

24.07.2021**Certificate from Managing Director of the company**

I, Jitendra Virwani, Managing Director 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 security cover 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)	13,311,817,589
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,07,19,53,065
Security Cover (A/B)	1.69

* We have considered market value of 4.10% REIT units as at 30.06.2021.

The Debt Equity Ratio of the company is – 3.28 : 1

Book debts/receivables as on June 30, 2021:

Books debts/receivables as on June 30, 2021 : Rs. 15,050,468,308 /- (includes inter-corporate loans and other loan aggregating to Rs. 13,938,408,369/-)

The above information has been provided based on unaudited financial statements for the Quarter ending June 30, 2021.

For Embassy Property Developments Private Limited

Jitendra Virwani
Managing Director
DIN-00027674