

Name of the Issue: Embassy Office Parks REIT

1 Type of Issue (IPO / FPO) IPO

2 Issue Size (Rs. Cr) 4,750
*As per Post Offer Report

3 Grade of issue along with name of the rating agency

Name	Not Applicable
Grade	

4 Subscription Level (Number of times) 2.58

*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

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	%
(i) allotment in the issue*	79.60%
(ii) at the end of the 1st Quarter immediately after the listing of the issue	15.52%
(v) at the end of 1st FY (March 31, 2020)	17.00%
(iv) at the end of 2nd FY (March 31, 2021)	33.42%
(vi) at the end of 3rd FY (March 31, 2022)	37.40%

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

6 Financials of the issuer

(Consolidated Rs. in Cr)

Parameters	1st FY (March 31, 2020)	2nd FY: (March 31, 2021)	3rd FY: (March 31, 2022)
Income from operations	2,144.92	2,360.32	2,962.61
Net Profit for the period	765.55	698.35	888.39
Paid-up equity share capital	22,312.10	28,826.21	28,826.21
Reserves excluding revaluation reserves	-594.31	-1,733.14	-2,939.52

Source: Audited consolidated financial statements submitted to stock exchanges for FY 2022

7 Trading Status in the scrip of the issuer

Particulars	Status
(i) at the end of 1st FY (March 31, 2020)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2021)	Frequently Traded
(iii) at the end of 3rd FY (March 31, 2022)	Frequently Traded

Source: Stock exchange data

8 Change in Directors of issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
During year ended March 31, 2020	NA	NA
During year ended March 31, 2021	NA	NA
During year ended March 31, 2022	NA	NA

9 Status of implementation of project/ commencement of commercial production

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

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Particulars (Rs in Cr)	Amount proposed to be funded from Net Proceeds
Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset SPVs and the Investment Entity	3,710
Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL	468.19
General purposes	391.80

(ii) Actual implementation

Particulars (Rs in Cr)	Amount proposed to be funded from Net Proceeds
Partial or full repayment or pre-payment of bank/ financial institution debt of certain Asset SPVs and the Investment Entity	3,710
Payment of consideration for acquisition of the Embassy One Assets which were held by EODPL	468.19
General purposes	391.80

(iii) Reasons for delay in implementation, if any

Not Applicable

Source: Stock Exchange Disclosure

11 Comments of monitoring agency, if applicable

None

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.):	300.00
Listing Date	April 1, 2019

Price parameters	At close of listing day i.e. April 1, 2019	At close of 30th calendar day from listing day	At close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue (31st March, 2020)		
				Closing price	High (during the FY)	Low (during the FY)
Market Price (on NSE)	314.67	320.42	366.87	350.74	363.85	350.00
Nifty50	11,669.15	11,748.15	11,789.85	8,597.75	8,679.30	8,358.00

Price parameters	As at the end of March 31, 2021			As at the end of March 31, 2022		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price (on NSE)	325.45	327.25	323.10	371.75	389.98	304.57
Nifty50	14,690.70	14,813.75	14,670.25	17,464.75	18,477.05	14,296.40

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

Accounting ratio		As disclosed in the offer document	At the end of 1st FY March 31, 2020	At the end of 2nd FY March 31, 2021	At the end of 3rd FY March 31, 2022
Premium / NAV at issue price	Issuer	0.80x	0.94x	1.14x	0.94x
	Peer Group	NA	NA	NA	NA

Any other material information

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

Updated as on May 25, 2022