

**ISSUE OF COMMERCIAL PAPER (CP):**  
**Letter Of Offer**

**PART 1**

Proposed Date of Issue	: 13/02/2025
Credit Rating for CP	: A1+ by CRISIL      A1+ by CARE
Date of Rating	: 06/02/2025      06/02/2025
Validity for issuance	: 60 days      2 months
Validity period for rating	: One year      One year
For Amount	: Rs. 1,100 Crores      Rs. 1,100 Crores
Conditions(If Any)	: NA      NA
Exact purpose of issue of CP	: 1. Repayment of existing debt availed by the Issuer and/or SPV/Holdco owned by the Issuer.  2. Working capital purposes of the Issuer and/or SPV/Holdco owned by the Issuer and  3. Payment of fees and expenses availed in relation to the Issue
Credit Support (if any)	: No
a) Description of Instrument	: N.A.
b) Amount	: N.A.
c) Issued By	: N.A.
d) In Favour of	: N.A.
Net Worth of the Guarantor Company	: N.A.
Name of Companies To Which Guarantor has Issued Similar Guarantee	: N.A.
Extent of the Guarantee Offered By The Guarantor company	: N.A.
Conditions Under Which The Guarantee Will be Invoked	: N.A.
Details of Current Tranche	

ISIN	AMOUNT (in Rs crs)	MATURITY DATE	CURRENT CREDIT RATING	VALIDITY PERIOD OF RATING	CRA
NE041014049	425	12/02/2026	CRISIL A1+ CARE A1+	One year One year	CRISIL CARE





Name and Address of the Trustee : N.A.  
Listing : Proposed to be listed  
ICICI BANK LIMITED,  
Issuing and Paying Agent : ICICI Bank Ltd., 1, Shobha Pearl, Commissariat Road, Off M G Road, Ground Floor, Bangalore - 560025, Bangalore, Karnataka, 560025  
Market Conventions : FIMMDA CONVENTIONS  
CP Borrowing Limit : Rs. 1,100 Crores  
Supporting Board Resolution for CP Borrowing-Resolution Dated : 11/02/2025  
Total CP Outstanding (As on Date) : 250 crores.



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**Details of CP issued during the last 15 months: \***

ISIN	ISSUE DATE	AMOUNT (in Rs crs)	MATURITY DATE	AMOUNT O/S (in Rs crs)	IPA	CRA	RATING	RATED AMOUNT (in Rs crs)
INE041014031	17/10/2024	250.00	February 14, 2025	250.00	ICICI Bank Limited	CRISIL & CARE	CRISIL A1+ & CARE A1+	250.00

\* Issuer's liability under the CP which has been issued and outstanding has been shown.

**Details of Other Debt Instruments Outstanding**

ISIN	Issue Date	Amount (in Rs Crs)	Maturity Date	Amount o/s (in Rs crs)
INE041007068	07/09/2021	300	07/09/2026	300
INE041007084	18/10/2021	1,100	18/10/2026	1,100
INE041007092	05/04/2022	1,000	05/04/2027	1,000
INE041007100	05/06/2023	1,050	05/06/2025	1,050
INE041007118	28/08/2023	500	28/08/2028	500
INE041007126	04/09/2023	500	04/09/2025	500
INE041007134	09/01/2024	1,000	05/09/2025	1,000
INE041007142	26/09/2024	900	26/09/2027	900
INE041007159	16/12/2024	1,000	14/12/2029	1,000

**Bank fund-based facilities from Banks/Financial Institutions, if any**

Name of the bank	Nature of facility	O/S amount/Limit (in Rs crs)	Asset classification
Bajaj Housing Finance Limited	Term Loan	325	Standard





Name and address of issuer Embassy Office Parks Real Estate Investment Trust , 12<sup>th</sup> Floor, Embassy One, Pinnacle No. 8, Bellary Road, Dena Bank Colony, Ganganagar, Bangalore, Karnataka, India – 560032

Line of business : Real Estate -Commercial

Chief Executive Officer (Interim) : Mr. Ritwik Bhattacharjee

Group Affiliation (if Any) : Embassy



<b>Financial SUMMARY</b>	<b>FY2024 (in Rs crs)</b>	<b>FY2023 (in Rs crs)</b>	<b>FY2022 (in Rs crs)</b>
Equity	28,826.21	28,826.21	28,826.20
Net worth	24,205.60	25,057.27	25,802.80
Investment in Subsidiaries / Affiliates	32,762.54	33,901.74	32,574.50
Total debt Outstanding	9,144.66	9,465.78	7,449.10
Short Term	0	0	0
Other Debt	0	0	0
Gross Income	1,905.45	2,061.99	2,113.60
Operating Profit (PBITD)	1,865.61	2,013.28	2,076.25
Gross Profit (PBTD)	1,208.57	1,282.01	1,344.20
Net Profit (Post Tax)	1,206.82	1,279.15	1,339.70

Audit Qualifications (if any) : NA

Material Litigation, if any : NA

Regulatory Strictures, if any : NA

Details of Default of CPs, including Technical Delay in Redemption During Past three Years : NA

Details of Default and Delay In Redemption of Any Other Borrowings During Past Three Years : NA

**For Embassy Office Parks REIT**



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

**Authorised Signatory**



Date: 12/02/2025

Original / Authenticated Copy Of any Document Related to Above Information Will Be Made Available to The Investors On Request