



HRA & CO.,
Chartered Accountants

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

Security Cover (figures in INR)

Total assets charged * (Rs. A)	27,010,186,417
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	13,320,507,577
Security Cover (A/B)	2.03

* We have considered market value of 8.08% REIT units as at 31.03.2021 and Rs. 207 crores held in Bank Escrow account.

The Debt Equity Ratio of the company is – 3.50 : 1

Book debts/receivables as on March 31, 2021:

Books debts/receivables as on March 31, 2021 : Rs. 15,081,255,984 /- (includes inter-corporate loans aggregating to Rs. 14,075,445,252/-)

The above information has been provided based on unaudited financial statements for the year ending March 31, 2021.

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

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

Ravindranath N
Partner
M No 209961
UDIN : 21209961AAAAJO7939
Date – April 24, 2021
Place – Bangalore

