

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

August 12, 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: 2.59
INE003L07168 and INE003L07150: 1.75
INE003L07184: 1.97
4. debt-equity ratio: **1.79:1**
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 June, 2022
INE003L07168 and INE003L07150: 02nd June, 2022
INE003L07184: 29th April, 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 September, 2022
INE003L07168 and INE003L07150: 02nd September, 2022
INE003L07184: 29th July, 2022
7. debt service coverage ratio: **0.18**
8. interest service coverage ratio: **0.46**
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. 3,01,038.90 lakhs**
12. net profit after tax: **(Rs. 10,075.10 lakhs)**
13. earnings per share: **(0.91)**

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

Security Cover (figures in INR)

Total assets charged * (Rs. A)	15,908,573,229
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,086,109,244
Security Cover (A/B)	1.97

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

The Debt Equity Ratio of the company is – 1.79: 1

Book debts/receivables as on June 30, 2022:

Books debts/receivables as on June 30, 2022: Rs. 15,60,89,26,951/- (includes inter-corporate loans and other loans aggregating to Rs. 14,51,64,21,380 /-).

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

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

For HRA & Co.
Chartered Accountants
FRN: 010005S



Ravindranath N
Partner
M No #209961
UDIN: 22209961AOXCUR7849

Date – August 12, 2022
Place – Bangalore



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Chartered Accountants

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

Security Cover (figures in INR)

Total assets charged * (Rs. A)	14,53,87,59,770
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	8,28,45,18,316
Security Cover (A/B)	1.75

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

The Debt Equity Ratio of the company is – 1.79: 1

Book debts/receivables as on June 30, 2022:

Books debts/receivables as on June 30, 2022: Rs. 15,60,89,26,951/- (includes inter-corporate loans and other loans aggregating to Rs. 14,51,64,21,380 /-).

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

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

For HRA & Co.
Chartered Accountants
FRN: 010005S



Ravindranath N
Partner
M No #209961
UDIN: 22209961AOXDDA5672

Date – August 12, 2022

Place – Bangalore



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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)	28,67,68,07,987
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	11,07,59,26,424
Security Cover (A/B)	2.59

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

The Debt Equity Ratio of the company is – 1.79 : 1

Book debts/receivables as on June 30, 2022:

Books debts/receivables as on June 30, 2022: Rs. 15,60,89,26,951/- (includes inter-corporate loans and other loans aggregating to Rs. 14,51,64,21,380 /-).

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

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

For HRA & Co.
Chartered Accountants
FRN: 010005S



Ravindranath N
Partner
M No #209961
UDIN: 22209961AOXDKW9591

Date – August 12, 2022

Place – Bangalore



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Particulars	Amount in INR
Debtors	1,09,25,05,571
Inter Corporate Deposits and other loan receivable	14,51,64,21,380
Total	15,60,89,26,951

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

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

For HRA & Co.
Chartered Accountants
FRN: 010005S



Ravindranath N
Partner
M No #209961
UDIN: 22209961AOXCQE9715

Date – August 12, 2022
Place – Bangalore