

April 28, 2026

To,  
The Corporate Relations Department,  
The National Stock Exchange of India Limited,  
Exchange Plaza, 5<sup>th</sup> 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,  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400001

**Re: Script Symbol “EMBASSY”, Scrip Code 542602, Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946 and 977606 (NCDs) and Scrip Code 730412, 731343, 731468 and 731469 (CPs).**

Dear Sir/ Madam,

**Subject: Submission of the Newspaper Advertisement for the quarter and year ended March 31, 2026.**

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 and Vijaya Karnataka on Tuesday, April 28, 2026, in connection with Embassy Office Parks REIT’s approved Audited Consolidated Financial Results for the quarter and year ended March 31, 2026.

Thanking you,

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

**Vinitha Menon**  
**Head - Company Secretary and Compliance Officer**  
**A25036**

**Encl:** As above

Embassy TechVillage,  
 Bengaluru
 

# FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2026

**6.4 MSF**  
 Total Leases  
 for FY2026

**94%**  
 Occupancy  
 by Value\*

**₹2,396 Cr**  
 Total Distributions  
 for FY2026

**₹27.00 to ₹28.60** per unit  
 FY2027  
 Distribution Guidance\*\*

— INDIA'S FIRST LISTED REIT. ASIA'S LARGEST OFFICE REIT BY AREA. —

SEBI Registration Number: IN/REIT/17-18/0001

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

Particulars	(Rs. in millions)				
	For the quarter ended 31 March 2026 (Audited) <sup>(3)</sup>	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 31 March 2025 (Audited) <sup>(3)</sup>	For the year ended 31 March 2025 (Audited)	For the year ended 31 March 2025 (Audited)
Total Income from Operations	12,046.81	11,934.76	10,858.15	45,823.56	40,389.32
Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary Items)	1,849.00	3,120.42	(2,953.61)	9,565.58	1,930.42
Net Profit for the period/year before tax (after Exceptional and/or Extraordinary Items)	1,849.00	4,890.55	(2,953.61)	11,335.71	1,930.42
Net Profit for the period/year after tax (after Exceptional and/or Extraordinary Items) <sup>(2)(3)</sup>	(4,300.24)	3,812.21	(2,428.78)	3,385.45	16,244.36
Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)) <sup>(2)(3)</sup>	(4,310.00)	3,812.21	(2,428.29)	3,375.69	16,244.85
Unit Capital	2,88,262.11	2,88,262.11	2,88,262.11	2,88,262.11	2,88,262.11
Reserves (excluding Revaluation Reserve) <sup>(4)</sup>	(80,460.32)	(70,07.43)	(60,650.51)	(80,460.32)	(60,650.51)
Securities Premium Account	-	-	-	-	-
Net worth	2,07,801.79	2,18,244.68	2,27,611.60	2,07,801.79	2,27,611.60
Paid up Debt Capital/ Outstanding Debt	2,23,847.89	2,15,789.30	1,98,073.04	2,23,847.89	1,98,073.04
Outstanding Redeemable Preference Shares	-	-	-	-	-
Debt Equity Ratio	1.08	0.99	0.87	1.08	0.87
Earnings Per Unit (for continuing and discontinued operations)					
- Basic	(4.54)	4.02	(2.56)	3.57	17.14
- Diluted	(4.54)	4.02	(2.56)	3.57	17.14
Capital Redemption Reserve	-	-	-	-	-
Debt Redemption Reserve	1,025.00	1,025.00	1,520.00	1,025.00	1,520.00
Debt Service Coverage Ratio	2.65	2.73	2.59	2.57	2.55
Interest Service Coverage Ratio	2.65	2.73	2.59	2.57	2.55

1. This includes one-time deferred tax liability reversal amounting to Rs. 14,140.73 million pursuant to change in tax rate during the previous year ended 31 March 2025.

2. This includes one-time write off of MAT credit amounting to Rs. 5,922.17 million pursuant to amendments introduced to the MAT provisions under the Income Tax Act, 2025 for current quarter and year ended 31 March 2026.

3. The figures for the quarter ended 31 March 2026 are the derived figures between the audited figures in respect of the year ended 31 March 2026 and the published year-to-date figures upto period ended 31 December 2025, which were subject to limited review. Similarly, 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.

4. Including Distribution - Repayment of Capital

5. The above is an extract of the quarter and year ended results filed with the Stock Exchanges under Regulation 52 of the listing regulations. The full format of the quarter and year ended results are available on the websites of the BSE Limited and National Stock Exchange of India Limited and is also available on the Embassy REIT's website at [www.embassyofficeparks.com/investors/financial-results/](http://www.embassyofficeparks.com/investors/financial-results/)

For the other line 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 at [www.embassyofficeparks.com/investors/regulatory-filings/](http://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.

\*\*The guidance does not include the impact of any proposed acquisition or fund-raise.

**DISCLAIMER:** The information contained here in should be read together with our consolidated financial results available on the website of the Embassy REIT and the stock exchanges. No representation or warranty is made nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of the Embassy REIT. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Embassy REIT based on accounting principles.

SEBI Registration Number: IN/REIT/17-18/0001 | Registered Office - Embassy Office Parks REIT, Embassy One, 8, Bellary Rd, Dena Bank Colony, Ganganagar, Bengaluru, Karnataka 560032, INDIA. [www.embassyofficeparks.com](http://www.embassyofficeparks.com)



Embassy TechVillage,  
Bengaluru



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(Rs. In millions)

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Securities Premium Account	-	-	-	-	-
Net worth	2,07,801.79	2,18,244.68	2,27,611.60	2,07,801.79	2,27,611.60
Paid up Debt Capital/ Outstanding Debt	223,847.89	215,789.30	198,073.04	223,847.89	198,073.04
Outstanding Redeemable Preference Shares	-	-	-	-	-
Debt Equity Ratio	1.08	0.99	0.87	1.08	0.87
Earnings Per Unit (for continuing and discontinued operations)					
- Basic	(4.54)	4.02	(2.56)	3.57	17.14
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