

November 14, 2022

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

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: 2.40
INE003L07168 and INE003L07150: 1.62
INE003L07184: 1.80
4. debt-equity ratio: **1.89:1**
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 September, 2022
INE003L07168 and INE003L07150: 02nd September, 2022
INE003L07184: 29th July, 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: 02nd December, 2022
INE003L07168 and INE003L07150: 02nd December, 2022
INE003L07184: 28th October, 2022
7. debt service coverage ratio: **0.14**
8. interest service coverage ratio: **0.30**
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. 2,84,972 lakhs**
12. net profit after tax: **(Rs. 26,644.10 lakhs)**
13. earnings per share: **(2.42)**

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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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. 750 Crores issued by the Company and listed on BSE:

Security Cover (figures in INR)

Total assets charged * (Rs. A)	14,837,871,752
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,243,939,779
Security Cover (A/B)	1.80

* We have considered market value of shares of India Bulls Real Estate Limited, residual market value of Embassy Office Parks REIT units as at September 30, 2022.

The Debt Equity Ratio of the company is – 1.89: 1

Book debts/receivables as on September 30, 2022:

Books debts/receivables as on September 30, 2022 : Rs. 13,77,76,66,980/- (includes inter-corporate loans and other loans aggregating to Rs. 12,81,05,76,538/-).

The above information has been provided based on limited review financial statements for the period ending September 30, 2022.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S

Ravindranath N
Partner
M No 209961



Date – November 14, 2022
Place – Bangalore

UDIN: 22209961BDCUIY9621



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)	13,436,532,104
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,301,955,660
Security Cover (A/B)	1.62

* We have considered market value of 4.10% REIT units as at September 30, 2022.

The Debt Equity Ratio of the company is – 1.89: 1

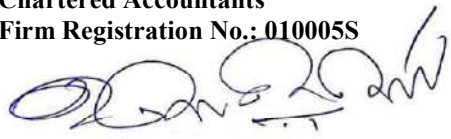
Book debts/receivables as on September 30, 2022:

Books debts/receivables as on September 30, 2022 : Rs. 13,77,76,66,980/- (includes inter-corporate loans and other loans aggregating to Rs. 12,81,05,76,538/-).

The above information has been provided based on limited review financial statements for the period ending September 30, 2022.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S


Ravindranath N
Partner
M No 209961
UDIN – 22209961BDCUQV3145
Date – November 14, 2022
Place – Bangalore





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. 1,355 Crores issued by the Company and listed on BSE:

Security Cover (figures in INR)

Total assets charged * (Rs. A)	26,502,731,820
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	11,047,009,985
Security Cover (A/B)	2.40

* We have considered market value of 8.08% REIT units as at September 30, 2022.

The Debt Equity Ratio of the company is – 1.89 : 1

Book debts/receivables as on September 30, 2022:

Books debts/receivables as on September 30, 2022 : Rs. 13,77,76,66,980/- (includes inter-corporate loans and other loans aggregating to Rs. 12,81,05,76,538/-).

The above information has been provided based on limited review financial statements for the period ending September 30, 2022.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S/

Ravindranath N
Partner
M No 209961
UDIN – 22209961BDCUUP1010
Date – November 14, 2022
Place – Bangalore





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 receivables of the Company as on September 30, 2022 :

Particulars	Amount in INR
Debtors	967,090,442
Inter Corporate Deposits and other loan receivable	12,810,576,538
Total	13,777,666,980

The above information has been provided based on limited reviewed financial statements for the period ending September 30, 2022.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S

Ravindranath N
Partner
M No 209961
UDIN : 22209961BDCVCC3033

Date – November 14, 2022
Place – Bangalore

