationally accepted valuation techniques customized to Indian context based on best practices in the industry.

Our professionals have diverse backgrounds such as RICS, CAs, CFAs, MBAs, Architects, Planners, Engineer's etc. We are preferred Consultants for global and domestic banks, financial institutions, Asset Reconstruction Companies (ARC's), Private Equity Funds, Non-Banking Financial Company (NBFC), etc.

4 Disclosures

Except for issuing the Independent Property Consultant Report dated July 30, 2025 on the Valuation Methodology of Valuation Report of 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata, Bengaluru to the Client, C&WI has not been involved with the acquisition or disposal, within the last twelve months of any of the properties being considered for the Engagement. C&WI has no present or planned future interest in the Client, Trustee, Embassy Office Parks REIT, the Sponsors and Sponsor Group to Embassy Office Parks REIT or the Special Purpose Vehicles (SPVs) or holding companies and the fee for this Report is not contingent upon the review contained herein. Our review should not be construed as investment advice; specifically, we do not express /any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.

C&WI shall keep all the information provided by Client confidential.

5 Purpose

The purpose of the Engagement is to review the assumptions and methodologies as set out in Annexure 2 ("Stated Procedure") which have been used for the disclosure of valuation of Embassy REIT comprising of commercial office, hotel, solar power plant in real estate assets located in Bengaluru, Bellary District, Mumbai, Pune, Chennai and Delhi NCR (the "Properties") under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 "SEBI (REIT) Regulations", as amended, together with clarifications, circulars, guidelines and notifications thereunder in any of the Indian stock exchanges. It is hereby clarified that we are not undertaking a valuation under the SEBI REIT Regulations, or any other enactment and the scope of work is expressly limited to what is stated herein.

With respect to the aforementioned disclosure of valuation of assets, forming part of the portfolio of Embassy Office Parks REIT, this independent report is intended to be filed with the Securities and Exchange Board of India ("SEBI"), stock exchanges, trustee or any other relevant regulator within or outside India, and in any other documents to be issued or filed in relation to Embassy Office Parks REIT including any notice or communication to the unit holders.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025

6 Scope of Work

C&WI has given its views in relation to the Stated Procedure and this Engagement should not be considered as an audit of a valuation or an independent valuation of the properties. C&WI has not developed its own opinion of value but has reviewed the Stated Procedure in light of the framework contained in the RICS Valuation Global Standards ("Red Book") issued in November 2021, effective from 31 January 2022, which is compliant with the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

C&WI review is limited, by reference to the date of this report and to the facts and circumstances relevant to the properties at the time, to review and assess, under the Red Book standards:

- whether the key assumptions as set out in the Stated Procedure are reasonable; and
- whether the methodology followed as set out in the Stated Procedure is appropriate.

7 Approach & Methodology

C&WI has been provided with the information such as rent rolls, sample agreement copies, approval plans and other information such as valuation methodology and key assumptions including achievable rental for the properties, rental growth rate, construction timelines, Capitalisation rates, Discount rates etc. An extract of the Methodology and Key assumptions is provided in Annexure 2.

8 Authority (in accordance with this Agreement)

Services have been provided solely for the benefit and use of the Client by C&WI. The report may not be used for any other purpose other than the expressly intended purpose as mentioned in this Agreement. They are not to be used, circulated, quoted or otherwise referred to for any other purpose, nor are they to be filed with or referred to in whole or in part in any document without the prior written consent of C&WI where such consent shall not be unreasonably withheld by C&WI. Where they are to be used with C&WI's written consent, they shall be used only in their entirety and no part shall be used without making reference to the whole report unless otherwise expressly agreed in writing by C&WI. Notwithstanding the above, C&WI consents to the usage of the report or a summary thereof for any filings and communications by or with Embassy Office Parks REIT/ EOPMSPL, its unitholders, the trustee, their respective advisers and representatives, and in any fund-raising documents as part of the purpose mentioned in this Agreement. C&WI further consent to copies or extracts of the report being used in any offering documents, communication to unitholders, publicity material, research reports, presentations, press releases in relation to the annual /semi-annual reports, financials and any other reporting requirements/disclosures required to be made. Any reliance by any party other than the Reliant Party on the valuation report will be on their own accord.

9 Limitation of Liability (in accordance with this Agreement)

- C&WI has provided the Services exercising due care and skill, but C&WI does not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the opinion of value of the properties. Further, C&WI shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to C&WI by the Client.
- Both Parties shall hold harmless the other and any of its directors, officers, and employees from and against any claims loss, costs, penalties, fines, damages, claims,



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



expenses or liabilities suffered by the either party arising out of, resulting from, or sustained or in connection with, breach of its representation and obligations under this LOE, including confidentiality obligations due to gross negligent acts, wilful misconduct/omission of the defaulting party.

- Save and except for C&WI's fraud, non- compliance with applicable laws, gross negligent acts and wilful omission/misconduct, C&WI's maximum aggregate liability for claims arising out of or in connection with the Independent Property Consultant report, under this contract shall be limited to an aggregate sum not exceeding 5 times the total fees paid to C&WI by the Client.
- Either Party shall not be liable under any circumstances for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss whatsoever which, arise out of or in connection with services provided hereunder,
- C&WI will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

10 Disclaimer

C&WI will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls, etc.

11 Disclosure and Publications

You must not disclose the contents of this report to a third party in any way, except as permitted for the purpose herein or required under applicable law.

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



B REVIEW FINDINGS

Our exercise has been to review the Stated Procedure, which has been used, for conducting valuation of Properties in connection with the disclosure of valuation of assets, forming part of the portfolio of Embassy REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in accordance with IVS 104 of the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

The approach adopted by C&WI would be to review the Stated Procedure, which would have a significant impact on the value of Properties, such as:

- Achievable Rental for the property/ies
- Rental Growth Rate
- Construction Timelines
- Capitalisation Rate
- Discount Rate

C&WI has:

- Independently reviewed the key assumptions as set out in the Stated Procedure and is of the opinion that they are reasonable.
- Independently reviewed the approach and methodology followed and analysis as set out in the Stated Procedure, to determine that it is in line with the guidelines followed by RICS and hence is appropriate.

C&WI finds the assumptions, departures, disclosures, limiting conditions as set out in the Stated Procedure, relevant and broadly on lines similar to RICS guidelines. No other extraordinary assumptions are required for this review.

We observe that the assumptions noted in Annexure 2, reflect these factors.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



Below is the summary of the properties as per 30 September 2025 rent roll, that has been reviewed:

Commercial Office Properties				
		Leasable Area (In msf)		
S. No.	Location	Project	Completed	Under Construction / Proposed
1	Bengaluru	Embassy Manyata	13.7	2.6
2	Bengaluru	Embassy TechVillage	9.2	0.4
3	Bengaluru	Embassy GolfLinks	3.1	--
4	Bengaluru	Embassy One	0.3	--
5	Bengaluru	Embassy Business Hub	0.4	1.0
6	Mumbai	Express Towers	0.5	--
7	Mumbai	Embassy 247	1.2	--
8	Mumbai	First International Financial Centre (FIFC)	0.4	--
9	Pune	Embassy TechZone	3.0	2.4
10	Pune	Embassy Quadron	1.9	--
11	Pune	Embassy Qubix	1.5	--
12	Noida	Embassy Oxygen	3.3	--
13	Noida	Embassy Galaxy	1.4	--
14	Chennai	Embassy Splendid Techzone	1.4	3.6

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



Hotel Properties				
		Keys (#)		
S No	Location	Project	Completed	Under Construction
1	Bengaluru	Embassy Manyata – Hilton & Hilton Garden Inn (5 & 3 Star)	266 Keys (5 Star), 353 Keys (3 Star)	--
2	Bengaluru	Embassy TechVillage – Hilton & Hilton Garden Inn (5 & 3 Star)	--	311 Keys (5 Star), 207 Keys (3 Star)
4	Bengaluru	Embassy One – Four Seasons	230 Keys (5 Star)	--
5	Bengaluru	Hilton at Embassy Golf Links	247 Keys (5 Star)	--

Solar Power Plant			
Power Generation			
Sr No	Location	Project	Completed
1	Bellary District, Karnataka	Embassy Energy	130MW DC (100MW AC)



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



Below is the Property/ Business wise analysis:

- **Embassy Manyata¹:**

C&WI view of the market rent for the asset would be in the range of INR 99-101 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the IT/ ITeS Park. The achievable ARR of the Hilton at Embassy Manyata Business Park would be in the range of INR 12,000 – 13,000 per key per night and the achievable ARR of the Hilton Garden Inn at Embassy Manyata Business Park would be in the range of INR 7,500 – 8,500 per key per night. The achievable Occupancy of both the hospitality developments are in the range between 70% - 75% on stabilization. This is keeping in mind the historical ARR achieved by the hospitality development and the comparable hospitality developments in the vicinity. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy TechVillage:**

C&WI view of the market rent for the asset would be in the range of INR 97-102 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the IT/ITeS park. The achievable ARR of the 5 Star Hospitality Development at Embassy TechVillage would be in the range of INR 10,500 – 11,500 per key per night and the of the achievable ARR of the 3 Star Hospitality Development at Embassy TechVillage would be in the range of INR 7,000 – 8,000 per key per night. The achievable Occupancy of both the hospitality developments are in the range between 70% - 75% on stabilization. This is keeping in mind the historical ARR achieved by the hospitality development and the comparable hospitality developments in the vicinity. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

¹ Note: Embassy REIT has entered into binding agreements dated July 31, 2025 for the sale of an undertaking comprised of ~0.37 msf of office (located across Blocks 1A & 1B and Block A-2) in Embassy Manyata, to a third party. The closing of the sale is subject to conditions precedent and closing conditions as per the agreement.

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



- **Embassy Golf Links Business Park:**

C&WI view of the market rent for the asset would be in the range of INR 158-162 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the IT/ITeS park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy One:**

C&WI view of the market rent (including parking) for the asset would be in the range of INR 145-150 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees etc are in line with market norms and/or past performance of the development. The achievable ARR of the Four Seasons Hotel would be in the range of INR 17,000 – 18,000 per key per night and the achievable Occupancy in the range in the range between 70% - 75% on stabilization. This is keeping in mind the comparable hospitality developments in the vicinity. C&WI considers the discount rate appropriate and cap rate in line with the market. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Business Hub:**

C&WI view of the market rent (including parking) for the asset would be in the range of INR 65-70 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees etc are in line with market norms and/or past performance of the development. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Express Towers:**

C&WI view of the market rent for the asset would be in the range of INR 298-303 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



margin, rent free period, stabilised vacancy, other income, property management fees, etc are in line with market norms and/or past performance of the IT/ITeS park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy 247:**

C&WI view of the market rent for the asset would be in the range of INR 119-124 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **First International Financial Centre (FIFC):**

C&WI view of the market rent for the asset would be in the range of INR 318-323 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the development. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy TechZone:**

C&WI view of the market rent for the asset would be in the range of INR 47-50 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Quadron:**

C&WI view of the market rent for the asset would be in the range of INR 45 - 48 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Qubix:**

C&WI view of the market rent for the asset would be in the range of INR 47-50 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Oxygen:**

C&WI view of the market rent for the asset would be in the range of INR 48-54 per sft per month, depending on nature of the development i.e SEZ or Non SEZ. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Galaxy:**

C&WI view of the market rent for the asset would be in the range of INR 46-50 per sft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



- **Hilton at Golf Links:**

C&WI view of the achievable ARR of the Hilton at Embassy Golf Links Park would be in the range of INR 13,000 – 14,000 per key per night and the achievable Occupancy in the range in the range between 70% - 75% on stabilization. This is keeping in mind the historical ARR achieved by the hospitality development and the comparable hospitality developments in the vicinity. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

- **Embassy Energy:**

C&WI view of the achievable PLF of the Solar Power Park will be 17.35% and the achievable tariff rate for the Solar power park would be INR 6.28 per unit. This is keeping in mind the latest tariff rate and the historical PLF achieved by the Solar Power Plant. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

Considering the above-mentioned points, C&WI considers the market assumptions and the approach to valuation of the above properties to be reasonable and in line with international standards (RICS).

- **Embassy Splendid Tech Zone:**

C&WI view of the market rent for the asset would be in the range of INR 70-75 per sq ft per month. This is keeping in mind the latest transactions within the park and competing office parks in the vicinity. The other assumptions relating to common area maintenance margin, rent free period, stabilised vacancy, other income, property management fees, etc. are in line with market norms and/or past performance of the park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, the value estimate given by the Valuer appears reasonable.

Signed for and on Behalf of Cushman & Wakefield India Pvt. Ltd

Sakshi Sikri, MRICS
Executive Director,
Valuation and Advisory Services



Paul George, MRICS
Senior Associate Director,
Valuation and Advisory Services

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



Annexure 1: Instructions (Caveats & Limitations)

1. The Independent Property Consultant Report is not based on comprehensive market research of the overall market for all possible situations. Cushman & Wakefield India (hereafter referred to as "C&WI") has covered specific markets and situations, which are highlighted in the Report.

The scope comprises of reviewing the assumptions and methodology in the Stated Procedure, for valuation of the properties. C&WI did not carry out comprehensive field research-based analysis of the market and the industry given the limited nature of the scope of the assignment. In this connection, C&WI has relied on the information supplied to C&WI by the Client.

2. In conducting this assignment, C&WI has carried out analysis and assessments of the level of interest envisaged for the property(ies) under consideration and the demand-supply for the commercial sector in general. C&WI will also obtain other available information and documents that are additionally considered relevant for carrying out the exercise. The opinions expressed in the Report are subject to the limitations expressed below.
 - a. C&WI has endeavoured to develop forecasts on demand, supply and pricing on assumptions that are considered relevant and reasonable at the time of preparing this report. All of these forecasts are in the nature of likely or possible events/occurrences, and the Report does not constitute a recommendation to Embassy Office Parks REIT or (Client or its affiliates and subsidiaries or its customers or any other party) to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and basis on which forecasts have been generated and is not recommended as an input to a financial decision.
 - b. It should be noted that C&WI's value assessments will be based upon the facts and evidence available at the date of assessment. It is therefore recommended that the value assessments be periodically reviewed.
 - c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the report date. C&WI assumes no responsibility for changes in such external conditions.
 - d. In the absence of a detailed field survey of the market and industry (as and where applicable), C&WI has relied upon secondary sources of information for a macro-level analysis. Hence, no direct link is to be established between the macro-level understandings on the market with the assumptions estimated for the analysis.
 - e. The services provided is limited to review of assumptions and stated procedures and other specific opinions given by C&WI in this Report and does not constitute an audit, a due diligence, tax related services or an independent validation of the projections. Accordingly, C&WI does not express any opinion on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
 - f. While the information included in the Report is believed to be accurate and reliable, no representations or warranties, expressed or implied, as to the accuracy or completeness of such information is being made. C&WI will not undertake any obligation to update, correct or supplement any information contained in the Report.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



- g. In the preparation of the Report, C&WI has relied on the following information:
- Information provided to C&WI by the Client and subsidiaries and third parties;
 - Recent data on the industry segments and market projections;
 - Other relevant information provided to C&WI by the Client and subsidiaries at C&WI's request;
 - Other relevant information available to C&WI; and
 - Other publicly available information and reports.
3. The Report reflects matters as they currently exist. Changes may materially affect the information contained in the Report.
4. All assumptions made in the Report are based on information or opinions as current. In the course of the analysis, C&WI has relied on information or opinions, both written and verbal, as currently obtained from the Client as well as from third parties provided with, including limited information on the market, financial and operating data, which would be accepted as accurate in bona-fide belief. No responsibility is assumed for technical information furnished by the third-party organizations and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets/ properties has been made and owners' claims to the assets/ Properties is assumed to be valid. No consideration will be given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025

Annexure 2: Extract of Methodology & Key Assumptions for the Valuation of Properties

Note: The Properties has been referred to as "Subject Properties" by the valuer. Similar representation has been followed in this section.

Valuation Approach and Methodology

• PURPOSE OF VALUATION

The purpose of this valuation exercise is to estimate the value of the Subject Properties as part of the portfolio of Embassy Office Parks REIT, for reporting purposes under the SEBI (Real Estate Investment Trust) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder and also disclosure requirement of fair valuation of investment properties as per SEBI.

• VALUATION GUIDELINE AND DEFINITION

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Properties in accordance with the IVSC International Valuation Standards issued in 2021 and effective from 31 January 2022.

As per IVSC International Valuation Standards, "Market Value" is defined as '*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*'

• VALUATION APPROACH

The basis of valuation for the Subject Properties being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Properties.

For the purpose of the valuation of Subject Properties, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

• VALUATION METHODOLOGY

In order to compute the Market Value of the Subject Properties the following understanding /assessment is required:

- Micro Market Assessment where the Subject Properties is located.



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



- b. Portfolio Assessment (existing and future supply, demand from occupiers, average office space take up by an occupier in a particular sector, existing vacancy and the rentals)
- c. Situation of the Subject Properties (current achievable rentals, vacancy numbers, competing supply in the micro market etc.) with respect to the micro market.

The details are elaborated below:

Portfolio & Rental Assessment:

- The area details, ownership interests of the Subject Properties have been provided by the Client.
- Physical site inspections were conducted to assess the current status of the Subject Properties.
- The rent rolls along with corresponding leases deeds (on a reasonable sample basis) were reviewed to identify tenancy characteristics for the Subject Properties.
- The current effective rent is weighted average rentals for leased office/ retail plus other income.

Preparation of Future Cash Flows:

- Computing the monthly rental income projected and translating the same to a quarterly cash flow.
- The operational expenses of the respective properties are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable nature expenses and accordingly estimate the margins on the common area maintenance income, which accrues as cash inflows to the Subject Properties and normalised for the purpose of cash flow projections
- The projected future cash flows from the Subject Properties are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Properties.
- The cash flows for the operational, under construction and proposed development area have been projected separately for the purpose of estimating and reporting valuation in accordance with the SEBI (REIT) Regulations
- For vacant area, under-construction area and proposed development area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed development area.
- Recurring operational expenses, fit-out income (wherever applicable, however, the same has not been included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provision have been adopted in-line with prevalent market practices and conditions.
- In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage.
- These cash flows have been projected for 10-year duration from the date of valuation wherein 11th year Net operating income (NOI) is capitalized for the assessment of terminal value. These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate to arrive at the Market Value of the Subject Properties.

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



Key Assumptions

1. Embassy Manyata (Office & Hotel)

Office

Particulars	Units of measure	Assumptions	
Property details			
Type of property		Completed	Under Construction/ Proposed
Leasable Area	Million sq. ft.	13.7	2.6
Vacancy	%	8%	--
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	100	
Construction end date	Year	--	FY 2031
Capitalization Rate	%	8.00%	
Discount Rate	%	11.75%	13.00%

Hotel

Particulars	Units of measure	Assumptions	
Property details			
Type of Development		Completed-Upscale (Hilton)	Completed- Mid-Scale (Hilton Garden Inn)
No of Keys	#	266 Keys	353 Keys
Key Assumptions			
ARR	INR Per Night	12,500	8,250
Stabilized Occupancy	%	72%	72%
Capitalization Rate	%	7.14%	7.14%
Discount Rate	%	12.14%	12.14%



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



2. Embassy TechVillage (Office & Hotel)

Office

Particulars	Units of measure	Assumptions	
Property details			
Type of property		Completed	Under Construction/Proposed
Leasable Area	Million sq. ft.	9.2	0.4
Vacancy	%	5%	--
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	100	
Construction end date	Year	-	FY 2028
Capitalization Rate	%	8.00%	
Discount Rate	%	11.75%	13.00%

Hotel

Particulars	Units of measure	Assumptions	
Property details			
Type of Development		Under Construction/Proposed 5 Star Hotel	Under Construction/Proposed 3 Star Hotel
No of Keys	#	311 Keys	207 Keys
Key Assumptions			
ARR	INR Per Night	11,000	7,750
Stabilized Occupancy	%	72%	72%
Capitalization Rate	%	7.14%	7.14%
Discount Rate	%	13.50%	13.50%

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



3. Embassy GolfLinks

Particulars	Units of measure	Assumptions
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	3.1
Vacancy	%	0%
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	160
Construction end date	Year	-
Capitalization Rate	%	7.75%
Discount Rate	%	11.75%

4. Embassy One & Four Seasons

Office

Particulars	Units of measure	Assumptions
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	0.3
Vacancy	%	0%
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	147
Construction end date	Year	-
Capitalization Rate	%	7.75%
Discount Rate	%	11.75%

Hotel

Particulars	Units of measure	Assumptions
Property details		
Type of Development		Luxury Hotel
No of Keys	#	230 Keys
Key Assumptions		
ARR	INR Per Night	17,500
Stabilized Occupancy	%	72%
Capitalization Rate	%	7.14%
Discount Rate	%	12.14%



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



5. Embassy Business Hub

Particulars	Units of measure	Assumptions	
Property details			
Type of property		Operational Phase 1	Under Construction/Proposed Phase 2
Leasable Area	Million sq. ft.	0.4	1.0
Vacancy	%	8%	--
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	68	
Construction end date	Year	FY 2028	
Capitalization Rate	%	8.00%	
Discount Rate	%	11.75%	13.00%

6. Express Towers

Particulars	Units of measure	Assumptions
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	0.5
Vacancy	%	--
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	300
Construction end date	Year	--
Capitalization Rate	%	7.50%
Discount Rate	%	11.75%

7. Embassy 247

Particulars	Units of measure	Assumptions
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	1.2
Vacancy	%	--
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	121
Construction end date	Year	--
Capitalization Rate	%	8.00%
Discount Rate	%	11.75%

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



8. First International Financial Centre (FIFC)

Particulars	Units of measure	Assumptions
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	0.4
Vacancy	%	0.1%
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	320
Construction end date	Date	--
Capitalization Rate	%	7.75%
Discount Rate	%	11.75%

9. Embassy TechZone

Particulars	Units of measure	Assumptions	
Property details			
Type of property		Completed	Under Construction/Proposed
Leasable Area	Million sq. ft.	3.0	2.4
Vacancy	%	18%	--
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	48	
Construction end date	Year	--	FY 2031
Capitalization Rate	%	8.25%	
Discount Rate	%	11.75%	13.00%

10. Embassy Quadron

Particulars	Units of measure	Details	
Property details			
Type of property		Completed	
Leasable Area	Million sq. ft.	1.9	
Vacancy	%	79%	
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	46	
Construction end date	Year	-	
Capitalization Rate	%	8.25%	
Discount Rate	%	11.75%	



Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



11. Embassy Qubix

Particulars	Units of measure	Details
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	1.5
Vacancy	%	23%
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	48
Construction end date	Year	-
Capitalization Rate	%	8.25%
Discount Rate	%	11.75%

12. Embassy Oxygen

Particulars	Units of measure	Details
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	3.3
Vacancy	%	11%
Key Assumptions		
Achievable Rental per month – Office	INR per sq. ft.	50
Achievable Rental per month – Office (For Non SEZ converted area of new towers i.e. Tower 1,2 & 3)	INR per sq. ft.	52.5
Construction end date	Date	-
Capitalization Rate	%	8.25%
Discount Rate	%	11.75%

13. Embassy Galaxy

Particulars	Units of measure	Details
Property details		
Type of property		Completed
Leasable Area	Million sq. ft.	1.4
Vacancy	%	0%
Key Assumptions		
Achievable Rental per month - Office	INR per sq. ft.	48
Construction end date	Year	-
Capitalization Rate	%	8.00%
Discount Rate	%	11.75%

Embassy Office Parks REIT/ EOPMSPL
Independent Property Consultant Report
November 2025



14. Hilton Embassy Golf Links

Particulars	Units of measure	Assumptions
Property details		
Type of Development		Upscale Hotel
No of Keys	#	247 Keys
Key Assumptions		
ARR	INR Per Night	13,500
Stabilized Occupancy	%	72%
Capitalization Rate	%	7.14%
Discount Rate	%	12.14%

15. Embassy Energy

Particulars	Units of measure	Assumptions
Property details		
Capacity (MW) (A)	(DC/AC)	130MW DC (100MW AC)
Plant Load Factor (B)	%	17.35%
Number of Hours in a Day (C)	#	24
Days in a Year (D)	#	365
Total Units Generated (KWH) – (A*B*C*D)*1,000	Units	194 million Units (MU) in kWH in Year 1
Key Assumptions		
Adopted Tariff Rate	INR per unit	6.28
PLF	%	17.35%
Useful Life	Years	25 Years
COD	FY Year	FY 2018
Discount Rate	%	11.75%

16. Embassy Splendid TechZone

Particulars	Units of measure	Details
Property details		
Type of property		Completed Under Construction/Proposed
Leasable Area	Million sq. ft.	1.4 3.6
Vacancy	%	3% 88%
Key Assumptions		
Achievable Rental per month	INR per sq. ft.	74
Construction end date	Date	- FY 2030
Capitalization Rate	%	8.25%
Discount Rate	%	11.75% 13.00%



Key Terms & Definitions

1. 4Q/4Q/Three Months ended – Quarter ending March 31

2. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period

3. Annualised Rental Obligations – Defined as Gross Rentals multiplied by twelve (12)

4. Average Occupancy – Commercial Offices – Occupied Area /Completed Area. Hotels – Occupied Rooms / Completed Rooms or Keys

5. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out & car parking income

6. bn – Billions

7. bps – Basis points

8. BSE – BSE Limited

9. CAM – Common Area Maintenance

10. C&W – Cushman & Wakefield

11. CAGR – Compounded Annual Growth Rate

12. CBRE – CBRE South Asia Private Limited

13. Completed Area – the Leasable Area of a property for which occupancy certificate has been received

14. CRE – Corporate real estate

15. DPU – Distribution per unit

16. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity accounted investee

17. EHS – Environment, Health, and Safety

18. EPTPL – Embassy Pune Techzone Private Limited

19. Embassy TechVillage / ETV – Comprises of the legal entities Vikas Telecom Private Limited (VTPL), Embassy Office Ventures Private Limited (EOVPL) and Sarla Infrastructure Private Limited (SIPL)

20. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships 21. Embassy REIT refers to Embassy Office Parks REIT

21. EOPMSPL – Embassy Office Parks Management Services Private Limited

22. EOPPL – Embassy Office Parks Private Limited, a former holding company of Embassy REIT which has been dissolved pursuant to restructuring involving MPPL, EOPPL and EPTPL through NCLT scheme

23. EOVL – Embassy Office Ventures Private Limited

24. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated

25. GAV – Gross Asset Value

26. GCC – Global Capability Centre

27. GLSP – GolfLinks Software Park Private Limited

28. Grant Thornton – Grant Thornton Bharat LLP

29. Holdco – Refers to EOVL and MPPL

30. I GBC – Indian Green Building Council

31. I NFHRA – The Infrastructure, Facility, Human Resource & Realty Association

32. I nvestment Entity – Refers to GolfLinks Software Park Private Limited

33. IPO – Initial Public Offering of units of Embassy Office Parks REIT

34. Leasable Area – Total square footage that can be occupied by a occupier for the purpose of determining a occupier's rental obligations. Leasable Area is the sum of Completed Area, Under Construction Area and Proposed Development Area

35. LTM – Last twelve months

36. Manager – Embassy Office Parks Management Services Private Limited

37. MEP – Mechanical, Electrical & Plumbing

38. mn – Millions

39. MNC – Multinational Corporation

40. MPPL – Manyata Promoters Private Limited

41. msf – Million square feet

42. MTM – Mark to Market

43. Mumbai – Mumbai Metropolitan Region (MMR)

44. MW – Mega-Watt

45. NAV – Net Asset Value

46. NCD – Non-Convertible Debentures

47. NCR – National Capital Region

48. NCLT – National Company Law Tribunal

49. NDCF refers to Net Distributable Cash Flows

50. NGO – Non-governmental Organisation

51. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents

52. NM – Not material

53. NOI – Net Operating Income

54. NR – Not Relevant

55. NSE – The National Stock Exchange of India Limited

56. NTM – Next twelve months

57. NXT – Manyata front parcel office towers

58. OC – Occupancy certificate

59. Occupancy/% Occupied/% Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area

60. Occupied Area – Completed area of property which has been leased or rented out in accordance with an agreement entered into for the purpose

61. Proforma DPU – DPU for FY2021 computed excluding impact of 176.23 million new units issued in 3Q FY2021 pursuant to the preferential allotment and the institutional placement of units in connection with ETV acquisition

62. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) – Current Net Debt

63. Portfolio – Together, the Portfolio Assets and the Portfolio Investment

64. Proposed Development Area – The Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalised and applications for requisite approvals required under the law for commencement of construction are yet to be received

65. QoQ – Quarter on quarter

66. REIT Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

67. Rents – Refers to Gross Rentals unless specified otherwise. Gross Rentals are defined as the sum of Base Rentals, fit-out and car parking income from Occupied Area for the month of March 2021

68. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy

69. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage

70. Restructuring – Pursuant to a composite scheme of arrangement (the “Scheme”) involving MPPL, EOPPL and EPTPL which was approved by National Company Law Tribunal (NCLT), Mumbai bench via order dated 10 March 2021, MPPL has become a 100%Holdco of the Embassy Office Parks REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL and 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone

71. ROFO – Right of First Offer

72. Same-Store KPIs – Same-Store KPIs represents KPIs (Occupancy/ Revenue/NOI) from properties which are in service in both the current and prior year reporting periods adjusted to exclude straight-line & other non-cash IndAS income, as applicable, to make comparisons between periods more meaningful. For example, for 4QFY2021 and FY2021, Same-Store occupancy is computed for the portfolio excluding ETV's 6.1 msf completed area

73. SEBI – The Securities and Exchange Board of India

74. sf/psf – Square feet/per square feet

75. Sponsor(s) – Embassy Property Developments Private Limited and BRE/Mauritius Investments

76. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL, EPTPL, GSPL, ECPL and ESNP

77. Target – Includes SIPL, EOVL & VTPL

78. TEV – Total Enterprise Value

79. TI/TIs – Tenant Improvement / (s)

80. tn – Trillions

81. Under Construction / U/C Area – Leasable Area for which internal development plans have been finalised and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced and the occupancy certificate is yet to be received 83. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT

82. VTPL – Vikas Telecom Private Limited

83. WALE – Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period

84. WFH – Work from home

85. WIP – Work-in-progress

86. Years – Refers to fiscal years unless specified otherwise

87. YoY – Year on year

88. YTD – Year to date

89. YTM – Yield to Maturity

90. Blocks 1A & 1B and Block A-2 in Embassy Manyata, classified as “held for sale,” have been excluded from the Business Information section. However, these blocks have been included in the Financial Information.

Disclaimer

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