

Name of the issue	Embassy Office Parks REIT		
1.0000 Type of issue (IPO/ FPO/InvIT/REIT)	Embassy Office Parks REIT		
2.0000 Issue size (Rs crore) <i>Source: Final Offer Document 27-Mar-19</i>	4,750.00		
3.0000 Grade of issue alongwith name of the rating agency	NA		
4.0000 Subscription level (number of times) <i>2.58 is excluding anchor and strategic and before removing multiple/duplicate bids and technical rejections. Amount of subscription includes all bids received within the price band of INR 299 to INR 300 per Unit Source: Basis of allotment</i>	2.580x		
5.0000 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges <i>(i) allotment in the issue (ii) at the end of the 1st Quarter immediately after the listing of the issue (Sep 30, 2019) (iii) at the end of 1st FY (31 March 2020) (iv) at the end of 2nd FY (31 March 2021) (v) at the end of 3rd FY (31 March 2022) * Source: Basis of allotment (including strategic, anchor and institutional investor) ** Excludes Sponsor Group *** The above data is not disclosed as reporting for the relevant fiscal years has not been completed</i>	79.6%* 16.0%** 17.000% 33.420% 37.40%		
6.0000 Financials of the issuer	<i>(Rs. in crores)</i>		
<i>Parameters</i>	<i>FY2020</i>	<i>FY2021</i>	<i>FY2022*</i>
<i>Income from operations</i>	2,145	2,360	2,963
<i>Net Profit for the period</i>	766	698	888
<i>Paid-up equity share capital</i>	22,912	28,826	28,826
<i>Reserves excluding revaluation reserves</i>	-594	-1,733	-2,940
<i>Note: *The above financials are not disclosed as reporting for the relevant fiscal years has not been completed.</i>			
7.0000 Trading status in the scrip of the issuer <i>(i) at the end of 1st FY (31 March 2020) (ii) at the end of 2nd FY (31 March 2021) (iii) at the end of 3rd FY (31 March 2022)* *Note: Trading status not disclosed as the relevant fiscal years have not been completed.</i>	Frequently Traded Frequently Traded Frequently Traded		
8.0000 Change, if any, in directors of issuer from the disclosures in the offer document (i) at the end of 1st FY (During FY20) Names of directors	Details of Change -		
(ii) at the end of 2nd FY (During FY21) Names of directors	Details of Change -		
(iii) at the end of 3rd FY (During FY22)* Names of directors	Details of Change -		
9.0000 Status of implementation of project/ commencement of commercial production <i>(i) as disclosed in the offer document (ii) Actual implementation (iii) Reasons for delay in implementation, if any</i>	Not Applicable Not Applicable Not Applicable		
10.0000 Status of utilization of issue proceeds <i>(i) as disclosed in the offer document</i>			
<i>Expenditure Items</i>	<i>Amount (Rs cr)</i>		
<i>Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset</i>	3,710.00		
<i>Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL</i>	468.19		
<i>Issue Expenses</i>	180.00		
<i>General Corporate purposes</i>	391.80		
Total	4,750.00		
<i>(ii) Actual utilization (as disclosed to stock exchange on 19th July 2019)</i>			
<i>Expenditure Items</i>	<i>Amount (Rs cr)</i>		
<i>Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset</i>	3,710.00		
<i>Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL</i>	468.19		
<i>Issue Expenses</i>	175.07		
<i>General Corporate purposes</i>	391.80		
Total	4,745.07		
<i>(iii) Reasons for deviation, if any</i>			
11.0000 Comments of monitoring agency, if applicable <i>(a) Comments on use of funds (b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document (c) Any other reservations expressed by the monitoring agency about the end use of funds</i>	NA NA NA NA		

12.0000 Price-related data

Issue price: INR300/unit

Price parameters	At close of listing day (01 April 2019)	At close of 30th calendar day from listing day (01 May 2019)	At close of 90th calendar day from listing day (30 June 2019)	As at the end of FY2020			As at the end of FY2021			As at the end of FY2022 ⁽³⁾		
				Closing price (31 March 2020)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2021)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2022)	High (during the FY)	Low (during the FY)
Market Price ⁽¹⁾	314.67	320.42	366.87	350.74	512.00	301.35	325.45	397.40	318.65	371.75	395.00	285.00
Index (Nifty 50) ⁽²⁾	11,669.15	11,748.15	11,788.85	8,597.75	12,430.50	7,511.10	14,690.70	15,431.75	8,055.80	17,464.75	18,604.45	14,151.40

(1) As of NSE (Designated Stock Exchange)

(2) The Company is not part of any Sectoral Index

(3) Price information not disclosed as reporting for the fiscal year has not been completed

13.0000 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting Ratio	Name of company	As disclosed in the offer document ⁽¹⁾	As at the end of FY2020	As at the end of FY2021	As at the end of FY2022 ⁽²⁾
Price / NAV at Issue Price	Issuer:	0.80x	0.94x	0.84 x	0.94 x
	Peer Group ⁽³⁾ :	NA	NA	NA	-

(1) Sourced from the Final Offer Document dated March 27, 2019

(2) Not disclosed as reporting for the relevant period has not been completed.

(3) There is no industry comparison available in relation to Embassy REIT

14.000 Any other material information

Announcement	Date of disclosure to Designated Stock Exchange
Embassy Office Parks REIT ("Embassy REIT") expands Pune footprint, launches new buildings totaling 9 lakhs sq ft given Anticipated Demand Rebound.	6-May-22
Embassy Office Parks REIT ("Embassy REIT") has announced the opening of Hilton Bengaluru Embassy Manyata Business Park and the Hilton Convention Centre at Embassy Manyata Business Park, Bengaluru.	2-May-22
Michael Holland's resignation as CEO of Manager to Embassy REIT wef June 30, 2022, and Mr. Vikaash Khilova to be CEO wef July 1, 2022.	28-Apr-22
Embassy Office Parks REIT becomes the largest "USGBC LEED Platinum v4.1 O+M" Certified Office Portfolio in India.	19-Apr-22
Embassy Office Parks REIT ("Embassy REIT") has been awarded a WELL Portfolio Score across all its business parks pan-India. That makes Embassy REIT the first organization in India to receive a WELL Portfolio Score for implementing health and wellbeing strategies through a portfolio-wide approach.	14-Mar-22
Embassy REIT has been awarded a 4-star (out of 5 stars) rating in the 2021 Real Estate Assessment by GRESB, the leading global ESG benchmark for real estate and infrastructure investments.	16-Oct-22
Record date for the proposed distribution to Unitholders for the quarter ended March 31, 2021 will be May 07, 2021 (subject to approval by the Board of Directors of Embassy Office Parks Management Services Private Limited) and the payment of distribution is proposed to be made on or before May 14, 2021	23-Apr-22
We wish to inform that pursuant to the receipt of requisite approvals from the Board of Approval for Special Economic Zones, the Scheme has become operative on March 25, 2021, i.e. upon filing of the certified copy of the order dated February 11, 2021 of the National Company Law Tribunal, Mumbai approving the Scheme with the jurisdictional Registrar of Companies by each of MPPL, EOPPL and EPPL, with the appointed date / effective date (as defined under the Scheme) of March 10, 2021. Pursuant to the Scheme becoming operative: (i) MPPL has become a 100% directly-held holding company of the Embassy REIT, holding Embassy Manyata Business Park, 80% of the share capital of EmbassyEnergy Private Limited, and 50% of the share capital of the investment entity of the Embassy REIT (Golflinks Software Park Private Limited); (ii) EPPL (which was a wholly-owned subsidiary of EOPPL) has become a 100% directly-held special purpose vehicle of the Embassy REIT, holding Embassy TechZone, Pune; and (iii) EOPPL stands dissolved without winding up.	26-Mar-21
We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to the Embassy Office Parks REIT ("Embassy REIT") approved, inter-alia, the scheme of arrangement (the "Scheme") involving Embassy Office Ventures Private Limited ("EOVPL") and Vikas Telecom Private Limited ("VTPL") and their respective shareholders. The proposed Scheme shall enable a simplified holding and management structure for Embassy REIT assets and create value for Embassy REIT and its Unitholders. The proposed Scheme is subject to requisite regulatory approvals.	23-Jan-21
We refer to our letter dated November 17, 2020, wherein we had intimated that the Board of Directors of Embassy Office Parks Management Services Private Limited ("Manager"), the Manager to the Embassy Office Parks REIT ("Embassy REIT"), at its meeting held on same day i.e. November 17, 2020, had approved the raising of debt by the Embassy REIT or any of its special purpose vehicles or holding companies through such modes as permitted under applicable law, including the issue of non-convertible debentures, for an aggregate amount of up to ₹36,411 million (Rupees Thirty Six Thousand Four Hundred and Eleven million) in one or more tranches, to be utilized towards refinancing existing Embassy TechVillage debt and for general corporate purposes. We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, at its meeting held earlier today i.e. January 12, 2021, has approved the issuance of 26,000 (Twenty Six Thousand) listed, rated, secured, redeemable, transferable, rupee denominated non-convertible debentures of face value of ₹10,00,000 (Rupees Ten Lakh) per debenture, aggregating up to ₹2,600 crores (Rupees Two Thousand Six Hundred Crores only) by Embassy REIT on a private placement basis.	12-Jan-21
We wish to inform you that Embassy REIT has completed the Embassy Tech Village acquisition	24-Dec-20
We wish to inform you that pursuant to the resolutions of the Board of Directors of Embassy Office Parks Management Services Private Limited (the "Company"), the Manager of Embassy Office Parks REIT, passed on November 17, 2020 and the resolutions passed by the Unitholders of the Embassy Office Parks REIT on December 10, 2020 under Regulation 22(6) of Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014, as amended ("SEBI REIT Regulations"), approving the issuance of the units of the Embassy Office Parks REIT (the "Units") to each of Mr. Vasudev Garg, Mr. Chaitanya Garg and Ms. Radhika Garg (collectively, the "Allottees") on a preferential basis in accordance with the SEBI REIT Regulations and provisions of the circular no. SEBI/HO/DDHS/DDHS/CIR/P/2019/142 dated November 27, 2019 on guidelines for preferential issue of units and institutional placement of units by a listed real estate investment trust issued by the Securities and Exchange Board of India, as amended (the "Preferential Allotment"), the Securities Committee of the Board of Directors of the Company, at its meeting held today, i.e., December 24, 2020, through audio-visual electronic communication has, inter-alia, approved the allotment of 64,893,000 Units to the Allottees at a price of ₹356.70 per unit, in the manner as set out in Annexure 1.	24-Dec-20
We wish to inform you that the Securities Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, the Manager of Embassy REIT, at its meeting held on December 22, 2020 has approved the issue and allotment of 111,335,400 units of Embassy REIT ("Units") to 129 successful eligible institutional investors, at the issue price of ₹331 per Unit, which includes a discount of ₹17.38 per Unit (i.e., 4.99%) on the floor price of ₹348.38 per Unit.	22-Dec-20
We wish to inform you that the Securities Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited ("Manager"), the Manager of Embassy REIT, at its meeting held on December 21, 2020, has approved and adopted the draft of the placement document dated December 21, 2020 in connection with the Issue.	21-Dec-20
We wish to inform you that the Securities Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited ("Manager"), the Manager of Embassy REIT, at its meeting held on December 21, 2020, through audio-visual electronic communication has, inter-alia: 1. Approved the closure of the issue period for the Issue today, i.e., December 21, 2020; 2. Determined and approved the issue price of ₹331 per unit of the Embassy REIT (the "Unit"), which includes a discount of ₹ 17.38 per Unit (i.e., 4.99%) to the floor price of ₹348.38 per Unit, for Units to be allotted to the eligible institutional investors in the Issue; 3. Approved and finalized the confirmation of allocation note to be sent to the successful eligible institutional investors confirming the allocation of Units in relation to the Issue.	21-Dec-20

We wish to inform you that subsequent to the approval of the unitholders of Embassy Office Parks REIT ("Embassy REIT") at the meeting on December 10, 2020, for, inter-alia, raising of funds through an institutional placement(s) of units of the Embassy REIT in one or more placements (the "Issue"), the Board of Directors of the Embassy Office Parks Management Services Private Limited, the manager to the Embassy REIT ("Manager"), at its meeting held today, i.e., December 15, 2020, through audio-visual electronic communication has, inter-alia: 1. Approved the opening of the Issue today, i.e., December 15, 2020 for receiving bids, in accordance with the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including any applicable circulars, notifications, guidelines and clarifications issued thereunder from time to time; 2. Approved and adopted the Preliminary Placement Document dated December 15, 2020 and the application form in connection with the Issue; 3. Approved the: (i) Special Purpose Condensed Combined Financial Statements of the Embassy REIT as of and for the years ended March 31, 2019 and March 31, 2018; (ii) Pro forma Consolidated Financial Information of the Embassy REIT as of and for the year ended March 31, 2020 and six-months ended September 30, 2020 for purposes of the Issue and inclusion in the Preliminary Placement Document and the Placement Document; and 4. Approved the floor price of ₹ 348.38 per unit and the relevant date for the Issue as December 15, 2020.

15-Dec-20

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited ("Manager"), the Manager to the Embassy Office Parks REIT ("Embassy REIT"), at its meeting held on Tuesday, November 17, 2020 through audio-visual electronic communication has, inter-alia: 1. Subject to Unitholder, regulatory and other approvals and conditions precedents, as applicable, approved the acquisition of Embassy TechVillage for a total enterprise value of ₹97,824 million (subject to adjustments in relation to net debt, working capital and other adjustments as agreed among the parties), comprising approximately 84.05 acres in the integrated office park consisting of (i) approximately 6.1 million square feet of completed office premises; (ii) approximately 3.1 million square feet of under-construction mixed use development, of which approximately 36% area is already pre-leased; and (iii) 518 proposed hotel keys, together with the associated business of common area maintenance services through the purchase of the equity share capital of Embassy Office Ventures Private Limited ("EOVPL"), Vikas Telecom Private Limited ("VTPL") and Sarla Infrastructure Private Limited ("SIPL") and other underlying agreements. Details of the proposed acquisition are enclosed as Annexure A. 2. Subject to the approval of the Unitholders under Regulation 22(6) of the REIT Regulations, approved the issue of units of the Embassy REIT not exceeding ₹ 80,000 million at a price not less than the floor price to be determined in accordance with provisions of the Circular No. SEBI/HO/DDHS/DDHS/CIR/P/2019/142 dated November 27, 2019 on Guidelines for preferential issue of units and institutional placement of units by a listed Real Estate Investment Trust ("REIT") issued by the Securities and Exchange Board of India, as amended or clarified, including pursuant to the circulars dated March 13, 2020 and September 28, 2020 (the "Circular") to eligible institutional investors through an institutional placement(s) in one or more placements in accordance with the REIT Regulations read with the Circular and other applicable law ("Institutional Placement"). 3. Subject to the approval of the Unitholders under Regulation 22(6) of the REIT Regulations, approved the issue of up to 65,579,400 units of the Embassy REIT at a price of ₹356.70 per unit, in accordance with the floor price requirements determined in accordance with the provisions of the Circular, to certain third-party selling shareholders as consideration for the transfer of their shareholding in VTPL pursuant to the Embassy TechVillage acquisition, subject to and in accordance with the terms of the share purchase agreement entered into with such selling shareholders and the provisions of the REIT Regulations, the Circular and other applicable law, on a preferential basis ("Preferential Issue"). 5. Approved the raising of debt by the Embassy REIT or any of its special purpose vehicles or holding companies through such modes as permitted under applicable law, including the issue of nonconvertible debentures, for an aggregate amount of ₹36,411 million in one or more tranches, to be utilized towards refinancing existing Embassy TechVillage debt at EOVPL, VTPL and SIPL or for general purposes, subject to applicable law.

17-Nov-20

We wish to inform you that Embassy REIT Joins the S&P Global Property Index and S&P Global REIT Index

1-Nov-20

We wish to inform you that the Debenture Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager of Embassy Office Parks REIT, at its meeting held on October 27, 2020, has approved the allotment of 7,500 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures of Rs. 10,00,000 only/- (Indian Rupee Ten Lakh) per debenture, aggregating to Rs.750,00,00,000/- (Indian Rupee Seven Hundred and Fifty Crores only) on a private placement basis under Series B as per the terms and conditions as mentioned in the information memorandum dated October 22, 2020 for the said issue.

27-Oct-20

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("Embassy REIT") passed, inter-alia, the following resolution by way of circulation: Approved the acquisition of the property maintenance services ("CAM") business in relation to Embassy Manyata Business Park, Bengaluru and Embassy TechZone, Pune (collectively, the "Manyata and TechZone CAM Businesses") by Manyata Promoters Private Limited ("MPPL") (an existing SPV of Embassy REIT) and Embassy Office Parks Private Limited ("EOPL") (an existing holding company of Embassy REIT) respectively, from Embassy Services Private Limited, a related party to the Embassy REIT, in each case as a going concern pursuant to business transfer agreements (the "Proposed Transaction"). The Proposed Transaction enables full integration and overall alignment of property maintenance for two of existing REIT assets and helps further enhance service delivery to the occupants of Embassy Manyata Business Park and Embassy TechZone especially important given the heightened focus on health and safety by occupiers

22-Oct-20

We wish to inform you that in furtherance to the existing M3 Project, the Board of Directors of the Manager of the Embassy Office Parks REIT, Embassy Office Parks Management Services Private Limited, by way of a circular resolution dated December 30, 2019, approved an arrangement between Manyata Promoters Private Limited ("MPPL"), an Asset SPV of Embassy Office Parks REIT and Embassy Property Developments Private Limited ("EPDPL"), a sponsor of Embassy Office Parks REIT to codevelop and acquire leaseable area of 597,789 square feet in Block B of the existing M3 Project ("M3 Block B") located within the overall Embassy Manyata Business Park campus (an existing asset of Embassy Office Parks REIT) situated at Rachenahalli Village, Krishnarajapura Hobli, Bangalore East upon development completion within an estimated timeline of 39 months from the execution of definitive documents i.e., March 31, 2023. The Board also approved the appointment of EPDPL to market and lease the M3 Project Block B as part of the proposed transaction. The proposed transaction to acquire leaseable area of 597,789 square feet shall be at a 9.25% yield upon development completion. This proposed acquisition of M3 Block B building helps further consolidation of the M3 land parcel which also comprises 1msf of M3 (Block A).

31-Dec-19

Debenture Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager of Embassy Office Parks REIT, at its meeting held on November 22, 2019 has approved the allotment of 6,500 rupee denominated, listed, rated, secured, redeemable, non-convertible debentures of Rs.10,00,000/- (Rupees Ten Lakhs only) each, aggregating to Rs.650,00,00,000/- (Rupees Six Hundred and Fifty Crores only) on a private placement basis under Tranche II as per the terms and conditions as mentioned in the information memorandum dated November 19, 2019 for the said issue

22-Nov-19

Debenture Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, Investment Manager of Embassy Office Parks REIT at its meeting held on 3rd May 2019 has approved the allotment of 30,000 Secured Non-Convertible Debentures of Rs.10,00,000/- (Rupees Ten Lakhs only) each aggregating to Rs.3,00,00,00,000/- (Rupees Three Thousand Crores only) on a private placement basis under Tranche A as per the terms and conditions as mentioned in the Information Memorandum for the said issue. The abovesaid Non-Convertible Debentures are proposed to be listed on the Wholesale Debt Market (WDM) Segment of the BSE Limited.

3-May-19

Embassy Office Parks announced the opening of the Four Seasons Hotel at its Embassy One complex in Bengaluru.

30-Apr-19

Debenture Committee of the Board of Directors of Embassy Office Parks Management Services Private Limited, Investment Manager of Embassy Office Parks REIT approved the issue of rupee denominated, listed, rated, secured, redeemable, non-convertible debentures by the Embassy Office Parks REIT on a private placement basis for an aggregate amount of Rs. 3,650,00,00,000/- split into Two Tranches i.e. Tranche A and Tranche B wherein Tranche A shall be for an aggregate amount of Rs. 3,000,00,00,000/- and Tranche B shall be for an aggregate amount of Rs. 650,00,00,000/-

23-Apr-19