



February 19, 2026

To,
BSE Limited,
Listing Department, 1st Floor,
P.J. Towers, Dalal Street,
Mumbai- 400 001

Dear Sir,

Sub: Disclosure of Security Cover as on December 31, 2025 pursuant to Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Secured, Listed, Rated, Redeemable, Non-convertible Debentures (ISIN No. INE050R07091 & INE050R07109)

We refer to the provisions of Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We hereby enclose the Security Cover Certificate as per Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter ended December 31, 2025.

We request you to take the same on record.

Thanking You,

We request you to take the above information on record.

Thanking You,

Yours faithfully,
For **Century Joint Developments Private Limited**

Vivekananda Nayak
Director (DIN: 03065394)

Independent Auditor's certificate on the Statement of computation of Security for the Quarter ended December 31, 2025 for Non-convertible Debentures issued by the Company

**To the Board of Directors
CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
CIN: U70200KA2010PTC052710**

Dear Sir/Madam,

1. This certificate is issued in accordance with the terms of our engagement letter.
2. We Hiremath & Co, Chartered Accountants (Firm Registration Number 007085S), are the statutory auditors of Century Joint Developments Private Limited (herein after referred to as "the Company") and have been requested by the Company to examine the accompanying Statements showing 'Security Cover as per the terms of information memorandum and/or debenture trust deed and compliance with covenants' for its non- convertible debt securities as at December 31, 2025 (hereinafter the "Statement") which has been prepared by the Company from the unaudited standalone Ind AS financial results and other relevant records and documents maintained by the Company as at and for the Quarter ended December 31, 2025 pursuant to the requirements of Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations") and annexed to this report.

The Statement is stamped and initialled by us for identification purpose only.

Management's Responsibility

3. The preparation of the Statement from the unaudited books of account and other relevant records and documents, and compliance with covenants as per the respective debenture trust deeds and with relevant regulations issued by Securities Exchange Board of India, in respect of the debentures, are the responsibilities of the Management of the Company. This responsibility includes preparation and maintenance of the books of account and the records of the Company, and the 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 the adherence with the Regulation, including, amongst others, ensuring compliance with all the covenants as per respective Debenture Trust Deeds, in respect of non-convertible debt securities.

Auditor's Responsibility

5. Pursuant to the requirements of the Regulation, our responsibility is to provide an assurance as to whether the particulars contained in the Statement are in agreement with the unaudited books of account and other relevant records and documents maintained by the Company and whether Security Cover is correctly computed as per the terms of the debenture deeds. This did not include the evaluation of adherence by the Company with all the applicable terms of the Offer Document / Information Memorandum, Debenture Trust Deed and guidelines of the Regulations.
6. The unaudited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our review report dated 13th February 2026 pursuant to Regulation 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015. Our review of these unaudited standalone financial results was conducted in accordance with the Standards on Review Engagement (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Company issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data and thus, provide less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion.
7. The procedures performed with respect to the Statement is a limited assurance engagement which vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and 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. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation the accompanying Statement:

- a. Traced the principal and interest outstanding amount of the secured non-convertible debenture to the unaudited financial results underlying books of account and other relevant records and documents maintained by the Company for the Quarter ended December 31, 2025.
 - b. Verified the details of ISIN, series and Security cover details from the respective Information memorandum and/or debenture trust deed.
 - c. Traced the value of secured assets forming part of the Security cover details of the secured non-convertible debenture from the valuation report issued by independent valuer engaged by the management.
 - d. Obtained confirmation from Management that there is no significant event or transaction to impact the market value as stated in (c) above.
 - e. Verified that the computation of security cover is in accordance with the basis of computation given in the Statement and the amounts used in such computation have been accurately extracted from the information obtained above and the calculation thereof is arithmetically accurate.
 - f. Verified whether the Company has maintained hundred percent security cover as per the terms of debenture trust deed.
8. Nothing contained in this Certificate, nor anything said or done in the course of, or in connection with the services that are subject to this Certificate, will extend any duty of care that we may have in our capacity of the statutory auditors of any financial statements of the Company.
9. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements



Conclusion

11. On the basis of aforementioned procedures and according to the information and explanations furnished to us by the Management of the Company, we certify that the financial and other information contained in the Statement read with the notes thereon are in agreement with the unaudited books of account and relevant records and documents of the Company and the Security Cover is correctly computed.

Restriction in Use

12. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustees and is not to be used or referred to for any other person. 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 report is shown or into whose hands it may come. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No.: 0070855



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN: 26203338TEWYKW4520 .

Date: 13-February-2026

Place: Bangalore

Table B: Security Cover on Consolidated Level

Particulars	Column B	Column C I	Column D II	Column E III	Column F IV	Column G V	Column H VI	Column I VII	Column J	Column K	Column L	Column M	Column N	Column O
ASSETS														
Property, Plant and Equipment	Property, Plant and Equipment of Century Downtown Pvt Ltd*	17,307.38	-	-	-	-	-	-	17,307.38	-	-	-	-	-
Capital Work-in-Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets under Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments (Amount Invested by):														
- Century Joint Developments Pvt Ltd	26,20,754 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	26.21	-	-	-	-	-	-	26.21	3,014.66	-	-	-	3,014.66
- Century Real Estate Holdings Pvt Ltd	2,35,41,965 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	4,397.91	-	-	-	-	-	-	4,397.91	2,354.20	-	-	-	2,354.20
- Century Real Estate Holdings Pvt Ltd	9,90,000 Equity Shares at Rs.10/- each of Century Shelters Developers Pvt Ltd	99.00	-	-	-	-	-	-	99.00	99.00	-	-	-	99.00
- Century Real Estate Holdings Pvt Ltd	2,69,21,451 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	269.21	-	-	-	-	-	-	269.21	30,967.75	-	-	-	30,967.75
- Century Real Estate Holdings Pvt Ltd	8,16,66,034 Equity Shares at Rs.10/- each of Inland Developers Bangalore Pvt. Ltd.	10,643.13	-	-	-	-	-	-	10,643.13	17,800.69	-	-	-	17,800.69
- P Ravindra Pal	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	-	5,440.00
- P Ravindra Pal	87,50,000 15% Participatory Cumulative Fully Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	875.00	-	-	-	-	-	-	875.00	476.00	-	-	-	476.00
- P Ravindra Pal	4,25,00,000 0.0001% Non-Participatory, Non-Cumulative, Optionally Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	4,250.00	-	-	-	-	-	-	4,250.00	2,312.00	-	-	-	2,312.00
- P Ravindra Pal	6,99,159 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	69.92	-	-	-	-	-	-	69.92	69.92	-	-	-	69.92
- P Ravindra Pal	5,000 Equity Shares at Rs.10/- each of Century Assets Pvt Ltd	0.50	-	-	-	-	-	-	0.50	0.50	-	-	-	0.50
- P Ravindra Pal	5,000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	17,603.45	-	-	-	17,603.45
- P Ravindra Pal	5,000 Equity Shares at Rs.10/- each of Century Living Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	0.40	-	-	-	0.40
- P Ravindra Pal	1,67,14,697 Equity Shares at Rs.1/- each of Century Downtown Pvt. Ltd.	1,67.15	-	-	-	-	-	-	1,67.15	1,67.15	-	-	-	1,67.15
- P Ashwin Pal	10,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	10,000.00	-	-	-	-	-	-	10,000.00	5,440.00	-	-	-	5,440.00
- P Ashwin Pal	87,50,000 15% Participatory Cumulative Fully Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	875.00	-	-	-	-	-	-	875.00	476.00	-	-	-	476.00
- P Ashwin Pal	4,25,00,000 0.0001% Non-Participatory, Non-Cumulative, Optionally Convertible Preference Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	4,250.00	-	-	-	-	-	-	4,250.00	2,312.00	-	-	-	2,312.00



	- P Ashwin Pai	37 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	0.004	-	-	-	-	-	-	0.004	-	-	-	-	0.004
	- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Assets Pvt Ltd	0.50	-	-	-	-	-	-	0.50	-	-	-	-	0.50
	- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Dwellings Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	-	-	-	-	0.50
	- P Ashwin Pai	5000 Equity Shares at Rs.10/- each of Century Living Pvt. Ltd.	0.50	-	-	-	-	-	-	0.50	-	-	-	-	0.40
	- Divs S Patel	5,00,00,000 Equity Shares at Rs.10/- each of Century Real Estate Holdings Pvt Ltd	5,000.00	-	-	-	-	-	-	5,000.00	-	-	-	-	2,720.00
	- P Dayananda Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	-	0.49	-	-	-	-	0.49
	- P Dayananda Pai	12,43,53,356 Equity Shares at Rs.1/- each of Century Downtown Pvt Ltd	1,243.53	-	-	-	-	-	-	1,243.53	-	-	-	-	1,243.53
	- P Dayananda Pai	3,60,23,055 Preference Shares at Rs.1/- each of Century Downtown Pvt Ltd	360.23	-	-	-	-	-	-	360.23	-	-	-	-	360.23
	- P Dayananda Pai	1,90,000 Equity Shares at Rs.10/- each of Inland Developers Bangalore Pvt. Ltd.	19.00	-	-	-	-	-	-	19.00	-	-	-	-	41.41
	- P Satish Pai	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	-	0.01	-	-	-	-	0.01
	- P Satish Pai	4,33,989 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	43.40	-	-	-	-	-	-	43.40	-	-	-	-	43.40
	- KN Yellappa	69,793 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	6.98	-	-	-	-	-	-	6.98	-	-	-	-	6.98
	- KN Yellappa	20,19,464 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	20.19	-	-	-	-	-	-	20.19	-	-	-	-	2,322.99
	- Yashwanth Shenoy	65,639 Equity Shares at Rs.10/- each of Century Joint Developments Pvt Ltd	6.56	-	-	-	-	-	-	6.56	-	-	-	-	6.56
	- Yashwanth Shenoy	78,99,518 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	79.00	-	-	-	-	-	-	79.00	-	-	-	-	9,086.82
	- A Ramakrishna	10 Equity Shares at Rs.10/- each of Century Shelters Developers Pvt Ltd	0.001	-	-	-	-	-	-	0.001	-	-	-	-	0.001
	- MS Mahadevalah	1,05,38,803 Equity Shares at Rs.1/- each of Century Silicon City Pvt. Ltd.	105.39	-	-	-	-	-	-	105.39	-	-	-	-	12,122.79
	- Mohini D Pai	490 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.49	-	-	-	-	-	-	0.49	-	-	-	-	0.49
	- Mohini D Pai	3,60,23,055 Preference Shares at Rs.1/- each of Century Downtown Pvt Ltd	360.23	-	-	-	-	-	-	360.23	-	-	-	-	360.23
	- S Raghunath	10 Equity Shares at Rs.100/- each of Navrang Property Developers Pvt Ltd	0.01	-	-	-	-	-	-	0.01	-	-	-	-	0.01
		Inventories & Sold Receivables of Century Real Estate Holdings Pvt. Ltd (Century Ethos)	7,316.62	-	-	-	-	-	-	7,316.62	-	-	-	-	15,602.61
		Inventories & Sold Receivables of Century Shelters Developers Pvt. Ltd (Century Ethos)	1,051.21	-	-	-	-	-	-	1,051.21	-	-	-	-	1,477.22
		Immovable Property of Navrang Property Private Limited*	669.31	-	-	-	-	-	-	669.31	-	-	-	-	24,800.45
		Immovable Property of Century Silicon City Pvt. Ltd.	11,441.63	-	-	-	-	-	-	11,441.63	-	-	-	-	1,41,280.00
		Immovable Property of Inland Developers Bangalore Pvt. Ltd.	3,597.80	-	-	-	-	-	-	3,597.80	-	-	-	-	37,710.00
		Immovable Property of Century Dwellings Pvt. Ltd.	15,145.74	-	-	-	-	-	-	15,145.74	-	-	-	-	98,370.00
		Immovable Property of Aburahi Enterprises*	46,377.90	-	-	-	-	-	-	46,377.90	-	-	-	-	68,300.00
		Immovable Property of Adarsh Enterprises*	7,324.61	-	-	-	-	-	-	7,324.61	-	-	-	-	-
		Immovable Property of Vinayaka Enterprises	1,327.12	-	-	-	-	-	-	1,327.12	-	-	-	-	13,940.00
		Cash and Cash Equivalents	15,031.32	-	-	-	-	-	-	15,031.32	-	-	-	-	15,031.32
		Cash and Cash Equivalents (Century Ethos) CREHP	950.36	-	-	-	-	-	-	950.36	-	-	-	-	950.36
		Cash and Cash Equivalents (Century Ethos) Shelters	573.76	-	-	-	-	-	-	573.76	-	-	-	-	573.76
		Cash and Cash Equivalents (Century OneWorld Servo) Dwellings	7,663.35	-	-	-	-	-	-	7,663.35	-	-	-	-	7,663.35
		Cash and Cash Equivalents (Century Miral) Silicon City	1,572.83	-	-	-	-	-	-	1,572.83	-	-	-	-	1,572.83



