

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

November 11th, 2025

Dear Sirs,

Sub: Outcome of Board Meeting of Embassy Property Developments Private Limited held on November 11th, 2025, pursuant to the provisions of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”)

Ref: Scrip Code: 959411, 959412, 974423 and 973361.

- i. Adopted unaudited financial results for the period ended on September 30, 2025 together with Limited Review Report from the Auditors.
- ii. Related Party Transactions for the half year ended on 30th September 2025 as required under Regulation 62K(9) of the SEBI LODR, 2015.

The meeting commenced at 02:30 P.M. and concluded at 05:45 P.M.

Request you to take the same on record.

**Thanking you,
For Embassy Property Developments Private Limited**

**Devika Priyadarsini
Company Secretary
M.No.-ACS 49485**



N KIRAN & ASSOCIATES

Chartered Accountants
Firm Reg. No. 018936S

⑤ # 16, 1st A Main Road,
Meenakshinagar, Basaveshwaranagar,
(behind Subramanya Swamy Temple)
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Independent Auditor's review report on the unaudited half year and quarter ended standalone financial results of Embassy Property Developments Private Limited pursuant to the Regulations 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015, as amended.

Review Report

To the Board of Directors

Embassy Property Developments Private Limited

We have reviewed the accompanying statement of unaudited standalone financial results of **Embassy Property Developments Private Limited** ("the Company") for the quarter and half year ended September 30, 2025 ("the statement"), being submitted by the Company pursuant to the requirement of Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

This statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 52 and Regulation 54 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "*Review of Interim Financial Information performed by the Independent auditor of the Entity*" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLOY5825

Place: Bengaluru
Date: November 11, 2025

Embassy Property Developments Private Limited
 Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bangalore 560001
Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2025

(Rs in lakhs, except as otherwise stated)

Sl No.	Particulars	Quarter ended September 30, 2025	Quarter ended June 30, 2025	Quarter ended September 30, 2024	Half year ended September 30, 2025	Half year ended September 30, 2024	Year ended March 31, 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	13,353.90	11,565.40	70,338.70	24,919.30	121,866.80	266,858.80
	b. Other operating income	30,611.70	26,061.30	44,514.60	56,673.00	41,545.20	44,917.60
	Total income from operations	43,965.60	37,626.70	114,853.30	81,592.30	163,412.00	311,776.40
2	Expenditure						
	a. Land, material and contract cost	3,833.50	6,948.30	23,321.70	10,781.80	31,733.20	71,439.00
	b. Employees cost	1,049.50	1,165.30	1,855.90	2,214.80	3,637.40	7,299.90
	c. Finance cost	17,592.20	17,066.40	16,842.20	34,658.60	37,031.20	74,278.80
	d. Depreciation	238.50	239.10	241.10	477.60	486.30	1,004.50
	e. Other expenditure	3,062.50	2,407.70	4,438.20	5,470.20	15,288.00	27,257.00
3	Total Expenses	25,776.20	27,826.80	46,699.10	53,603.00	88,176.10	181,279.20
	Profit / (loss) from operations before tax and exceptional items (1-2)	18,189.40	9,799.90	68,154.20	27,989.30	75,235.90	130,497.20
4	Exceptional items	-	-	-	-	-	-
5	Profit / (loss) from ordinary activities before tax and after exceptional items (3-4)	18,189.40	9,799.90	68,154.20	27,989.30	75,235.90	130,497.20
6	Tax expense						
	- Current tax	-	-	2,271.60	-	2,271.60	5,365.70
	- Deferred tax	-	-	-	-	-	-
7	Net profit / (loss) from ordinary activities after tax (5-6)	18,189.40	9,799.90	65,882.60	27,989.30	72,964.30	125,131.50
8	Profit from discontinued operations	-	-	-	-	-	-
9	Net profit / (loss) for the period / year (7-8)	18,189.40	9,799.90	65,882.60	27,989.30	72,964.30	125,131.50
10	Other comprehensive income						
	Re-measurement gain on defined benefit plans	68.50	-	-	68.50	-	557.20
	Fair value of investments in equity instruments	(61,974.90)	16,181.70	-	(45,793.20)	-	45,258.20
	Other comprehensive income	(61,906.40)	16,181.70	-	(45,724.70)	-	45,815.40
11	Total comprehensive income for the period / year (9+10)	(43,717.00)	25,981.60	65,882.60	(17,735.40)	72,964.30	170,946.90
12	Earnings / (loss) per share (EPS)						
	- basic and diluted (Rs)	1.65	0.89	5.97	2.53	6.61	11.33
13	Paid-up equity share capital (Face value Rs 10 each)	110,437.60	110,437.60	110,437.60	110,437.60	110,437.60	110,437.60
14	Paid-up debt capital (Refer note 5)	136,598.85	136,598.85	136,598.85	136,598.85	136,598.85	136,598.85
15	Reserves excluding revaluation reserves	-	-	-	-	-	299,858.50
16	Debenture redemption reserve (Refer note 4)	-	-	-	-	-	-

Embassy Property Developments Private Limited
 Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bangalore 560001
Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2025

Notes to the unaudited financial results:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 11, 2025. The statutory auditors have reviewed the financial results for the quarter and half year ended September 30, 2025. The auditors has issued an unmodified limited review report.
- 2 The unaudited standalone financial results have been prepared pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR)'), as amended and in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended as specified in Section 133 of the Companies Act, 2013 (the Act), read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 3 The figures for the corresponding previous periods have been regrouped/reclassified, wherever considered necessary. The figures for the quarter ended September 30, 2025 are the derived figures between limited reviewed figures in respect of quarter ended June 30, 2025 and the limited reviewed figures for the half year ended September 30, 2025.
- The figures for the quarter ended June 30, 2025 are extracted from the limited review results published on August 12, 2025.
- The figures for the half year ended September 30, 2024 and quarter ended September 30, 2024 are extracted from the limited review results published on October 30, 2024.
- 4 In accordance with Section 71 of the Companies Act, 2013 read with MCA Circular No. 4/2013, the Company is required to create a Debenture Redemption Investment equivalent to 10% of the value of redeemable debentures out of the profits available for distribution. Although the Company has generated distributable profits, there is no repayment of debentures due in the next financial year. Henceforth, no Debenture Redemption investment is required to be created as on September 30, 2025.

5 Disclosure under regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:-

In compliance with the above SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the following information as on September 30, 2025 in respect of Non Convertible Debentures (NCDs) :-

Details of outstanding Non-convertible debentures issued on a private placement basis is as follows:

(Rs in lakhs, except as otherwise stated)

	As at September 30, 2025	As at June 30, 2025	As at September 30, 2024	As at March 31, 2025
4,020 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	40,200.00	40,200.00	40,200.00	40,200.00
10,800 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each	37,903.03	37,903.03	37,903.03	37,903.03
2,750 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs.3,50,954 each	9,651.24	9,651.24	9,651.24	9,651.24
7500 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,55,681 each	26,676.10	26,676.10	26,676.10	26,676.10
2600 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 8,52,634 each	22,168.48	22,168.48	22,168.48	22,168.48
	136,598.85	136,598.85	136,598.85	136,598.85

The credit ratings and details of security of the listed debentures is as follows:

	Security	Credit rating as at September 30, 2025
10,800 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each		
2,750 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,50,954 each		
7,500 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,55,681 each	1. Pledge of 6,30,95,240 shares of Embassy Developments Limited held by the holding company, 2. Pledge of 7,16,64,279 Embassy Office Parks REIT units.	PP MLD ACUITE BB+
2,600 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 8,52,634 each		

Embassy Property Developments Private Limited
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Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2025

The listed NCDs are secured and asset cover is more than hundred percent of principal outstanding.

	Half year ended September 30,2025	Half year ended September 30,2024	Year ended March 31, 2025
Debt- equity ratio	0.99	1.38	0.89
Debt service coverage ratio	0.85	0.78	0.77
Interest service coverage ratio	1.81	3.03	2.76
Outstanding redeemable preference shares	-	-	-
Debenture redemption reserve	-	-	-
Net worth (Rs. in lakhs)	392,129.40	312,364.30	410,296.10
Net profit after tax (Rs. in lakhs)	27,989.30	72,964.30	125,131.50
Earnings per share (Basic and diluted) (Rs.)	2.53	6.61	11.33
Current Ratio	0.77	0.65	0.64
Long-term debt to working capital Ratio	(1.32)	(0.76)	(0.88)
Bad debts to accounts receivables Ratio	-	-	-
Current liability Ratio	0.77	0.78	0.76
Total debts to total assets Ratio	0.37	0.42	0.35
Debtors turnover Ratio	-	-	-
Inventory turnover Ratio	-	-	-
Operating profit margin (%)	25.89%	58.43 %	60.28 %
Net profit margin (%)	112.32%	59.87 %	46.89 %

The ratios given have been computed as under:

Debt equity ratio = Total debt / share holders' equity

Debt service coverage ratio = Earnings before interest and tax / (interest + principal repayment)

Interest service coverage ratio = Earnings before interest and tax / interest expense

Current Ratio = Current assets/Current liabilities

Long-term debt to working capital Ratio = long-term debt (including current maturities)/ Total available capital

Bad debts to accounts receivables Ratio = Bad debts written off/ Trade receivables

Current liability Ratio = Current liabilities excluding current maturities of long term debt/ Total liabilities

Total debts to total assets Ratio = Borrowings/ Total assets

Debtors turnover Ratio = Credit sales/ average accounts receivables

Inventory turnover Ratio = COGS/ average inventory receivables

Operating profit margin (%) = PBDIT excluding other income & profit from discontinuing operations/ operational revenue

Net profit margin (%) = PAT including other income & profit from discontinuing operations/ operational revenue

7 All operating segments' operating results are reviewed regularly by the Company's Chief Operating Decision Makers (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The Company's sole business segment is business of real estate development and related consulting services, leasing of properties, making investments in joint developments, investing in companies/firms which are into real estate development and its principal geographical segment in India. Consequently, the Management believes that there are no reportable segments as required under Ind As 108 - operating segments.

for and on behalf of the Committee of the Board of Directors of

Embassy Property Developments Private Limited

Aditya Virwani

Director

DIN - 06480521

Place: Bengaluru

Date: November 11, 2025

Embassy Property Developments Private Limited
Standalone Statement of Assets and Liabilities
(Rs in lakhs)

Particulars	As at September 30, 2025	As at March 31, 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	3,045.30	3,304.70
Investment property	10,627.70	10,699.60
Investment property under development	1,066.20	1,043.50
Right-of-use assets	224.00	272.30
Investments in subsidiaries, joint venture and associates	93,605.40	93,400.60
Financial assets		
- Other investments	504,134.30	508,798.30
- Loans	316.00	72,270.20
- Other financial assets	25,297.00	25,327.10
Other non-current assets	16,405.90	17,678.30
Total non-current assets	654,721.80	732,794.60
Current assets		
Inventories	4,607.80	10,713.30
Financial assets		
- Investments	610.70	597.50
- Trade receivables	7,173.10	6,570.00
- Cash and cash equivalents	2,787.20	730.50
- Bank Balances other than cash and cash equivalents	260.30	2,646.70
- Loans	337,279.40	257,750.30
- Other financial assets	16,475.20	16,267.40
Other current assets	15,363.90	13,990.70
Total current assets	384,557.60	309,266.40
Assets held for sale	628.20	1,532.60
Total assets	1,039,907.60	1,043,593.60
EQUITY AND LIABILITIES		
Equity		
Equity share capital	110,437.60	110,437.60
Other equity	281,691.80	299,858.50
Total equity	392,129.40	410,296.10
Non-current liabilities		
Financial liabilities		
- Borrowings	148,005.60	148,246.70
- Lease liabilities	237.30	395.50
- Other financial liabilities	294.60	365.80
Provisions	437.70	870.30
Other non-financial liabilities	1,181.40	1,386.50
Total non-current liabilities	150,156.60	151,264.80
Current liabilities		
Financial liabilities		
- Borrowings	238,981.30	216,014.10
- Lease liabilities	103.50	-
- Trade payables		
Total outstanding dues to micro enterprises and small enterprises	1,935.30	443.90
Total outstanding dues to creditors other than micro enterprises and small enterprises	19,538.50	22,039.40
- Other financial liabilities	178,419.20	139,927.90
Provision	1,114.00	653.80
Current tax liabilities (net)	3,622.20	3,622.20
Other non-financial liabilities	53,907.60	99,331.40
Total current liabilities	497,621.60	482,032.70
Total equity and liabilities	1,039,907.60	1,043,593.60

Embassy Property Developments Private Limited
Standalone Statement of Cash flows for the period ended September 30, 2025

(Rs in lakhs)

	For the period ended September 30, 2025	For the period ended September 30, 2024
	Unaudited	Unaudited
Cash flows from operating activities		
Profit / (loss) for the year before tax	27,989.30	75,235.90
Adjustments:		
- Interest income	(5,641.80)	(3,617.20)
- (Gain)/ loss on sale of property, plant and equipment	(555.20)	90.70
- Dividend income	(2,703.30)	(1,894.50)
- Profit on sale of investments	(425.20)	(14,705.50)
- Interest expense (including effective interest rate impact)	34,658.60	37,031.20
- Provision for doubtful advances	-	159.70
- Irrecoverable balances written off	29.70	373.60
- Loss on sale of investments	-	7,576.50
- Non cash adjustment	-	1,384.40
- Fair value adjustments	(41,724.90)	(14,914.80)
- Depreciation and amortization	477.60	486.30
Operating cash flow before working capital changes	12,104.80	87,206.30
<u>Changes in working capital</u>		
Loans (current and non current)	(7,574.90)	(81,628.90)
Other financial assets (current and non current)	2,468.20	5,877.00
Other non financial assets (current and non current)	(4,419.70)	5,254.20
Inventories	6,105.50	(16,216.50)
Trade receivables	(632.80)	594.80
Trade payables	(1,009.50)	(959.20)
Other financial liabilities (current and non current)	28,704.30	(21,376.40)
Other non financial liabilities (current and non current)	(44,025.30)	(27,915.50)
Provisions	27.60	122.20
Cash generated from/ (used in) operations	(8,251.80)	(49,042.00)
Income taxes paid	4,331.00	1,229.20
Net cash (used in) operations	(3,920.80)	(47,812.80)
Cash flows from investing activities		
Purchase of investment property/property, plant and equipment	(241.98)	(912.37)
Proceeds from sale of property, plant and equipment	0.76	149.78
Investment in subsidiaries, associates, firms and joint ventures	(4,815.20)	(8,083.35)
Proceeds from sale of investments	316.85	55,251.61
Proceeds on redemption of debentures	-	500.00
(Investment)/Redemption of mutual funds	84.58	563.62
Interest received	3,885.90	722.20
Dividends received	2,703.29	1,894.51
(Investment)/withdrawal of deposits	1,565.10	242.10
Net cash generated from investing activities	3,499.30	50,328.10
Cash flows from financing activities		
Proceeds from borrowings (short term and long term net of repayment)	22,576.40	18,317.30
Interest paid	(20,098.20)	(19,866.60)
Net cash generated/(used) in financing activities	2,478.20	(1,549.30)
Increase in cash and cash equivalents		
Cash and cash equivalents at the beginning of the year	2,056.70	966.00
Cash acquired / (moved) as part of business combination	730.50	2,483.90
Cash and cash equivalents at the end of the period	2,787.20	3,449.90
Components of cash and cash equivalents		
Balances with banks:		
- in current accounts	2,587.10	1,478.20
- in escrow account	198.90	1,970.50
Cash on hand	1.20	1.20
Cash and cash equivalents at the end of the period	2,787.20	3,449.90



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

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(behind Subramanya Swamy Temple)
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CERTIFICATE

I N Kiran & Associates, Chartered Accountant 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, Bengaluru – 560 001, certifying the security cover of following listed NCDs in Annexure I in accordance with guidelines and formats as issued by SEBI, vide notification no. SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2022/57 dated 19th May 2022:

ISIN	Transaction Name	Date of Issue	Type of Facility availed
INE003L07077	Non-Convertible Debenture (NCD) Bond - Series I -1355 Cr	03-Apr-20	Non-convertible Debentures
INE003L07069	Non-Convertible Debenture (NCD) Bond - Series II – 1355 Cr	03-Apr-20	Non-convertible Debentures
INE003L07184	Non-Convertible Debenture (NCD) Bond – 750 Cr	30-Jul-21	Non-convertible Debentures
INE003L07200	Non-Convertible Debenture (NCD) Bond – 260 Cr	06-Dec-22	Non-convertible Debentures

The above information has been provided based on the unaudited interim condensed financial statements for the period ended September 30, 2025.

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

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLOV6834

Date – November 11, 2025
Place – Bangalore

Encl: Annexure I Statement of Security cover as per terms of offer document/ Information memorandum / Debenture trust deed and Annexure II Statement containing Companies Compliance with Covenants criteria as per the terms of Debenture Trust Deed ('DTD').

Column A	Column B	Column C ¹	Column D ^{1, II}	Column E ^{1, III}	Column F ^{1, IV}	Column G ^{1, V}	Column H ^{1, VI}	Column I ^{1, VII}	Column J ^{1, VIII}	Column K ^{1, IX}	Column L ^{1, X}	Column M ^{1, XI}	Column N ^{1, XII}	Column O ^{1, XIII}	(₹ in lakhs)
Particulars		Exclusive Charge	Exclusive Charge	Part-Passu Charge	Part-Passu Charge	Part-Passu Charge	Part-Passu Charge	Assets not offered as Security	Elimination (Total C to H)	Third Party Assets offered as Security	Related to only those items covered by this certificate				
	which this certificate relate														
	Debt for which this certificate being issued	Debt for which this certificate is issued	Debt for which this certificate is issued	Debt for which this certificate is issued	Debt for which this certificate is issued	Debt for which this certificate is issued	Debt for which this certificate is issued	Assets shared by party passu debt holder (including party passu debt for which this certificate is issued	Other assets on which there is debt amount considered more than once (due to exclusive plus party passu charge)	Third Party assets on which there is charge (excluding items covered in column F)	Market Value for Assets charged on Exclusive basis	Carrying book value for assets where market value is not ascertainable or applicable (For E.g. Bank Balance, DSA market value is not applicable)	Carrying value/book value for party passu charge assets where market value is not ascertainable or applicable (For E.g. Bank Balance, DSA market value is not applicable)	Total Value (K+L+N+O)	
ASSETS		Book Value	Book Value	Book Value	Book Value	Book Value	Book Value								Relating to Column F
Property, Plant and Equipment		2,291.64							754.66	1,145.10					
Investment property		9,557.84							1,069.86	10,627.70					
Investment property under development		-							1,066.20	1,066.20					
Capital Work-in-Progress															
Right of Use Assets									224.00	224.00					
Intangible Assets									-	-					
Intangible Assets under Development									-	-					
Investments		13,550 Redemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non-Convertible Debentures							598,330.40	58,192.74					
		7,500 Redemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non-Convertible Debentures									302,373.09				360,565.83
Advances															
Investments		Total Receivables													
		Cash and Cash Equivalents													
		Bank Balances other than Cash and Cash Equivalents													
		Other Financial Assets													
		Other Non Financial Assets													
Total			11,848.47		302,381.29		725,677.84		1,039,967.60		302,373.09		8.19		360,574.03





Particular	Description of asset for which this certificate is issued			Assets shared by other parties held by this certificate holder (includes debt for which this certificate is issued)	Assets not offered as security	Elimination (amount in negative)	(Total C to H)	Third Party Assets offered as Security	Related to only those items covered by this certificate
	Exclusive Charge	Exclusive Charge	Part-Passu Charge		Part-Passu Charge				
	Debt for which this certificate is issued	Other Secured Debt	Debt for which this certificate is issued	Assets shared by other parties held by this certificate holder (includes debt for which this certificate is issued)	Assets not offered as security	debt amount considered more than once (due to exclusive plus part-passu charge)	Third Party assets on which there is charge (excluding items covered in column F)	Market Value for Assets charged in exclusive basis where market value is ascertainable or applicable (For E.g. Bank Balance, DSRA market value is not applicable)	Carrying value/book value for part-passu charge assets where market value is not ascertainable or applicable (For E.g. Bank Balance, DSRA market value is not applicable)
Cover on Book Value		Book Value	Book Value	Yest No	Book Value	Book Value			Relating to Column F
13,550 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Linked Non-Convertible Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				
7500 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				
2,600 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Linked Non-Convertible Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				
Cover on Market Value (₹)									
13,550 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Linked Non-Convertible Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				
7500 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Linked Non -Convertible Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				
2,600 Redeemable, Rated, Listed, Secured, Tradeable, Principal Protected, Market Linked Non-Convertible Debentures	Exclusive Security Cover Ratio			Part-Passu Security Cover Ratio	2.02				

Note:

1. The Security cover ratio pertains to listed secured debt.

2. IND AS adjustment for effective interest rate on secured Non-convertible Debentures (NCD) is excluded from the asset cover computation, which is being an accounting adjustment.

3. 13,550 Non-Convertible Debentures, 7500 Non-Convertible Debentures are secured by part-passu pledge over investment in 7,16,64,279 Embassy Office Parks REIT units having book value Rs 3,02,272.09 lakhs.



Annexure II

Statement containing details of secured, listed, rated, redeemable non-convertible debentures ('NCDs') of the Company outstanding as at September 30, 2025, the covenants criteria as per the terms of debenture trust deed ('DTD'), and the Company's compliance with such covenants.

I. Details of secured, listed, rated, redeemable NCDs' of the Company outstanding as at September 30, 2025.

S.No	ISIN	Series	Outstanding as at September 30, 2025 Including interest (Amount in lakhs)
1	INE003L07077	10,800 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's (DTD dated 4th April 2020)	
2	INE003L07069	2,750 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 4th April 2020)	93,310.58
3	INE003L07184	7500 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 30 July 2021)	55,644.02
4	INE003L07200	2600 12.75% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 08 December 2022)	29,187.78

II. The covenants criteria as per the terms of debenture trust deed, and the Company's compliance with such covenants

Financial Covenants for 13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

Particulars	Unaudited interim condensed financial statements as at September 30, 2025	Remarks
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on September 30, 2025 Rs.3,92,129.40 lakhs.	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	2.02 as on September 30, 2025	Refer note b below

Financial Covenants for 2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

Particulars	Unaudited interim condensed financial statements as at September 30, 2025	Remarks
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on September 30, 2025 Rs.3,92,129.40 lakhs	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	2.02 as on September 30, 2025	Refer note b below

Financial Covenants for 7,500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

Particulars	Unaudited interim condensed financial statements as at September 30, 2025	Remarks
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on September 30, 2025 Rs. 3,92,129.40 lakhs	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	2.02 as on September 30, 2025	Refer note b below



Notes:

a (A) The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs or such net worth as may be required under Applicable Law (including, without limitation, the Debenture Regulations).
(B) For the purposes of above Paragraph

All Assets Value as per the unaudited interim condensed financial statements of EPDPL as on September 30, 2025.	10,39,907.60 Lakhs
All liability Value as per the audited financial statements of EPDPL as on September 30, 2025.	6,47,778.20 Lakhs
Net worth as on September 30, 2025.	3,92,129.40 Lakhs

Security cover ratio

(A) Security cover ratio - means, on any Trading Day, the ratio of the Valuation of the Relevant REIT Units and listed securities/ the outstanding Debt.
(B) "Valuation" means, on a Trading Day, the closing price of the REIT Units and listed securities on the National Stock Exchange of India Limited on the immediately preceding Trading Day, as determined by the Trustee.





N KIRAN & ASSOCIATES

Chartered Accountants
Firm Reg. No. 018936S

⑨ # 16, 1st A Main Road,
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Bangalore - 560079
⑭ +91 98455 50677
✉️ cankiran.associates@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant 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, Bengaluru – 560 001, certify that following are the details in respect receivables of the Company as on September 30, 2025:

Particulars	Amount in INR
Debtors	71,72,96,626
Inter Corporate Deposits and other loan receivable	
Total	30,88,76,99,284 31,60,49,95,910

The above information has been provided based on the unaudited interim condensed financial statements for the quarter ended September 30, 2025.

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

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLOW5058

Date – November 11, 2025
Place – Bangalore



N KIRAN & ASSOCIATES

Chartered Accountants
Firm Reg. No. 018936S

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(behind Subramanya Swamy Temple)
Bangalore - 560079
⑭ +91 98455 50677
✉️ cankiran.associates@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant 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, Bengaluru – 560 001, certify that following are the statement of Market value of pledged securities of the Company as on September 30, 2025:

Particulars	No of Units	Closing Traded Value (Rs.)	Market Value in INR Lakhs
Embassy Office Parks REIT(INE041025011)	7,16,64,279	421.93	3,02,373.09
Embassy Developments Limited (INE069101010)	6,30,95,240	92.23	58,192.74
Total			3,60,565.83

The above information has been provided based on NSE closing traded value of securities as on September 30, 2025.

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

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLOX2323

Place: Bangalore
Date: November 11, 2025

Sl No	Particulars	Amount	in crores
1	Outstanding Qualified Borrowings at the start of the financial year (Rs. In Crores)	15,145,047,469	1,514.50
2	Outstanding Qualified Borrowings at the end of the financial year (Rs. In Crores)	14,922,967,662	1,492.30
3	Highest credit rating of the company		B+
4	Incremental borrowing done during the year (qualified borrowing) (Rs. In Crores)	12,300,216	1.23
5	Borrowings by way of issuance of debt securities during the year (Rs. In Crores)	-	-

FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (applicable only for half-yearly filings i.e., 2nd and 4th quarter) (In Millions)																				
Sr No.	Details of the party (Listed entity /subsidiary)		Details of the counterparty			PAN	Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of the related party transaction on ratified by the audit committee	Value of transaction during the reporting period	In case monies are due to		In case any financial		Details of the loans, inter-corporate deposits				
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary							Opening balance	Closing balance	Nature of indebtedness (loan/ advance/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
Embassy Property Developments	AAACD6927A	Bequest Property Developers Private Limited	AAMCB4306	Subsidiary Company	Current Liabilities - Borrowings				90.89	90.89										
Embassy Property Developments	AAACD6927A	EmbarcGCC Services Private Limited	AAMCB1237D	Subsidiary Company	Current Liabilities - Borrowings				5.34	5.34										
Embassy Property Developments	AAACD6927A	Concept Real Estate Developers Private Limited	AAKCC0274B	Subsidiary Company	Current Liabilities - Borrowings				60.67	771.37	710.70									
Embassy Property Developments	AAACD6927A	Embassy Brindavan Developers	ABF07944G	Partnership firm / LLP in which a director or significant employee is a member	Current Liabilities - Borrowings				0.08	48.93	48.85									
Embassy Property Developments	AAACD6927A	Embassy Development Corporation	AAAF54074E	Partnership firm / LLP in which a director or significant employee is a member	Current Liabilities - Borrowings				150.79	150.79										
Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AACC95732E	Partnership firm / LLP in which a director or significant employee is a member	Current Liabilities - Borrowings				-	1,050.26	1,050.26									
Embassy Property Developments	AAACD6927A	Embassy Real Estate Developments and Services Private Limited	AAFC5453R	Subsidiary Company	Current Liabilities - Borrowings				-189.59	131.82	321.41									
Embassy Property Developments	AAACD6927A	Embassy Real Estate Properties and Holdings Private	AFCA1092A	Subsidiary Company	Current Liabilities - Borrowings				0.01	8.02	8.00									
Embassy Property Developments	AAACD6927A	G V Properties Private Limited	AACCG7594E	Joint Venture	Current Liabilities - Borrowings				-3.09	279.19	282.29									
Embassy Property Developments	AAACD6927A	More Finisshare Investment Private Limited	AAECM1103H	Fellow subsidiary	Current Liabilities - Borrowings				0.20	76.16	75.97									
Embassy Property Developments	AAACD6927A	RC-Lakeside Properties Private Limited	AADCR5858F	Fellow subsidiary	Current Liabilities - Borrowings				-0.45	1.67	2.13									
Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMC9594R	Subsidiary Company	Current Liabilities - Borrowings				-917.68	2,798.88	3,716.57									
Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAMCS4155M	Enterprise owned or significantly influenced	Current Liabilities - Borrowings				16.06	483.42	467.36									
Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	ADCE9893Z	Subsidiary Company	Current Liabilities - Borrowings				7.60	78.83	71.23									
Embassy Property Developments	AAACD6927A	Ditrita Developers Private Limited	AABC03782A	Enterprise owned or significantly influenced	Current Liabilities - Borrowings				-393.50	198.43	591.93									
Embassy Property Developments	AAACD6927A	JV Holding Private Limited	AABC19763F	Holding Company	Current Liabilities - Borrowings				-4,131.94	-	4,131.94									
Embassy Property Developments	AAACD6927A	ESPN Future Builders and Developers Private Limited	AAFC9955Q	Enterprise owned or significantly influenced	Current Liabilities - Borrowings				-75.00	-	75.00									
Embassy Property Developments	AAACD6927A	Birch Real Estate Private Limited	AAUCB6470F	Subsidiary Company	Current Liabilities - Borrowings				-43.29	-	43.29									
Embassy Property Developments	AAACD6927A	Anko Construction Private Limited	AABC4510D	Enterprise owned or significantly influenced	Trade Payables				2.50	5.27	2.78									
Embassy Property Developments	AAACD6927A	Babber Marketing Private Limited	AACC88720H	Associate of holding company	Trade Payables				2.57	-	2.57									
Embassy Property Developments	AAACD6927A	Bangalore Paints Private Limited	AABC660581	Associate of holding company	Trade Payables				0.12	0.95	0.83									
Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	ADCE9893P	Subsidiary Company	Trade Payables				0.00	4.07	4.07									
Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	ADCE6193J	Joint Venture	Trade Payables				-	3.08	3.08									
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCAT7474E	Fellow subsidiary	Trade Payables				13.13	26.35	13.23									
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly influenced	Trade Payables				-2.44	-	2.44									
Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACCE3247L	Enterprise owned or significantly influenced	Trade Payables				-52.08	-	52.08									
Embassy Property Developments	AAACD6927A	Global Facade Solutions	AAFFG7028R	Partnership firm / LLP in which a director or significant employee is a member	Trade Payables				-	1.49	1.49									
Embassy Property Developments	AAACD6927A	Goflinks Embassy Business Park Management Services LLP	AAQFG2361J	Joint Venture of holding company	Trade Payables				-	3.70	3.70									
Embassy Property Developments	AAACD6927A	Goflinks Software Park Private Limited	AABC9710K6	Enterprise owned or significantly influenced	Trade Payables				-1.39	5.15	6.54									
Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel reprise	Trade Payables				12.25	12.25	-									
Embassy Property Developments	AAACD6927A	Tanya Girdhar John	APPYF3286M	Non executive directors on the Board	Trade Payables				0.07	0.07	-									
Embassy Property Developments	AAACD6927A	Gopinath AT	AAQP5135N	Non executive directors on the Board	Trade Payables				0.07	0.07	-									
Embassy Property Developments	AAACD6927A	Sartaj Sewa Singh	AAISP57725E	Non executive directors on the Board	Trade Payables				0.05	0.05	-									
Embassy Property Developments	AAACD6927A	Chandra Das Sitharam	NA	Non executive directors on the Board	Trade Payables				0.27	0.27	-									
Embassy Property Developments	AAACD6927A	Palladium Security Services LLP	AAOPF1319D	Partnership firm / LLP in which a director or significant employee is a member	Trade Payables				0.73	18.17	17.44									
Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly influenced	Trade Payables				13.97	13.97	-									
Embassy Property Developments	AAACD6927A	M.D. Realtors Private Limited	AABC4213B	Joint Venture of holding company	Trade Payables				0.01	1.41	1.41									
Embassy Property Developments	AAACD6927A	Mananya Promoters Private Limited	ADCMD2448B	Enterprise owned or significantly influenced	Trade Payables				0.05	-	0.05									
Embassy Property Developments	AAACD6927A	Oakwood Developers Private Limited	AAACO2236A	Fellow subsidiary	Trade Payables				0.00	125.92	125.92									
Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	ADBCB2860P	Fellow subsidiary	Trade Payables				-1.22	14.38	15.60									
Embassy Property Developments	AAACD6927A	G V Properties Private Limited	AACCG7594E	Joint Venture	Other current financial liabilities - interest accrued but not due				-	111.36	111.36									
Embassy Property Developments	AAACD6927A	Embassy ANL Constorium	ABEFE9524G	Partnership firm in which the Company is a member	Other current financial liabilities - interest accrued but not due				-7.13	335.33	342.47									
Embassy Property Developments	AAACD6927A	Mananya Promoters Private Limited	ADCMD2448J	Enterprise owned or significantly influenced	Other current financial liabilities - interest accrued but not due				19.86	25.63	5.77									
Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMC9594R	Subsidiary Company	Other current financial liabilities - interest accrued but not due				-	217.02	217.02									
Embassy Property Developments	AAACD6927A	Cattail Ventures LLP	AASFCD058Q	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	40.79	40.79									
Embassy Property Developments	AAACD6927A	Dutes Ventures LLP	AAUF1556E	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	40.79	40.79									
Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	ABEFE9524G	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				6.48	724.70	718.21									
Embassy Property Developments	AAACD6927A	Embassy KSL Reality Ventures	AAFE9611A	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				-2,189.96	325.36	2,515.32									
Embassy Property Developments	AAACD6927A	Gladiolus Ventures LLP	AAVF5G859P	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	40.79	40.79									
Embassy Property Developments	AAACD6927A	JKAV Reality Ventures	AAFRJ4132F	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	237.58	237.57									
Embassy Property Developments	AAACD6927A	Nanala Ventures LLP	AAUFN4564G	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	30.79	30.79									
Embassy Property Developments	AAACD6927A	PERS Ventures LLP	AAWF7P21B0	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	53.67	53.67									
Embassy Property Developments	AAACD6927A	Poppy Builders LLP	ABCPF5521G	Partnership firm in which the Company is a member	Other current financial liabilities - Current account with partnership firms				0.00	30.79	30.79									
Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	ADCCE9893P	Subsidiary Company	Deferred Revenue				-	81.02	81.02									
Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Deferred Revenue				5.16	5.16	-									
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABC8281F	Enterprise owned or significantly influenced	Deferred Revenue				-	240.00	240.00									
Embassy Property Developments	AAACD6927A	Mananya Projects Private Limited	ADCMD2448J	Enterprise owned or significantly influenced	Other current liabilities - Advance received from customers				55.16	59.86	4.69									
Embassy Property Developments	AAACD6927A	Vitas Telecom Private Limited	AAVC4966E	Enterprise owned or significantly influenced	Other current liabilities - Advance received from customers				38.14	38.35	0.21									
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly influenced	Other current liabilities - Advance received for property acquisition				500.00	1,500.00	1,000.00									
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABC8281F	Enterprise owned or significantly influenced	Other current liabilities - Advance received for property acquisition				-	165.00	165.00									
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFC7A747E	Fellow subsidiary	Other current liabilities - Advance received for property acquisition				-328.12	1,533.17	1,861.29									
Embassy Property Developments	AAACD6927A	Saltire Developers Private Limited	AAKC5630D	Subsidiary Company	Other current liabilities - Advance received for property acquisition				-2.00	1,406.68	1,408.68									
Embassy Property Developments	AAACD6927A	Embassy KSL Reality Ventures	AAFE9611A	Partnership firm in which the Company is a member	Other current liabilities - Advance received for property acquisition				2,361.58	2,361.58	-									
Embassy Property Developments	AAACD6927A	Mananya Projects Private Limited	AAFCM9815K	Enterprise owned or significantly influenced	Other current liabilities - Advance received for property acquisition				-	190.41	190.41									
Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Other current liabilities - Advance received for sale of property				805.58	870.76	65.18									
Embassy Property Developments	AAACD6927A	CBP Realtors LLP	AAFCF9702L	Partnership firm / LLP in which a director or significant employee is a member	Other current liabilities - Advance received for sale of property				162.45	162.45	-									
Embassy Property Developments	AAACD6927A	EPDPL Co living Private Limited	AAFC5588B	Subsidiary Company	Other non current liabilities - Security deposits				-	5.70	5.70									
Embassy Property Developments	AAACD6927A	EPDPL																		

Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repre	Current Financial assets - Security deposits	-	3.60	3.60				
Embassy Property Developments	AAACD6927A	Tiffin's Barites Asbestos & Paints Limited	AACTC392F	Enterprise owned or significantly i	Current Financial assets - Security deposits	-	0.50	0.50				
Embassy Property Developments	AAACD6927A	Embassy Garuda Realty Ventures LLP	AGFEG4719E	Partnership firm in which the Com	Non current financials assets - Loans	-	21.70	21.70				
Embassy Property Developments	AAACD6927A	Worldcom Limited	NA	Subsidiary Company	Non current financials assets - Loans	-	9.89	9.89				
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	ABCIS194F	Enterprise owned or significantly i	Non current financials assets & Current financials assets-Loans	7,112.72	7,195.43	82.71				
Embassy Property Developments	AAACD6927A	CBE Developers LLP	AAFFC1673E	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-1.18	509.77	515.95				
Embassy Property Developments	AAACD6927A	Chicory Ventures LLP	AAASF0171A	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.20	101.69	101.89				
Embassy Property Developments	AAACD6927A	Clarkia Ventures LLP	AAARF0939F	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-6.51	75.83	82.34				
Embassy Property Developments	AAACD6927A	Collaborative Workspace Consultants LLP	AAAMP47334H	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-6.70	19.56	26.26				
Embassy Property Developments	AAACD6927A	Doddabalapur Builders LLP	AAFFE9683C	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.00	331.05	331.06				
Embassy Property Developments	AAACD6927A	Embassy Bulidcon LLP	AGFE0427K	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	293.37	367.43	74.06				
Embassy Property Developments	AAACD6927A	Embassy North Ventures	AAIFE9036F	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.00	922.99	922.99				
Embassy Property Developments	AAACD6927A	GEX Realty Ventures	AAUFG9316M	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.00	112.46	112.46				
Embassy Property Developments	AAACD6927A	Helenium Builders LLP	AAPH2185N	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.00	147.79	147.80				
Embassy Property Developments	AAACD6927A	Magrath Property Developers	AAJPM070H	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.00	6.99	6.99				
Embassy Property Developments	AAACD6927A	REPS Properties LLP	AYF88811J	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.10	388.80	388.90				
Embassy Property Developments	AAACD6927A	Swire Properties	AAKCS8454K	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-0.39	49.07	49.46				
Embassy Property Developments	AAACD6927A	VSS Works LLP	AAASF7910L	Partnership firm in which the Com	Current financials assets - Current account balances in partnership firms	-4.00	107.70	111.70				
Embassy Property Developments	AAACD6927A	Udyhaman Investments Private Limited	AAACU2524J	Fellow subsidiary	Refundable security deposit for joint development project	35.16	1,932.37	1,897.20				
Embassy Property Developments	AAACD6927A	Aditya Virwani	AEDPV9640J	Key management personnel repre	Trade receivables	-0.07	0.03	0.10				
Embassy Property Developments	AAACD6927A	CBE Developers LLP	AAFFC1673E	Partnership firm in which the Com	Trade receivables	-1.39		1.39				
Embassy Property Developments	AAACD6927A	EPDPL Co living Private Limited	AAFCF5588F	Subsidiary Company	Trade receivables	-0.42	0.32	0.73				
Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHC1178K	Subsidiary Company	Trade receivables	-1.50	12.43	13.93				
Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly i	Trade receivables	-5.93	-0.02	5.91				
Embassy Property Developments	AAACD6927A	Embassy Commercial Projects Private Limited	AAFC22885F	Enterprise owned or significantly i	Trade receivables	-1.31	43.36	44.67				
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	ABCIS194F	Enterprise owned or significantly i	Trade receivables	-26.25		26.25				
Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADEC9893P	Subsidiary Company	Trade receivables	-0.96	1.12	2.08				
Embassy Property Developments	AAACD6927A	Embassy International Riding School	AAACCE8809Q	Enterprise owned or significantly i	Trade receivables	0.26	1.32	1.06				
Embassy Property Developments	AAACD6927A	Embassy Knowledge Infrastructure Projects Private Limited	ABCE7567Q	Enterprise owned or significantly i	Trade receivables	-1.50		3.19	4.69			
Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	ACCCE9732E	Partnership firm / LLP in which a di	Trade receivables	-0.39		12.06	12.46			
Embassy Property Developments	AAACD6927A	Embassy Maverick Malls Private Limited	AAHCM2011R	Subsidiary Company	Trade receivables	-		23.24	23.24			
Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	ADCEB193J	Joint Venture	Trade receivables	-0.82		3.36	4.18			
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	ABCE8281F	Enterprise owned or significantly i	Trade receivables	-		20.49	20.49			
Embassy Property Developments	AAACD6927A	Embassy Pne Techzone Developers Private Limited	AAFC7374M	Enterprise owned or significantly i	Trade receivables	-0.01	-0.01	-				
Embassy Property Developments	AAACD6927A	Embassy Real Estate Developments and Services Private Limited	AAFCF5435M	Subsidiary Company	Trade receivables	8.31						
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCAT7474E	Fellow subsidiary	Trade receivables	1.62	204.65	203.04				
Embassy Property Developments	AAACD6927A	ESNP Property Builders and Developers Private Limited	AAFE9955Q	Enterprise owned or significantly i	Trade receivables	-	0.04	0.04				
Embassy Property Developments	AAACD6927A	EmbarkGCC Services Private Limited	AAAMCB1237D	Subsidiary Company	Trade receivables	-0.16		0.16				
Embassy Property Developments	AAACD6927A	EmbarkPune City Private Limited	AAACD6927A	Joint Venture	Trade receivables	-	4.39	4.39				
Embassy Property Developments	AAACD6927A	Golflinks Software Park Private Limited	ABCAG710K	Enterprise owned or significantly i	Trade receivables	0.31	2.85	2.54				
Embassy Property Developments	AAACD6927A	Golflinks Embassy Business Park Management Services LLP	AAQFG2361J	Joint Venture of holding company	Trade receivables	-	0.65	0.65				
Embassy Property Developments	AAACD6927A	Gopinath AT	AAQAP5135N	Non executive directors on the Bo	Trade receivables	-0.02		0.02				
Embassy Property Developments	AAACD6927A	JV Holding Private Limited	ABCJ9763F	Holding Company	Trade receivables	1.42	1.42	-				
Embassy Property Developments	AAACD6927A	Karan Virwani	AEDPV8612G	Key management personnel repre	Trade receivables	-0.07	0.03	0.10				
Embassy Property Developments	AAACD6927A	KANJ Realty Ventures LLP	AAQPK0597J	Partnership firm / LLP in which a di	Trade receivables	-	1.66	1.66				
Embassy Property Developments	AAACD6927A	Levatestad Projects Private Limited	AAFLC3773K	Fellow subsidiary	Trade receivables	-0.00	0.10	0.11				
Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM8877G	Subsidiary Company	Trade receivables	1.39	1.87	0.48				
Embassy Property Developments	AAACD6927A	Mac Charles Hub Projects Private Limited	AAFE4159P	Subsidiary Company	Trade receivables	-0.18		0.18				
Embassy Property Developments	AAACD6927A	Magrath Property Developers	AAALP070H	Partnership firm in which the Com	Trade receivables	1.79	4.01	2.22				
Embassy Property Developments	AAACD6927A	Manya Promoters Private Limited	ADCM2448J	Enterprise owned or significantly i	Trade receivables	-7.61	-7.61	-				
Embassy Property Developments	AAACD6927A	Neet Virwani	AEDPV8613H	Relative of key management perso	Trade receivables	-0.07	0.52	0.58				
Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly i	Trade receivables	-0.33	1.65	1.98				
Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AAACR6449Q	Enterprise owned or significantly i	Trade receivables	-	74.44	74.44				
Embassy Property Developments	AAACD6927A	RG-Lakeside Properties Private Limited	AAACR5858F	Fellow subsidiary	Trade receivables	0.59	0.59	-				
Embassy Property Developments	AAACD6927A	Reque Developers Limited	AAACD6927A	Enterprise owned or significantly i	Trade receivables	-0.00	3.19	3.19				
Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAAMCS4155M	Enterprise owned or significantly i	Trade receivables	-0.08	1.67	1.75				
Embassy Property Developments	AAACD6927A	Stonehill Education Foundation	AAACD99631D	Enterprise owned or significantly i	Trade receivables	-0.01	-0.01	-				
Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	ABCB2860P	Fellow subsidiary	Trade receivables	-1.04		15.95	16.99			
Embassy Property Developments	AAACD6927A	Udyhaman Investments Private Limited	AAACU2524J	Fellow subsidiary	Trade receivables	-10.54		10.54				
Embassy Property Developments	AAACD6927A	Vaks Telecom Private Limited	ABCV4966E	Enterprise owned or significantly i	Trade receivables	-8.64	102.80	111.44				
Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AAWC7144H	Joint Venture	Trade receivables	-	30.18	30.18				
Embassy Property Developments	AAACD6927A	Aerodome Experiences Private Limited	AACTA2174R	Joint Venture	Other current financials assets - Loans	-4,598.20	2,975.24	7,573.44				
Embassy Property Developments	AAACD6927A	Bellanza Developers Private Limited	AAAMCB0048J	Fellow subsidiary	Other current financials assets - Loans	-0.00	224.26	224.26				
Embassy Property Developments	AAACD6927A	Calathous Developers Private Limited	AAKCS9947K	Subsidiary Company	Other current financials assets - Loans	-0.00						
Embassy Property Developments	AAACD6927A	Crimsoncove Developers Private Limited	AAALC7919D	Subsidiary Company	Other current financials assets - Loans	-0.00	0.20	0.21				
Embassy Property Developments	AAACD6927A	Le Salon Virella LLP	AAFFE7547M	Enterprise owned or significantly i	Other current financials assets - Loans	-240.62	240.62	-				
Embassy Property Developments	AAACD6927A	Embassy Development Corporation	AAAEF4074E	Partnership firm / LLP in which a di	Other current financials assets - Loans	-50.25		50.25				
Embassy Property Developments	AAACD6927A	EmbarkGCC Services Private Limited	AAACB1237D	Subsidiary Company	Other current financials assets - Loans	-102.59		102.59				
Embassy Property Developments	AAACD6927A	Embassy Maverick Malls Private Limited	AAHCM2011R	Subsidiary Company	Other current financials assets - Loans	-416.91	100.61	517.52				
Embassy Property Developments	AAACD6927A	Embassy Motion Pictures LLP	AAEF0298A	Partnership firm / LLP in which a di	Other current financials assets - Loans	-0.04	0.99	1.03				
Embassy Property Developments	AAACD6927A	Embassy One Commercial Property Developments Prial	AAFCCE1051R	Enterprise owned or significantly i	Other current financials assets - Loans	-	0.06	0.06				
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABC8281F	Enterprise owned or significantly i	Other current financials assets - Loans	1,177.61	1,177.61	-				
Embassy Property Developments	AAACD6927A	Embassy Prism Ventures Limited	AAGCCE0981M	Subsidiary Company	Other current financials assets - Loans	-0.00	0.24	0.24				
Embassy Property Developments	AAACD6927A	Embassy RR Projects Private Limited	AAFCCE9175Q	Fellow subsidiary	Other current financials assets - Loans	-2.04	840.12	842.16				
Embassy Property Developments	AAACD6927A	Embassy Shelters Private Limited	AAACCE039J	Other current financials assets - Loans	-265.51	1,015.82	1,281.34					
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCAT7474E	Fellow subsidiary	Other current financials assets - Loans	-477.78		477.78				
Embassy Property Developments	AAACD6927A	EmbarkGCC Services Private Limited	AAFC5588F	Subsidiary Company	Other current financials assets - Loans	-	62.04	62.04				
Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHC1178K	Subsidiary Company	Other current financials assets - Loans	-240.63	28.86	269.49				
Embassy Property Developments	AAACD6927A	KANI Realty Ventures LLP	AAQFK0597G	Partnership firm / LLP in which a di	Other current financials assets - Loans	-2,336.19	2,936.10	5,272.30				
Embassy Property Developments	AAACD6927A	LiV Victoria Properties Private Limited	AAACL5265A	Subsidiary Company	Other current financials assets - Loans	-1,600.47	116.90	1,717.37				
Embassy Property Developments	AAACD6927A	Manya Builders Private Limited	AAFCM7473B	Enterprise owned or significantly i	Other current financials assets - Loans	-	6.77	6.77				
Embassy Property Developments	AAACD6927A	Nam Investments Private Limited	ABCJ5194F	Enterprise owned or significantly i	Other current financials assets - Loans	-0.00	0.88	0.88				
Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly i	Other current financials assets - Loans	-	24.45	24.45				

Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Corporate guarantees / co-borrowers liability outstanding	-4,576.40	-	4,576.40						
Embassy Property Developments	AAACD6927A	Reque Developers Limited	AAAMC8208A	Enterprise owned or significantly in	Corporate guarantees / co-borrowers liability outstanding	-1,150.00	-	1,150.00						
Embassy Property Developments	AAACD6927A	JV Holding Private Limited	AABCJ763F	Holding Company	Corporate guarantees / co-borrowers liability outstanding	-5,000.00	-	5,000.00						
Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	5.12	-							
		Embassy Office Parks Management Services Private	ADCE6193J	Joint Venture	Revenue from operations - business consultancy income / Cost recovery	37.59	-							
Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	105.67	-							
Embassy Property Developments	AAACD6927A	Vikas Telecom Private Limited	AABCV4966G	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	9.66	-							
Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Revenue from operations - business consultancy income / Cost recovery	4.45	-							
Embassy Property Developments	AAACD6927A	Aditya Virwani	AEDPV9640L	Key management personnel repre	Revenue from operations - asset management fee	0.06	-							
Embassy Property Developments	AAACD6927A	Karan Virwani	AEDPV8126G	Key management personnel repre	Revenue from operations - asset management fee	0.06	-							
Embassy Property Developments	AAACD6927A	Neet Virwani	AEDPV813H	Relative of key management perso	Revenue from operations - asset management fee	0.06	-							
Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAAMC8155M	Enterprise owned or significantly in	Revenue from operations - asset management fee	0.06	-							
Embassy Property Developments	AAACD6927A	Wework India Management Limited	ADCH8710J	Enterprise owned or significantly in	Rental income	34.65	-							
Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Rental income	0.10	-							
Embassy Property Developments	AAACD6927A	EPOL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Rental income	0.42	-							
Embassy Property Developments	AAACD6927A	EPOL Co living Private Limited	AFCES5588B	Subsidiary Company	Rental income	11.40	-							
Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADEC9893P	Subsidiary Company	Miscellaneous income	1.36	-							
Embassy Property Developments	AAACD6927A	Embassy Knowledge Infrastructure Projects Private Limit	AABC7567Q	Enterprise owned or significantly in	Miscellaneous income	0.82	-							
Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	ACCCE9732E	Partnership firm / LLP in which a di	Miscellaneous income	0.37	-							
		Embassy Office Parks Management Services Private	ADCE6193J	Joint Venture	Miscellaneous income	0.69	-							
Embassy Property Developments	AAACD6927A	Limited	AABCW7144H	Joint Venture	Miscellaneous income	1.31	-							
Embassy Property Developments	AAACD6927A	EPOL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Miscellaneous income	0.36	-							
Embassy Property Developments	AAACD6927A	EPOL Co living Private Limited	AFCES5588B	Subsidiary Company	Miscellaneous income	22.25	-							
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly in	Miscellaneous income	0.46	-							
Embassy Property Developments	AAACD6927A	Embassy International Riding School	AAACE8809Q	Enterprise owned or significantly in	Miscellaneous income	1.34	-							
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AFCAC7474E	Fellow subsidiary	Miscellaneous income	0.13	-							
Embassy Property Developments	AAACD6927A	Goflinks Software Park Private Limited	AABC7016K	Enterprise owned or significantly in	Miscellaneous income	0.87	-							
Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Miscellaneous income	0.91	-							
Embassy Property Developments	AAACD6927A	Mac Charles Hub Projects Private Limited	AAFC4E159G	Subsidiary Company	Miscellaneous income	0.30	-							
Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Miscellaneous income	0.97	-							
		Technique Control Facility Management Private Limited	ADCB2860P	Fellow subsidiary	Miscellaneous income	0.69	-							
Embassy Property Developments	AAACD6927A	Embark Services Private Limited	AAMCB1237D	Subsidiary Company	Miscellaneous income	4.69	-							
Embassy Property Developments	AAACD6927A	Narpat Singh Choraria	AAAIA1111J	Key management personnel repre	Profit on Sale of Asset	-	-							
Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT	AAATE8082J	Enterprise owned or significantly in	Other Income from REIT	533.37	-							
Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	AAFE9524Z	Partnership firm in which the Com	Revenue from operations - share of profit/ (loss) in partnership firm	-12.60	-							
Embassy Property Developments	AAACD6927A	Embassy KSL Reality Ventures	AAFE9611L	Partnership firm in which the Com	Revenue from operations - share of profit/ (loss) in partnership firm	334.49	-							
Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Interest income on debentures	22.27	-							
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABC8281F	Enterprise owned or significantly in	Interest income on debentures	85.19	-							
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly in	Interest income	156.32	-							
Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT	AAATE8082C	Enterprise owned or significantly in	Interest income	32.79	-							
Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABC8281F	Enterprise owned or significantly in	Interest income	81.84	-							
Embassy Property Developments	AAACD6927A	Summit Developments Limited	AAAMC8155M	Enterprise owned or significantly in	Interest income	77.80	-							
Embassy Property Developments	AAACD6927A	Worldcrown Limited	NA	Subsidiary Company	Interest income	0.22	-							
Embassy Property Developments	AAACD6927A	Squadron Developers Limited	ABCS040G	Enterprise owned or significantly in	Interest income	28.88	-							
Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Interest income	12.71	-							
		Embassy Real Estate Developments and Services Private	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of Respondent Projects	-0.10	-							
Embassy Property Developments	AAACD6927A	Limited	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of Charterreal Developers	-0.10	-							
Embassy Property Developments	AAACD6927A	Embassy Real Estate Developments and Services Private	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of EmbarkGCC Services	-20.10	-							
Embassy Property Developments	AAACD6927A	Limited	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of Envoi Online Academy Foundation	-0.10	-							
Embassy Property Developments	AAACD6927A	Embassy Real Estate Developments and Services Private	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of Propswitch Private Limited	-0.10	-							
Embassy Property Developments	AAACD6927A	Limited	AAFC5435M	Subsidiary Company	Non-current investments- purchase/ (sale) of investments of Propglobal Assets Private Limited	-0.10	-							
Embassy Property Developments	AAACD6927A	Embassy Real Estate Developments and Services Private	AAATE8082C	Enterprise owned or significantly in	Dividend income	270.33	-							
Embassy Property Developments	AAACD6927A	Tanya Girdhar John	APPY2386M	Non executive directors on the Bo	Directors sitting fees	0.24	-							
Embassy Property Developments	AAACD6927A	Gopinath AT	AAQP5A135N	Non executive directors on the Bo	Directors sitting fees	0.24	-							
Embassy Property Developments	AAACD6927A	Sartaj Sewa Singh	ASP57725E	Key management personnel repre	Directors sitting fees	0.15	-							
Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repre	Managerial remuneration	30.00	-							
Embassy Property Developments	AAACD6927A	Devika Priyadarshini	BGNP8102E	Key management personnel repre	Company secretary	1.11	-							
Embassy Property Developments	AAACD6927A	Global Facade Solutions	AAFFG7028D	Partnership firm / LLP in which a di	Project Cost	0.09	-							
Embassy Property Developments	AAACD6927A	Collaborative Workspace Consultants LLP	AAAMP47334H	Partnership firm in which the Com	Project Cost	3.85	-							
Embassy Property Developments	AAACD6927A	Pallemed Security Services LLP	AAOPF3139D	Partnership firm / LLP in which a di	Project Cost	1.31	-							
Embassy Property Developments	AAACD6927A	Anika Construction Private Limited	AABC4A510D	Enterprise owned or significantly in	Repairs and maintenance	0.84	-							
Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AFCAC7474E	Fellow subsidiary	Repairs and maintenance	0.86	-							
Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACC8B720H	Associate of holding company	Repairs and maintenance	3.44	-							
Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	ADCB2860P	Fellow subsidiary	Repairs and maintenance	16.42	-							
Embassy Property Developments	AAACD6927A	Goflinks Software Park Private Limited	AABC7016K	Enterprise owned or significantly in	Repairs and maintenance	2.39	-							
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly in	Other Expenses	1.96	-							
Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADEC448J	Enterprise owned or significantly in	Other Expenses	2.09	-							
Embassy Property Developments	AAACD6927A	Lounge Hospitality LLP	AAEFL6393H	Enterprise owned or significantly in	Other Expenses	1.07	-							
Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACC8B720H	Associate of holding company	Other Expenses	5.93	-							
Embassy Property Developments	AAACD6927A	Umbrel Properties Private Limited	AAACU2525K	Enterprise owned or significantly in	Other Expenses	0.28	-							
Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADEC448J	Enterprise owned or significantly in	Advertainment and Business promotion expenses	1.03	-							
Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Contract Revenue	3.24	-							
Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	AABEF9524G	Partnership firm in which the Com	Interest expense	942.23	-							
Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMC8954R	Subsidiary Company	Interest expense	34.10	-							
Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABC15194F	Enterprise owned or significantly in	Interest expense	260.86	-							
Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repre	Rental expense	210.21	-							
Embassy Property Developments	AAACD6927A				Revenue from operations - business consultancy income / Cost recovery	3.90	-							



Catalyst Trusteeship Limited
Windsor, 6th Floor, Office No 604,
C.S.T. Road,
Kalina, Santacruz (East),
Mumbai – 400098

Dear Sir/Madam,

Subject: End Use Certificate

Reference: Debenture Trust Deed dated 30th July 2021 between Embassy Property Developments Private Limited (“EPDPL”) and Catalyst Trusteeship Limited.

We refer to the Debenture Trust Deed between Embassy Property Developments Private Limited, JV Holdings Private Limited, Embassy Services Private Limited, Mr Jitendra Virwani and Catalyst Trusteeship Limited dated 30th July 2021. We hereby are issuing the end use certificate. Terms used in the Debenture Trust Deed shall have the same meaning in the End Use Certificate.

We confirm that the proceeds of the debentures have been utilised by the company for the following purpose:

Particulars	Amounts in Rs. Cr.
Proceeds from issuance of PP-MLD	750.00
End Use:	
Repayment of YBL Facilities	460.27
Transaction cost and general corporate purposes	289.73
TOTAL	750.00

This is in accordance with Schedule 3 Clause 1.10 (*Purpose*) of the Debenture Trust Deed.

For HRA & Co.

Chartered Accountants
FRN: 010005S



Ravindranath N

Partner
M No #209961

UDIN: **21209961AAABBC6051**

Date: December 23, 2021

Place: Bangalore



Catalyst Trusteeship Limited
Windsor, 6th floor, Office No.604,
C.S.T Road,
Kalina, Santacruz (East),
Mumbai – 400098

JANUARY 30, 2021

Dear Sir / Madam,

Subject: End Use Certificate

Reference: Debenture Trust Deed dated 4th Apr 2020 between Embassy Property Developments Pvt Ltd ("EPDPL") and Catalyst Trusteeship Limited

We refer to the Debenture Trust Deed between Embassy Property Development Private Limited , Jitendra Virwani and Catalyst Trusteeship Limited dated April 4, 2020. We hereby are issuing the End Use Certificate. Terms used in the Debenture Trust Deed shall have the same meaning in this End Use Certificate.

We confirm that the proceeds of the Debentures have been utilised by the Company for the following purpose:

Particulars	Amount in Rs. Cr.
Proceeds from Issuance of PP-MLD	1355.00
End Use:	
Repayment of Indiabulls facilities	1100.00
Repayment of Kotak Mahindra Investments Ltd	33.95
Repayment of IIFL Facility	76.29
General Corporate Purposes	144.75
Total	1355.00

This is in accordance with Clause 2.8 (*Purpose*) of the Debenture Trust Deed.

**FOR HRA & CO.,
CHARTERED ACCOUNTANTS,
FRN : 010005S**


RAVINDRANATH N
PARTNER
MEMBERSHIP # 209961



UDIN : 21209961AAAADA8892
BANGALORE



Catalyst Trusteeship Limited

Windsor, 6th floor, Office No.604,
C.S.T Road,
Kalina, Santacruz (East),
Mumbai - 400098

HRA & CO.,
Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore-560079

JANUARY 30, 2021

T : +91 080 4169 6888
E : ravin@hraindia.com
W : www.hraindia.com

Dear Sir / Madam,

Subject: End Use Certificate

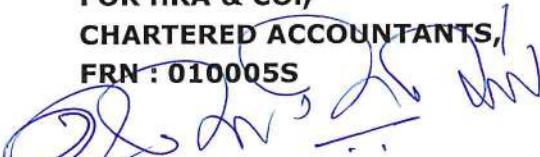
Reference: Debenture Trust Deed dated 4th Apr 2020 between Embassy Property Developments Pvt Ltd ("EPDPL") and Catalyst Trusteeship Limited

We refer to the Debenture Trust Deed between Embassy Property Development Private Limited , Jitendra Virwani and Catalyst Trusteeship Limited dated April 4, 2020. We hereby are issuing the End Use Certificate. Terms used in the Debenture Trust Deed shall have the same meaning in this End Use Certificate.

We confirm that the proceeds of the Debentures have been utilised by the Company for the following purpose:

Particulars	Amount in Rs. Cr.
Proceeds from Issuance of PP-MLD	1355.00
End Use:	
Repayment of Indiabulls facilities	1100.00
Repayment of Kotak Mahindra Investments Ltd	33.95
Repayment of IIFL Facility	76.29
General Corporate Purposes	144.75
Total	1355.00

This is in accordance with Clause 2.8 (*Purpose*) of the Debenture Trust Deed.

**FOR HRA & CO.,
CHARTERED ACCOUNTANTS,
FRN : 010005S**

**RAVINDRANATH N
PARTNER
MEMBERSHIP # 209961**



UDIN : 21209961AAAADA8892
BANGALORE



HRA & CO.,
Chartered Accountants

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Independent auditor's certificate on utilization Non- Convertible Debentures

To,

Board of Directors

Embassy Property Developments Private Limited

No.150, Embassy Point , 1st Floor, Infantry road,

Bengaluru - 560001

Sub: Utilization of Rs.260 Crores (Indian Rupees Two Hundred Sixty Crores Only) Non-Convertible Debentures issued by Embassy Property Developments Pvt Ltd (“Company”) vide Debenture trust deed dated 8 December 2022 (“Debenture Trust Deed”).

This is to certify that M/s. Embassy Property Developments Private Limited has raised Rs.260 Crores through issuance of Non-Convertible Debentures on Private Placement Basis. The fund has been utilized for the purpose for which it was raised.

This certificate has been issued on specific request of the company to comply with regulation 52(7) of SEBI (LODR), Regulations 2015.

We have initialed the statement for identification purpose only.

for H R A & Co.

Chartered Accountants
Firm Registration Number: 010005S

Ravindranath N
Partner
Membership Number: 209961

UDIN: 23209961BGQATU6453



February 09, 2023
Bangalore

Statement indicating the utilization proceeds of Non- Convertible Debentures:

A. Statement of utilization of issue proceeds of Non- Convertible Debentures:

Name of the Issuer	ISIN	Mode of fund raising (Public issues/ Private placement)	Type of Instrument	Date of raising funds	Amount raised	Funds Utilized	Any Deviation(Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Embassy Property Developments Private Limited	INE003L07200	Private Placement	Non-Convertible Debentures	09th December 2022	260 Crores	260 Crores	No	Not Applicable	None

B Statement of deviation/ variation in use of Issue proceeds: No deviation/variation is use of issue proceeds.

Particulars	Remarks
Name of the listed entity	Embassy Property Developments Private Limited
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	09th December 2022
Amount raised	Rs.260 Crores
Report filed for quarter ended	Decemeber 31,2022
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original Object	Modified Object, if any	Original Allocation	Modified allocation if any	Funds Utilized	Amount of deviation/variation for the quarter according to applicable object (in Rs. Crore and in %)	Remarks, if any
No deviation/variation and hence not applicable.						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

NARPAT SINGH
CHORARIA
Digitally signed by
NARPAT SINGH CHORARIA
Date: 2023.02.09 16:41:08
+05'30'



Name of the signatory: Narpot Singh Choraria

Director

Date: 09-02-2023

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