

Name of the issue	Embassy Office Parks REIT	
1 Type of issue (IPO/ FPO/InvIT/REIT)	Embassy Office Parks REIT	
2 Issue size (Rs crore) <i>Source: Final Offer Document 27-Mar-19</i>	4,750.00	
3 Grade of issue alongwith name of the rating agency	NA	
4 Subscription level (number of times) <i>2.58 is excluding anchor and stratgicand 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>	2.58x	
5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges		
<i>(i) allotment in the issue</i>		79.6%*
<i>(ii) at the end of the 1st Quarter immediately after the listing of the issue (Jun 30, 2019)</i>		15.52%
<i>(iii) at the end of 1st FY (31 March 2020)</i>		17.00%
<i>(iv) at the end of 2nd FY (31 March 2021)</i>		33.42%
<i>(v) at the end of 3rd FY (31 March 2022)</i>		37.40%

* Source: Basis of allotment (including strategic, anchor and institutional investor)

6 Financials of the issuer

(Rs. in crores)

Parameters	FY2020	FY2021	FY2022
<i>Income from operations</i>	2,144.92	2,360.32	2,962.60
<i>Net Profit for the period</i>	765.55	698.35	888.38
<i>Paid-up equity share capital</i>	22,912.10	28,826.21	28,826.21
<i>Reserves excluding revaluation reserves</i>	-594.31	-1,733.14	-2,939.52

Source: Audited consolidated financial statements submitted to stock exchanges for FY 2020

Note: The above financials are not disclosed as reporting for the relevant fiscal years has not been completed/ not disclosed

7 Trading status in the scrip of the issuer

	BSE	NSE
<i>(i) at the end of 1st FY (31 March 2020)</i>	<i>Infrequently Traded</i>	<i>Frequently Traded</i>
<i>(ii) at the end of 2nd FY (31 March 2021)</i>	<i>Frequently Traded</i>	<i>Frequently Traded</i>
<i>(iii) at the end of 3rd FY (31 March 2022)</i>	<i>Frequently Traded</i>	<i>Frequently Traded</i>

8 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
	<i>Nil</i>
(ii) at the end of 2nd FY (During FY21)	
Names of directors	Details of Change
	<i>Nil</i>
(iii) at the end of 3rd FY (During FY22)	
Names of directors	Details of Change
	<i>Nil</i>

9 Status of implementation of project/ commencement of commercial production

<i>(i) as disclosed in the offer document</i>	Not Applicable
<i>(ii) Actual implementation</i>	Not Applicable
<i>(iii) Reasons for delay in implementation, if any</i>	Not Applicable

10 Status of utilization of issue proceeds
(i) as disclosed in the offer document

Expenditure Items	Amount (Rs cr)
Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset SPVs and the Investment Entity	3,710.00
Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL	468.19
General purposes	391.80

(ii) Actual utilization

Expenditure Items	Proposed Utilisation (Rs cr)	Actual Utilisation upto March 31, 2019* (Rs cr)	Amount Unutilised (Rs cr)
Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset SPVs and the Investment Entity	3,710.00	3,710.00	-
Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL	468.19	468.19	-
General purposes	391.8	391.8	-

*Source: Submission made to stock exchange on October 21, 2019

(iii) Reasons for deviation, if any

NA

11 Comments of monitoring agency, if applicable
(a) Comments on use of funds

NA

(b) Comments on deviation, if any, in the use of proceeds of the issue from the

NA

(c) Any other reservations expressed by the monitoring agency about the end use

NA

12 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 ⁽³⁾			As at the end of FY2022		
				Closing price (31 March 2020)	High	Low	Closing price (31 Mar 2021)	High	Low	Closing price (31 Mar 2022)	High	Low
Market Price ⁽¹⁾	314.67	320.42	366.87	350.74	363.85	350.00	325.45	327.25	323.10	371.75	389.98	304.57
Index (Nifty 50) ⁽²⁾	11,669.15	11,748.15	11,788.85	8,597.75	8,678.30	8,358.00	14,690.70	14,813.75	14,670.25	17,464.75	18,477.05	14,296.40

(1) As of NSE (Designated Stock Exchange)

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

(3) High and Low are on closing prices

Since 30th and 90th calendar day is a holiday, previous trading day has been considered

13 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	0.94	0.84	0.94
	Peer Group⁽³⁾:	NA	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/ disclosed

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

14 Any other material information

For updates and further information on material information please visit stock exchanges website www.bseindia.com and www.nseindia.com