

**Embassy Office Parks REIT  
TRACK RECORD**

Name of the issue	Embassy Office Parks REIT																				
<b>1 Type of issue (IPO/ FPO/InvIT/REIT)</b>	REIT																				
<b>2 Issue size (Rs crore)</b> <i>Source: Final Offer Document 27-Mar-19</i>	4,750.00																				
<b>3 Grade of issue alongwith name of the rating agency</b>	NA																				
<b>4 Subscription level (number of times)</b> <i>2.58 is excluding anchor and stratigand 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																				
<b>5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges</b> <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>** The above data is not disclosed as reporting for the relevant fiscal years has not been completed</i>	79.6%* NA** NA** NA** NA**																				
<b>6 Financials of the issuer</b>	<i>(Rs. in crores)</i>																				
<table border="1"> <thead> <tr> <th><i>Parameters</i></th> <th><i>FY2020</i></th> <th><i>FY2021</i></th> <th><i>FY2022</i></th> </tr> </thead> <tbody> <tr> <td><i>Income from operations</i></td> <td align="center">-</td> <td align="center">-</td> <td align="center">-</td> </tr> <tr> <td><i>Net Profit for the period</i></td> <td align="center">-</td> <td align="center">-</td> <td align="center">-</td> </tr> <tr> <td><i>Paid-up equity share capital</i></td> <td align="center">-</td> <td align="center">-</td> <td align="center">-</td> </tr> <tr> <td><i>Reserves excluding revaluation reserves</i></td> <td align="center">-</td> <td align="center">-</td> <td align="center">-</td> </tr> </tbody> </table>	<i>Parameters</i>	<i>FY2020</i>	<i>FY2021</i>	<i>FY2022</i>	<i>Income from operations</i>	-	-	-	<i>Net Profit for the period</i>	-	-	-	<i>Paid-up equity share capital</i>	-	-	-	<i>Reserves excluding revaluation reserves</i>	-	-	-	
<i>Parameters</i>	<i>FY2020</i>	<i>FY2021</i>	<i>FY2022</i>																		
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<b>7 Trading status in the scrip of the issuer</b> <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>	NA NA NA																				
<b>8 Change, if any, in directors of issuer from the disclosures in the offer document</b> <b>(i) at the end of 1st FY (During FY20)</b> Names of directors	<b>Details of Change</b> NA																				
<b>(ii) at the end of 2nd FY (During FY21)</b> Names of directors	<b>Details of Change</b> NA																				
<b>(iii) at the end of 3rd FY (During FY22)</b> Names of directors	<b>Details of Change</b> NA																				
<i>Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.</i>																					
<b>9 Status of implementation of project/ commencement of commercial production</b> <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

Not Applicable

(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 (01 May 2019)	At close of 90th calendar day from listing day (30 June 2019)	As at the end of FY2020 <sup>(3)</sup>			As at the end of FY2021 <sup>(3)</sup>			As at the end of FY2022 <sup>(3)</sup>		
				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 <sup>(1)</sup>	314.67	NA	NA	-	-	-	-	-	-	-	-	-
Index (Nifty 50) <sup>(2)</sup>	11,669.15	NA	NA	-	-	-	-	-	-	-	-	-

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

Accounting Ratio	Name of company	As disclosed in the offer document <sup>(1)</sup>	As at the end of FY2020 <sup>(2)</sup>	As at the end of FY2021 <sup>(2)</sup>	As at the end of FY2022 <sup>(2)</sup>
Price / NAV at Issue Price	Issuer:	0.80x			
	Peer Group <sup>(3)</sup> :	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 Any other material information**

NA