# Whispering Heights Real Estate Private Limited

CIN: U70109MH2016PTC286771
**Regd. Office:** Raheja Tower, Plot No. C- 30, Block "G', Bandra Kurla Complex, Bandra (E), Mumbai – 400051, Phone: +91-22-2656 4000, Fax: +91-22 2656 4004, Website: www.whisperingheights.co.in Email: corporate.secretarial@kraheja.com

**August 14, 2026**

To,
The Listing Department
**BSE Limited**
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400001

| | |
|---|---|
| **ISIN Number: -** | **INE290W08018** |
| **Script Code** | **956930** |

**Subject: Outcome of the Board meeting of Whispering Heights Real Estate Private Limited held on August 14, 2026**

Dear Sir / Madam,

Pursuant to Regulation 51 and 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR Regulations") read with Part B of Schedule III of LODR Regulations, and with reference to the intimation dated August 10, 2026 regarding the Board meeting, we wish to inform you that the Board of Directors of Whispering Heights Real Estate Private Limited ("Company") at its meeting held on Friday, August 14, 2026, has, inter-alia, considered and approved the unaudited financial results of the Company for the quarter ended June 30, 2026, and took on record the limited review report issued by the Statutory Auditors thereon with an unmodified opinion.

In terms of LODR Regulations, we hereby enclose the aforesaid unaudited financial results of the Company for the quarter ended June 30, 2026 and the limited review report issued thereon including the disclosures as required to be submitted in terms of Regulation 52(4) of LODR Regulations is enclosed herewith as **Annexure-1.**

Pursuant to the provisions of Regulation 54 of LODR Regulations read with Securities and Exchange Board of India ("SEBI") Master Circular for listing obligations and disclosure requirements for Non-convertible Securities, Securitized Debt Instruments and/ or Commercial Paper bearing Circular no. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated July 11, 2025, kindly note that the disclosure of the extent and nature of security created and maintained for secured non-convertible securities of the Company is made in the financial results for the quarter ended June 30, 2026. Further, the debentures are unsecured, hence the Security Cover Certificate is not applicable to the Company. The Financial Covenants Certificate is enclosed herewith as **Annexure- 2**.

Further, we wish to inform you that the Company has not issued any Non-Convertible Securities during the quarter ended June 30, 2026.

We request you to take the above on record and the same be treated as compliance under the applicable provisions of LODR Regulations, as amended from time to time.

Thanking you.

Yours Faithfully,
**For Whispering Heights Real Estate Private Limited**

NEHA SHAH
Digitally signed by NEHA SHAH
Date: 2026.08.14 23:25:06 +05'30'

**Neha Shah**
**Company Secretary & Compliance Officer**

**Encl:** as above.

**Annexure-1**

Deloitte
Haskins & Sells LLP

Chartered Accountants
Commerz III, 30th & 31st floors
International Business Park
Oberoi Garden City
Off. Western Express Highway
Goregaon (East)
Mumbai-400 063
Maharashtra, India

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF WHISPERING HEIGHTS REAL ESTATE PRIVATE LIMITED**

1. We have reviewed the accompanying Unaudited Statement of Financial Results for the quarter ended 30th June, 2026 ("the Statement") of **WHISPERING HEIGHTS REAL ESTATE PRIVATE LIMITED** ("the Company"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. 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 Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement 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 (ICAI). 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.

**Deloitte**
**Haskins & Sells LLP**

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

KEDAR PRAKASH RAJE
Digitally signed by KEDAR PRAKASH RAJE
Date: 2026.08.14 23:11:37 +05'30'

**Kedar Raje**
(Partner)
(Membership No. 102637)
(UDIN: 26102637BRBYQW9434)

Place: Mumbai
Date: 14th August 2026

# Whispering Heights Real Estate Private Limited

Regd. office: Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai 400 051.
Phone : 022-26564000, Website :- www.whisperingheights.co.in , CIN : U70109MH2016PTC286771

## Unaudited Statement of Financial Results for the quarter ended 30th June, 2026

**(Currency: Indian rupees in lakhs unless otherwise stated)**

| Sr. No | Particulars | Quarter ended | | | Year ended |
|---|---|---|---|---|---|
| | | **30th June, 2026** | 31st March, 2026 | 30th June, 2025 | 31st March, 2026 |
| | | **Unaudited (refer note 1)** | Unaudited (refer note 2) | Unaudited | Audited |
| | **INCOME** | | | | |
| (I) | Revenue from operations | **14,284.37** | 12,332.80 | 9,745.52 | 44,606.84 |
| (II) | Other income | **242.97** | 245.46 | 213.78 | 612.99 |
| (III) | **Total Income (I + II)** | **14,527.34** | 12,578.26 | 9,959.30 | 45,219.83 |
| | **EXPENSES** | | | | |
| | (a) Employee benefits expense | **8.03** | 6.03 | 4.52 | 16.99 |
| | (b) Finance costs | **3,588.89** | 4,060.21 | 4,574.62 | 16,430.12 |
| | (c) Depreciation and amortisation expense | **1,604.33** | 1,481.56 | 1,392.85 | 5,805.63 |
| | (d) Other expenses | **1,782.35** | 1,807.59 | 1,591.55 | 6,591.91 |
| (IV) | **Total expenses** | **6,983.60** | 7,355.39 | 7,563.54 | 28,844.65 |
| (V) | **Profit before tax (III - IV)** | **7,543.74** | 5,222.87 | 2,395.76 | 16,375.18 |
| (VI) | Less: Tax expenses | | | | |
| | (1) Current tax | **1,230.17** | 912.54 | 192.58 | 2,039.56 |
| | (2) Deferred tax | **1,864.46** | 2,083.24 | 315.16 | 2,815.29 |
| (VII) | **Profit / (Loss) after tax (V - VI)** | **4,449.11** | 2,227.09 | **1,888.02** | 11,520.33 |
| (VIII) | **Other comprehensive income / (loss) (net of tax)** | | | | |
| | (A) Items that will not be reclassified to profit or loss | **-** | (0.50) | 0.54 | 0.04 |
| | (B) Items that will be reclassified to profit or loss | **-** | - | - | - |
| (IX) | **Total comprehensive income for the period / year (VII + VIII)** | **4,449.11** | 2,226.59 | 1,888.56 | 11,520.37 |
| | Basic and diluted earnings per share (Rs.) (Quarter ended number is not annualised) (Face value of Rs. 10 each) | **0.83** | 0.45 | 13.99 | 2.24 |

# Whispering Heights Real Estate Private Limited

Regd. office: Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai 400 051.
Phone : 022-26564000, Website :- www.whisperingheights.co.in , CIN : U70109MH2016PTC286771

## Unaudited Statement of Financial Results for the quarter ended 30th June, 2026

**(Currency: Indian rupees in lakhs unless otherwise stated)**

| Sr. No | Particulars | Quarter ended | | | Year ended |
|---|---|---|---|---|---|
| | | **30th June, 2026** | 31st March, 2026 | 30th June, 2025 | 31st March, 2026 |
| | | **Unaudited (refer note 1)** | Unaudited (refer note 2) | Unaudited | Audited |
| **(X)** | Paid up Equity Share Capital (Equity shares of Rs. 10/- each) | **1,350.00** | 1,350.00 | 1,350.00 | 1,350.00 |
| **(XI)** | Other Equity | | | | 50,998.60 |
| **(XII)** | Paid up debt capital / Outstanding debt | **1,63,273.81** | 1,73,286.34 | 1,76,011.67 | 1,73,286.34 |
| **(XIII)** | Debenture redemption reserve | **1,560.00** | 1,560.00 | - | 1,560.00 |
| **(XIV)** | Net Worth (refer note 9) | **56,797.70** | 52,348.60 | 42,716.79 | 52,348.60 |
| **(XV)** | Debt Service Coverage Ratio (DSCR) | **2.72** | 2.23 | 0.66 | 2.12 |
| **(XVI)** | Interest Service Coverage Ratio (ISCR) | **3.67** | 2.90 | 1.91 | 2.40 |
| **(XVII)** | Debt Equity Ratio | **2.87** | 3.31 | 4.12 | 3.31 |
| **(XVIII)** | Current Ratio | **0.28** | 0.76 | 0.10 | 0.76 |
| **(XIX)** | Long Term Debt to Working Capital | **(2.15)** | (18.02) | (1.74) | (18.02) |
| **(XX)** | Bad Debts to Accounts Receivable Ratio | **0** | 0 | 0 | 0 |
| **(XXI)** | Current Liability Ratio | **0.35** | 0.16 | 0.34 | 0.16 |
| **(XXII)** | Total Debts to Total Assets | **0.50** | 0.65 | 0.70 | 0.65 |
| **(XXIII)** | Debtors Turnover | **42.05** | 31.38 | 24.21 | 117.97 |
| **(XXIV)** | Inventory Turnover (refer note 7) | **Not Applicable** | Not Applicable | Not Applicable | Not Applicable |
| **(XXV)** | Operating Margin (%) | **76%** | 73% | 69% | 72% |
| **(XXVI)** | Net Profit Margin (%) | **31%** | 18% | 19% | 26% |
| **(XXVII)** | Security Cover Ratio (refer note 10) | **Not Applicable** | Not Applicable | Not Applicable | Not Applicable |
| **(XXVIII)** | Sector specific equivalent ratios | **Not Applicable** | Not Applicable | Not Applicable | Not Applicable |

# Whispering Heights Real Estate Private Limited

Statement of Financial Results for the quarter ended 30th June, 2026

**Notes**

1. The financial results for the quarter ended 30th June, 2026 were approved by the Board of Directors of the Company, at its meeting held on 14th August, 2026.

2. The figures for quarter ended 31st March 2026 are the balancing figures between the audited figures of full financial year ended 31st March, 2026 and the reviewed nine months figures for the period ended 31st December, 2025.

3. The financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015 as amended and in accordance with recognition and measurement principles of Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, (the 'Act') read with Companies (Indian Accounting Standards) Rules, 2015 and other generally accepted accounting principles in India to the extent applicable.

4. The Company had issued 13%, Unsecured Non-Convertible Debentures ("NCD") on 18th September, 2017 for total proceeds of Rs. 15,600 Lakhs. As per the terms of the issue, interest / coupon payments shall not accrue to the holders until the end of the financial year in which the occupancy certificate is issued by the appropriate government authority in respect of the building/s to be constructed on the Property and subject to availability of distributable cashflows with the Company.The Company has received significant portion of Occupancy Certificate during the Financial Year 2023-2024, as a result of which interest was payable from Financial Year 2024-2025. As required under Ind AS 109 "Financial Instruments" borrowing costs has been calculated using the effective interest method and the same has been accounted for as at 30th June, 2026.

5. The Company had issued 13%, Unsecured Compulsorily Convertible Debentures ("CCD") on 21st September, 2017 for total proceeds of Rs. 57,050 Lakhs with each CCD being compulsorily converted into equity shares of the Company in the ratio of 1:1 or such other ratio as may be mutually agreed, in writing, between CCD holders and the Company, and subject to such conversion being in compliance with applicable Laws and at a price which is not lower than the fair market value of the Equity Shares determined at the time of the issuance of the CCD. The date of conversion of CCDs into equity shares of the Company shall be on the expiry of 10 years from the date of issue. As per the terms of the issue, interest / coupon payments shall not accrue to the holders until the end of the financial year in which the occupancy certificate is issued by the appropriate government authority in respect of the building/s to be constructed on the Property and subject to availability of distributable cashflows with the Company. The Company has received significant portion of Occupancy Certificate during the Financial Year 2023-2024, as a result of which interest was payable from Financial Year 2024-2025. As required under Ind AS 109 "Financial Instruments", borrowing costs has been calculated using the effective interest method and the same has been accounted for quarter ended 30th June, 2026.

6. The Company is primarily engaged in the business of real estate development. Hence, there are no separate reportable segments as defined by Indian Accounting Standard 108 on "Operating segments".

7. There is no Inventory in the Company hence ratio XXIV is not applicable.

8. Previous year/ period figures are regrouped wherever necessary to correspond with the current year's/ period's classification / disclosures.

9. Net Worth includes Equity Component of Compulsory Convertible Debentures.

10. Pursuant to requirements of Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13th August 2025 issued by Securities and Exchange Board of India, the security cover ratio is disclosed only in case of debentures with exclusive or pari passu charge. As the debentures issued by the Company are unsecured, the security cover ratio is not required to be disclosed in the financial results.

# Whispering Heights Real Estate Private Limited

Statement of Financial Results for the quarter ended 30th June, 2026

**Notes [Contd.]**

11 The Company has entered into a Support Service agreement with K Raheja Corporate Services Pvt. Limited (K Raheja Corp Real Estate Pvt. Limited pursuant to the Scheme of demerger), the service provider dated 30th December 2016 whereby, the service provider is entitled to an incentive fees for its services and expertise and efforts towards the development of the Project of the Company which would lead towards the Project Completion. 'Project Completion' has been defined as (a) the issuance of an Occupancy Certificate for the Project by the appropriate Governmental Authority, and (b) the letting out of 80% of the Leasable Area in the Project pursuant to duly executed binding agreements, pursuant to which security deposit is received by the Company under such agreements from its clients. At any time post Project Completion, based on achieving certain agreed parameters and certain steps to be taken by the relevant parties, the Company shall be liable to pay such Incentive Service Fee.

The Company follows a policy to exclude variable payments relating to cost of Investment Property that are dependent on the Company's future activity from the initial measurement of the asset (i.e. no liability is recognised initially for these payments) and instead a liability is recognised when the condition that triggers the obligation occurs.

During the quarter ended June 2026, the Project Completion milestone was achieved, and it became probable that the remaining agreed parameters could be met. In line with the requirements of the applicable accounting standards, the Company has recognised a provision for the incentive service fee amounting to Rs. 59,895.87 lakhs during the quarter ended June 2026 based on the Management's best estimate of the incentive service fee obligation based on the terms of the arrangement and information available as at the reporting date. The final liability, if any, will crystallise only upon occurrence of all the relevant events contemplated under the agreement, and accordingly the actual amount payable may materially differ from the amount currently provided.

12 Formulae for computation of ratios are as follows –

| | | |
|---|---|---|
| a) | Debt Service Coverage Ratio [DSCR] | Earnings before interest, tax, depreciation and amortisation / (Interest Expenses (including interest capitalised) + Principal repayment of Long Term debt made during the period which excludes bullet and full repayment of external borrowings.) |
| b) | Interest Service Coverage Ratio [ISCR] | Earnings before interest and tax / Interest Expense (including interest capitalised) |
| c) | Debt Equity Ratio | Total Debt / Total Equity |
| d) | Current Ratio | Current Assets / Current Liabilities |
| e) | Long term Debt to Working Capital Ratio | Non-Current Borrowings / Current Assets Less Current Liabilities |
| f) | Bad Debts to Accounts Receivable Ratio | Bad Debts / Average Trade Receivables |
| g) | Current Liability Ratio | Total Current Liabilities / Total Liabilities |
| h) | Total Debts to Total Assets Ratio | Total Debts / Total Assets |
| i) | Debtors Turnover | Revenue / Average trade receivables |
| j) | Inventory Turnover | Cost of Goods Sold / Average Inventories of Finished Goods, Stock-in-Process and Stock-in-Trade |
| k) | Operating Margin (%) | (Earnings before interest and tax – Other Income) / Revenue |
| l) | Net Profit Margin (%) | Profit/ (loss) after Tax / Revenue |

**For and on behalf of the Board of Directors of**
**Whispering Heights Real Estate Private Limited**
**CIN : U70109MH2016PTC286771**

SUNIL MADHAV HINGORANI

Digitally signed by SUNIL MADHAV HINGORANI
Date: 2026.08.14 22:56:39 +05'30'

**Sunil M. Hingorani**
**Director**
**DIN:00630508**

**Place: Mumbai**
**Date: 14th August, 2026**

Deloitte
Haskins & Sells LLP

**Chartered Accountants**
Commerz III, 30th & 31st floors
International Business Park
Oberoi Garden City
Off. Western Express Highway
Goregaon (East)
Mumbai-400 063
Maharashtra, India

**Independent Auditor's Certificate on the "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Listed Unsecured Non-Convertible Debentures of the Company for the quarter ended and as at 30 June, 2026**

To
The Board of Directors
Whispering Heights Real Estate Private Limited
Raheja Tower, Plot No. C-30,
Block 'G', Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July, 2026.

2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Whispering Heights Real Estate Private Limited ("the Company"), have been requested by the Management of the Company to certify the Statement of Security Cover and Compliance Status of Financial Covenants ('the Statement') in respect of Listed Unsecured Non-Convertible Debentures of the Company for the quarter ended and as at 30 June, 2026.

   The Statement is prepared by the Company from the unaudited books of account and other relevant records and documents maintained by the Company as at 30 June, 2026 pursuant to requirements of Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, as amended, issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations") for the purpose of submission to Vistra ITCL (India) Limited (hereinafter referred to as "the Debenture Trustee"). The responsibility for compiling the information contained in the Statement is of the Management of the Company.

## Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed and for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, as amended, issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on the Security Cover and Compliance Status of Financial Covenants included in the Statement in respect of the Listed Unsecured Non-Convertible Debentures of the Company for the quarter ended and as at 30 June, 2026 have been accurately extracted and ascertained from the unaudited books of account and other relevant records and documents maintained by the Company. This did not include the evaluation of adherence by the Company with all the applicable guidelines of the SEBI Regulations.

6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

   Accordingly, we have performed the following procedures in relation to the statement:

   a) Obtained and read the Statement received from the management.
   b) Reviewed the terms of Debenture Trust Deed to understand the Financial Covenants that needs to be complied by the Company.
   c) Made necessary inquiries with the Management and obtained relevant representations in respect of matters relating to the Statement.

7. The unaudited financial results for the quarter ended 30 June, 2026 have been reviewed by us, on which we have issued an unmodified conclusion vide our report dated 14 August, 2026. Our review of the unaudited financial results was conducted in accordance with the Standards 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 (ICAI). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free from material misstatement.

8. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

Deloitte
Haskins & Sells LLP

**Conclusion**

10. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the details included in the Statement related to the Company have not been accurately extracted and ascertained from unaudited books of account of the Company for the quarter ended and as at 30 June 2026 and other relevant records and documents maintained by the Company.

**Restriction on Use and Distribution**

11. This certificate is addressed and provided to the Board of Directors of the Company solely for the purpose of submission to the Stock Exchange/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No.117366W / W-100018)

KEDAR PRAKASH RAJE

Digitally signed by KEDAR PRAKASH RAJE
Date: 2026.08.14 23:13:09 +05'30'

**Kedar Raje**
(Partner)
(Membership No. 102637)
(UDIN: 26102637HEGKQE4218)

Place: Mumbai
Date: 14 August, 2026

**Whispering Heights Real Estate Private Limited**
**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and as at 30 June 2026**

a. **The listed entity viz. Whispering Heights Real Estate Private Limited ('the Company') has vide its Board Resolution dated 23rd August, 2017 and 18th September, 2017 and information memorandum / offer document and under Debenture Trust Deed (including Supplementary Debenture Trust Deed), has issued the following listed debt securities:**

| ISIN | Private Placement/Public Issue | Secured/Unsecured | Sanctioned amount |
|---|---|---|---|
| INE290W08018 | Private Placement | Unsecured | Rs.1,56,00,00,000/- (Rupees One Hundred and Fifty –Six Crores Only) |

b. **Security Cover for listed bond securities:**

Pursuant to requirements of Circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 issued by Securities and Exchange Board of India, the security cover ratio is disclosed only in case of debentures with exclusive or pari passu charge. As the debentures issued by the Company are unsecured, the security cover ratio is not required to be calculated.

c. **Compliance of financial covenants/terms of the issue in respect of listed debt securities of the Company**

There are no financial covenants which needs to be complied with as per Debenture Trust Deed.

**For and on behalf of Whispering Heights Real Estate Private Limited**

SUNIL
MADHAV
HINGORANI

Digitally signed by SUNIL MADHAV HINGORANI
Date: 2026.08.14 22:57:27 +05'30'

**Sunil M. Hingorani**
**Director**
**DIN: 00630508**

Date: 14 August, 2026
Place: Mumbai