

**Embassy Office Parks REIT
TRACK RECORD**

Name of the issue	Embassy Office Parks REIT																				
1 Type of issue (IPO/ FPO/InvIT/REIT)	IPO																				
2 Issue size (Rs crore) <i>Source: Final Offer Document 27-Mar-19</i>	4,750																				
3 Grade of issue alongwith name of the rating agency	NA																				
4 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>	2.58x																				
5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges <i>(i) allotment in the issue</i> <i>(ii) at the end of the 1st Quarter immediately after the listing of the issue (Jun 30, 2019)</i> <i>(iii) at the end of 1st FY (31 March 2020)</i> <i>(iv) at the end of 2nd FY (31 March 2021)</i> <i>(v) at the end of 3rd FY (31 March 2022)</i> <i>* Source: Basis of allotment (including strategic, anchor and institutional investor)</i> <i>** Excluding Sponsor Group</i> <i>*** The above data is not disclosed as reporting for the relevant fiscal years has not been completed</i>	79.6%* 16.0%** 17%** NA*** NA***																				
6 Financials of the issuer																					
	<i>(Rs. in crores)</i>																				
<table border="1"> <thead> <tr> <th>Parameters</th> <th>FY2020</th> <th>FY2021*</th> <th>FY2022*</th> </tr> </thead> <tbody> <tr> <td>Income from operations</td> <td>21,449.22</td> <td>-</td> <td>-</td> </tr> <tr> <td>Net Profit for the period</td> <td>7,655.34</td> <td>-</td> <td>-</td> </tr> <tr> <td>Paid-up equity share capital</td> <td>22,912.10</td> <td>-</td> <td>-</td> </tr> <tr> <td>Reserves excluding revaluation reserves</td> <td>-594.31</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Parameters	FY2020	FY2021*	FY2022*	Income from operations	21,449.22	-	-	Net Profit for the period	7,655.34	-	-	Paid-up equity share capital	22,912.10	-	-	Reserves excluding revaluation reserves	-594.31	-	-	
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Reserves excluding revaluation reserves	-594.31	-	-																		
<i>Note: *The above financials are not disclosed as reporting for the relevant fiscal years has not been completed.</i>																					
7 Trading status in the scrip of the issuer <i>(i) at the end of 1st FY (31 March 2020)</i> <i>(ii) at the end of 2nd FY (31 March 2021)</i> <i>(iii) at the end of 3rd FY (31 March 2022)</i> <i>Note: Trading status not disclosed as the relevant fiscal years have not been completed.</i>	Frequently Traded NA NA																				
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 -																				
(ii) at the end of 2nd FY (During FY21) Names of directors	Details of Change NA																				
(iii) at the end of 3rd FY (During FY22) Names of directors	Details of Change NA																				
<i>Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.</i>																					
9 Status of implementation of project/ commencement of commercial production <i>(i) as disclosed in the offer document</i> <i>(ii) Actual implementation</i> <i>(iii) Reasons for delay in implementation, if any</i>	Not Applicable Not Applicable Not Applicable																				

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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	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 June 30, 2019 (Rs cr)
Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset	3,710.00	3,710.00
Payment of consideration for acquisition of the Embassy One Assets which were held by	468.19	468.19
General purposes	391.80	391.80

(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 objects stated in the offer document

NA

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

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 ⁴ (01 May 2019)	At close of 90th calendar day from listing day ⁴ (30 June 2019)	As at the end of FY2020			As at the end of FY2021 ⁽³⁾			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	321.49	365.27	350.74	512.00	301.35	-	-	-	-	-	-
Index (Nifty 50) ⁽²⁾	11,669.15	11,724.75	11,865.60	8,597.75	12,430.50	7,511.10	-	-	-	-	-	-

(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

(4) Where the 30th day and 90th day is a holiday the immediately following 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 ⁽²⁾	As at the end of FY2022 ⁽²⁾
Price / NAV at Issue Price	Issuer:	0.8x	0.9x	-	-
	Peer Group⁽³⁾:	-	-	-	-

(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 was no industry comparison available in relation to Embassy REIT as at the end of FY20

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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

All the above information has been updated till October 29, 2020 unless indicated otherwise