

To
The Department of Corporate Services,
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001

May 30, 2022

Sub: **Statement on compliance under regulation 52(4) and 52(7) SEBI (LODR) Regulations, 2015.**

With reference to the above mentioned subject:

1. **We hereby submit the following in relation to regulation 52(4) of the SEBI (LODR) Regulations, 2015:**
2. credit rating and change in credit rating (if any): **BBB**
3. Asset cover available, in case of non-convertible debt securities;
INE003L07069, INE003L07077: 2.57
INE003L07168 and INE003L07150: 1.75
INE003L07184: 2.30
4. debt-equity ratio: **1.70:1**
5. previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares /non convertible debt securities and whether the same has been paid or not; and:
INE003L07069, INE003L07077: 02nd March, 2022
INE003L07168 and INE003L07150: 02nd March, 2022
INE003L07184: 28th January, 2022
6. next due date for the payment of interest/ dividend of non-convertible preference shares /principal along with the amount of interest/ dividend of non-convertible preference shares payable and the redemption amount:
INE003L07069, INE003L07077: 16th February, 2022
INE003L07168 and INE003L07150: 16th February, 2022
INE003L07184: 28th January, 2022
7. debt service coverage ratio: **0.09**
8. interest service coverage ratio: **0.90**
9. outstanding redeemable preference shares (quantity and value): **Not applicable as there are no redeemable preference shares**
10. capital redemption reserve/debenture redemption reserve: **Complied**
11. net worth: **Rs. 3,10,255 lakhs**
12. net profit after tax: **(Rs. 8,911.60 lakhs)**
13. earnings per share: **(0.81)**

Embassy Property Developments Pvt. Ltd.

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912
www.embassyindia.com | CIN: U85110KA1996PTCO20897
Email: Secretarialteam@embassyindia.com

EMBASSY CORPORATE



As required under regulation 52(7) of SEBI (LODR) Regulations, 2015, we hereby submit that there are no material deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in the offer document.

Thanking you,

For Embassy Property Developments Private Limited

Devika Priyadarsini
Company Secretary
M.No.A 49485

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HRA & CO.,
Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore-560079
T : +91 080 4169 6888
E : ravin@hraindia.com
W : www.hraindia.com

CERTIFICATE

We HRA & Co, Chartered Accountants having verified the books of accounts, records and other relevant records of M/s Embassy Property Developments Private Limited [EPDPL] having their registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore – 560 001, certify that following are the details in respect of NCDs of Rs. 800 Crores issued by the Company and listed on BSE:

Security Cover (figures in INR)

Total assets charged * (Rs. A)	14,44,31,84,160
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,23,46,15,281
Security Cover (A/B)	1.75

* We have considered market value of 4.10% REIT units as at March 31, 2022.

The Debt Equity Ratio of the company is – 1.70: 1

Book debts/receivables as on March 31, 2022:

Books debts/receivables as on March 31, 2022 : Rs. 15,16,71,59,578/- (includes inter-corporate loans and other loans aggregating to Rs. 13,92,43,09,578 /-).

The above information has been provided based on audited financial statements for the year ending March 31, 2022.

This certificate has been issued under specific request from Embassy Property Developments Private Limited

for H R A & Co.

Chartered Accountants

Firm Registration Number: 010005S

Ravindranath N

Partner

Membership Number: 209961



UDIN : 22209961AJXZXG9544

May 30, 2022

Bangalore



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CERTIFICATE

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Security Cover (figures in INR)

Total assets charged * (Rs. A)	28,48,82,90,984
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	11,10,09,30,238
Security Cover (A/B)	2.57

* We have considered market value of 8.08% REIT units as at March 31, 2022.

The Debt Equity Ratio of the company is – 1.70 : 1

Book debts/receivables as on March 31, 2022:

Books debts/receivables as on March 31, 2022 : Rs. 15,16,71,59,578/- (includes inter-corporate loans and other loans aggregating to Rs. 13,92,43,09,578 /-).

The above information has been provided based on audited financial statements for the year ending March 31, 2022.

This certificate has been issued under specific request from Embassy Property Developments Private Limited.

for **H R A & Co.**
Chartered Accountants
Firm Registration Number: 010005S

Ravindranath N
Partner
Membership Number: 209961



UDIN : 22209961AJYAGR1246

May 30, 2022
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We HRA & Co, Chartered Accountants having verified the books of accounts, records and other relevant records of M/s Embassy Property Developments Private Limited [EPDPL] having their registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore – 560 001, certify that following are the details in respect of NCDs of Rs. 750 Crores issued by the Company and listed on BSE:

Security Cover (figures in INR)

Total assets charged * (Rs. A)	18,23,47,52,963
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	7,93,51,49,530
Security Cover (A/B)	2.30

* We have considered market value of shares of India Bulls Real Estate Limited, residual market value of Embassy Office Parks REIT units as at March 31, 2022.

The Debt Equity Ratio of the company is – 1.70 : 1

Book debts/receivables as on March 31, 2022:

Books debts/receivables as on March 31, 2022 : Rs. 15,16,71,59,578/- (includes inter-corporate loans and other loans aggregating to Rs. 13,92,43,09,578 /-).

The above information has been provided based on audited financial statements for the year ending March 31, 2022.

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Chartered Accountants

Firm Registration Number: 010005S

Ravindranath N

Partner

Membership Number: 209961



UDIN : 22209961AJXZCZ9707

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Particulars	Amount in INR
Debtors	1,24,28,50,000
Inter Corporate Deposits and other loan receivable	13,92,43,09,578
Total	15,16,71,59,578

The above information has been provided based on audited financial statements for the year ending March 31, 2022.

This certificate has been issued under specific request from Embassy Property Developments Private Limited

for H R A & Co.
Chartered Accountants
Firm Registration Number: 010005S

Ravindranath N
Partner
Membership Number: 209961



UDIN : **22209961AJYAIT2022**

May 30, 2022
Bangalore