



April 30, 2025

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400051

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Re: Script Symbol “EMBASSY”, Scrip Code 542602, Scrip Code 973434, 973546, 973910, 974885, 975051, 975056, 975311, 976042 and 976240 (NCDs) and Scrip Code 728768, 729286 and 729287 (CPs).

Dear Sir/ Madam,

Subject: Submission of the Newspaper Advertisement for the quarter and year ended March 31, 2025.

Pursuant to Regulation 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed copies of the newspaper advertisements published in the Economic Times, the Business Line, Vijaya Karnataka and Business Standard on Wednesday, April 30, 2025, in connection with Embassy Office Parks REIT's approved Audited Condensed Consolidated Financial Results for the quarter and year ended March 31, 2025.

Thanking you,

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

VINITHA Digitally signed
by VINITHA
ARAVIND ARAVIND MENON
MENON Date: 2025.04.30
16:22:08 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Embassy Office Parks REIT

India's First Listed REIT | Asia's Largest Office REIT By Area



Embassy TechVillage,
Bengaluru

6.6 msf

Total Leases
for FY2025

91%

Occupancy
by Value*

₹2,181 Cr

Total Distributions
for FY2025

₹24.50 - ₹26.00 per unit

FY2026 Distribution
Guidance**

— WHERE THE WORLD COMES TO WORK —

FINANCIAL RESULTS FOR THE FULL YEAR ENDED 31 MARCH 2025

Financial results for the quarter and year ended 31 March 2025

Extract of the Condensed Consolidated Financial Results in accordance with Regulation 52(8) read with Regulation 52(4) of SEBI (LODR) Regulations, 2015

Embassy Office Parks REIT India's first REIT Asia's largest office REIT by area					
(Rs. in millions)					
Particulars	For the quarter ended 31 March 2025 (Audited)**	For the quarter ended 31 December 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)**	For the year ended 31 March 2025 (Audited)	For the year ended 31 March 2024 (Audited)
Total Income from Operations	10,858.15	10,216.44	9,458.46	40,389.32	36,851.82
Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary Items) ⁽¹⁾	(2,953.61)	1,822.22	3,282.81	1,930.42	10,890.73
Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary Items) ⁽¹⁾	(2,953.61)	1,822.22	3,282.81	1,930.42	10,890.73
Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary Items) ⁽¹⁾⁽²⁾	(2,426.78)	1,581.98	2,834.14	16,244.36	9,640.28
Total Comprehensive Income for the period/ year (Comprising Profit for the period/ year and Other Comprehensive Income (after tax)) ⁽¹⁾	(2,426.29)	1,581.98	2,840.88	16,244.85	9,647.02
Unit Capital	288,282.11	288,282.11	288,282.11	288,282.11	288,282.11
Reserves (excluding Revaluation Reserve)	(60,650.51)	(52,629.65)	(55,520.36)	(60,650.51)	(55,520.36)
Securities Premium Account	-	-	-	-	-
Net worth	227,631.60	235,652.46	232,761.75	227,631.60	232,761.75
Paid up Debt Capital/ Outstanding Debt	198,073.04	201,110.42	168,079.53	198,073.04	168,079.53
Outstanding Redeemable Preference Shares	-	-	-	-	-
Debt Equity Ratio	0.87	0.85	0.72	0.87	0.72
Earnings Per Unit (for continuing and discontinued operations)					
- Basic	(2.50)	1.67	2.99	17.14	10.17
- Diluted	(2.50)	1.67	2.99	17.14	10.17
Capital Redemption Reserve	-	-	-	-	-
Debt Redemption Reserve	1,320.00	1,320.00	1,320.00	1,320.00	1,320.00
Debt Service Coverage Ratio	2.59	2.43	2.76	2.55	2.89
Interest Service Coverage Ratio	2.59	2.43	2.76	2.55	2.89

- There are no Exceptional and Extraordinary Items for the period/year.
- This includes one-time deferred tax liability reversal amounting to Rs.14,140.73 million pursuant to change in tax rate during the year ended 31 March 2025.
- The figures for the quarter ended 31 March 2025 are the derived figures between the audited figures in respect of the year ended 31 March 2025 and the published year-to-date figures upto period ended 31 December 2024, which were subject to limited review. Similarly, the figures for the quarter ended 31 March 2024 are the derived figures between the audited figures in respect of the year ended 31 March 2024 and the published year-to-date figures upto period ended 31 December 2023, which were subject to limited review.
- The above is an extract of the detailed format of the quarter & year ended results filed with the Stock Exchanges under Regulation 52 of the listing regulations. The full format of the quarter & year ended results are available on the websites of the BSE Limited (<https://www.bseindia.com/>) and National Stock Exchange of India Limited (<https://www.nseindia.com/>) and is also available on the Embassy REIT's website at <https://www.embassyofficeparks.com/investors/financial-results/>. For the other like items referred in the regulation 52(4) of the listing regulations, pertinent disclosures have been made to the BSE Limited and National Stock Exchange of India Limited and can be accessed on the Embassy REIT's website <https://www.embassyofficeparks.com/investors/regulatory-filings/>. The quarter & year ended results can also be accessed by scanning the following Quick Response Code:



*Occupancy by value refers to occupancy of the commercial offices weighted by the Gross Asset Value (GAV) of completed commercial offices.

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SEBI Registration Number: INREIT17-18/2001 | Registered Office - Embassy Office Parks REIT, Embassy One, 8, Battery Rd, Dera Bank Colony, Gangarajar, Bengaluru, Karnataka 560032, INDIA. www.embassyofficeparks.com

Embassy Office Parks REIT

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Embassy TechVillage,
Bengaluru6.6 msf
Total Leases
for FY202591%
Occupancy
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Total Distributions
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Financial results for the quarter and year ended 31 March 2025

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Embassy Office Parks REIT India's first REIT Asia's largest office REIT by area						(Rs. in millions)
Particulars	For the quarter ended 31 March 2025 (Audited)**	For the quarter ended 31 December 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)**	For the year ended 31 March 2025 (Audited)**	For the year ended 31 March 2024 (Audited)**	
Total Income from Operations	10,958.15	10,215.44	9,456.46	40,389.35	36,951.52	
Net Profit for the period/ year/before Tax, Exceptional and/or Extraordinary Items**	(2,953.61)	1,822.22	3,282.81	1,930.42	10,886.73	
Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary Items)**	(2,953.61)	1,822.22	3,282.81	1,930.42	10,886.73	
Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary Items)**	(2,426.78)	1,581.08	2,834.14	16,244.36	9,640.28	
Total Comprehensive Income for the period/ year (Comprising Profit for the period/ year after tax and Other Comprehensive Income (after tax))**	(2,426.29)	1,581.08	2,840.08	16,244.85	9,647.02	
Unit Capital	288,282.11	288,282.11	288,282.11	288,282.11	288,282.11	
Reserves (excluding Revaluation Reserve)	(60,650.51)	(52,629.85)	(55,520.26)	(60,650.51)	(55,520.36)	
Securities Premium Account	-	-	-	-	-	
Net worth	227,611.60	235,652.26	232,741.75	227,611.60	232,741.75	
Paid up Debt Capital/ Outstanding Debt	199,075.04	201,110.42	186,079.53	199,075.04	168,075.53	
Outstanding Redeemable Preference Shares	-	-	-	-	-	
Unit Equity Ratio	0.87	0.85	0.72	0.87	0.72	
Earnings Per Unit (for continuing and discontinued operations)						
• Basic	(2.56)	1.57	2.99	17.14	10.17	
• Diluted	(2.56)	1.57	2.99	17.14	10.17	
Capital Redemption Reserve	-	-	-	-	-	
Debt Redemption Reserve	1,520.00	1,520.00	1,520.00	1,520.00	1,520.00	
Debt Service Coverage Ratio	2.59	2.43	2.76	2.55	2.89	
Interest Service Coverage Ratio	2.69	2.43	2.76	2.55	2.89	

- There are no Exceptional and Extraordinary items for the period/year.
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Embassy Office Parks REIT

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Embassy TechVillage,
Bengaluru

6.6 msf
Total Leases
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91%
Occupancy
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₹24.50 - ₹26.00 per unit
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Financial results for the quarter and year ended 31 March 2025

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Embassy Office Parks REIT India's first REIT Asia's largest office REIT by area						(Rs. in million)
Particulars	For the quarter ended 31 March 2025 (Audited)**	For the quarter ended 31 December 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)**	For the year ended 31 March 2025 (Audited)	For the year ended 31 March 2024 (Audited)	
Total Income from Operations	10,656.15	10,216.44	9,358.46	40,388.32	36,651.82	
Net Profit for the period/year before Tax, Exceptional and/or Extraordinary Items ⁽¹⁾	(2,952.81)	1,852.72	3,782.81	1,930.42	10,980.73	
Net Profit for the period/year before tax (after Exceptional and/or Extraordinary Items) ⁽²⁾	(2,953.61)	1,822.22	3,282.61	1,930.42	10,980.73	
Net Profit for the period/year after tax (after Exceptional and/or Extraordinary Items) ⁽³⁾	(2,428.78)	1,581.98	2,834.14	16,244.36	9,640.28	
Total Comprehensive Income for the period/year (Comprising Profit for the period/year (after tax) and Other Comprehensive Income (after tax)) ⁽⁴⁾	(2,428.29)	1,581.98	2,840.80	16,244.05	9,647.02	
Unit Capital	288,282.11	288,282.11	288,282.11	288,282.11	288,282.11	
Reserves (excluding Revolutization Reserve)	(60,660.51)	(55,620.66)	(55,620.36)	(60,660.51)	(55,620.36)	
Securitization Premium Account	-	-	-	-	-	
Net worth	227,611.60	232,661.45	232,661.75	227,611.60	232,661.75	
Paid up Debt Capital/ Outstanding Debt	198,079.04	201,110.42	168,079.53	198,079.04	168,079.53	
Outstanding Redeemable Preference Shares	-	-	-	-	-	
Debt/Equity Ratio	0.87	0.85	0.72	0.87	0.72	
Earnings Per Unit (for continuing and discontinued operations)						
- Basic	(2.56)	1.87	2.89	17.14	10.17	
- Diluted	(2.56)	1.87	2.89	17.14	10.17	
Capital Redemption Reserve	-	-	-	-	-	
Debiture Redemption Reserve	1,520.00	1,520.00	1,520.00	1,520.00	1,520.00	
Debt Service Coverage Ratio	2.50	2.43	2.76	2.55	2.89	
Interest Service Coverage Ratio	2.50	2.43	2.76	2.55	2.89	

- There are no Exceptional and Extraordinary Items for the period/year.
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Embassy Office Parks REIT India's first REIT Asia's largest office REIT by area						(Rs. in million)
Particulars	For the quarter ended 31 March 2025 (Audited) ^(a)	For the quarter ended 31 December 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited) ^(a)	For the year ended 31 March 2025 (Audited)	For the year ended 31 March 2024 (Audited)	
Total Income from Operations	10,858.15	10,216.44	9,456.46	40,389.32	36,851.62	
Net Profit for the period: year before Tax, Exceptional and/or Extraordinary Items ^(b)	(2,953.61)	1,822.22	3,282.81	1,530.42	10,890.73	
Net Profit for the period: year after tax (after Exceptional and/or Extraordinary Items) ^(b)	(2,363.61)	1,822.22	3,282.81	1,330.42	10,890.73	
Net Profit for the period: year after tax (after Exceptional and/or Extraordinary Items) ^(b)	(2,428.78)	1,581.98	2,834.14	16,344.36	9,640.38	
Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)) ^(c)	(2,428.29)	1,581.98	2,840.88	16,244.85	9,647.02	
Unit Capital	288,262.11	288,262.11	288,262.11	288,262.11	288,262.11	
Reserves (excluding Revaluation Reserve)	(60,650.51)	(52,629.65)	(55,520.36)	(60,650.51)	(55,520.36)	
Securities Premium Account	-	-	-	-	-	
Net worth	227,611.60	235,632.46	232,741.75	227,611.60	232,741.75	
Paid up Debt Capital/ Outstanding Debt	198,073.04	201,110.42	168,079.53	198,073.04	168,079.53	
Outstanding Redeemable Preference Shares	-	-	-	-	-	
Debt Equity Ratio	0.87	0.85	0.72	0.87	0.72	
Earnings Per Unit (for continuing and discontinued operations)						
- Basic	(2.56)	1.67	2.99	17.14	10.17	
- Diluted	(2.56)	1.67	2.99	17.14	10.17	
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Interest Service Coverage Ratio	2.59	2.43	2.76	2.55	2.89	

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