



December 02, 2021

To,
Dept. of Corporate Services (CRD)
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001
Email: corp.relations@bseindia.com

Company Name: Assetz Premium Holdings Private Limited

Dear Sir/Madam,

Subject: Submission of audited financial results for the year ended on 31st March 2021 pursuant to clause 52(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

With reference to the captioned subject, we wish to inform you that the Board of Directors have approved unaudited financial results of the Company for the year ended March 31, 2021 along with Annual Audit Report with unmodified opinion.

Accordingly, we hereby submit following documents:

1. A copy of audited financial results of the Company for the year ended March 31, 2021;
2. Audit Report on the financial results of the Company, issued by Statutory Auditors;
3. Statement pursuant to Regulation 52(7) of the Listing Regulations;
4. Declaration pursuant to Regulation 52(3) of the Listing Regulations regarding Audit Reports with unmodified opinion for the financial results of the Company for the financial year ended March 31, 2021.

Request you to kindly take the above on your records.

Thanking you

Yours faithfully
For **Assetz Premium Holdings Private Limited**

SOMASUNDARAM THIRUPPATHI
Director
DIN: 07016259

Assetz Premium Holdings Private Limited
CIN: U45205KA2015PTC079422
Reg. Off: Assetz House, 30, Crescent Road, Bengaluru - 560001
Tel: +91 80 46674000 Fax: +91 80 22374400



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Phiroze Jeejeebhoy Towers,
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Email: corp.relations@bseindia.com

Company Name: Assetz Premium Holdings Private Limited

Dear Sir/Madam,

Subject: Undertaking under Regulation 52(7) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

In compliance with the captioned subject, we hereby confirm that during the financial year ended March 31, 2021, there were no material deviations in the use of proceeds of Issue of Non-Convertible Debentures from the objects stated in the offer documents.

Request you to kindly take the above information on your records.

Thanking you

Yours faithfully
For **Assetz Premium Holdings Private Limited**

SOMASUNDARAM THIRUPPATHI
Director
DIN: 07016259



Date: December 02, 2021

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BSE Limited,
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Company Name: Assetz Premium Holdings Private Limited

Dear Sir,

Sub: Declaration under Regulation 52(3) of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 for the Financial Year ended 31st March, 2021:

This is with reference to Regulation 52(3)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the notification no. SEBI/ LAD-NRO/GN/2016-17/001 dated 25th May, 2016 issued by SEBI and the circular no. CIR/CFD/CMD/56/2016 dated 27th May, 2016 issued by SEBI relating to the audit reports on financial statements for the financial year ended 31st March 2021.

In this regard, we hereby declare that the Audit Reports issued by the M/s. Deloitte Haskins & Sells, Statutory Auditors of the Company on the Audited Financial Statements of the Company for the Financial Year ended 31st March 2021 are with unmodified opinion.

Request you to kindly take the above on your records.

Thanking you
Yours faithfully
For **Assetz Premium Holdings Private Limited**

SOMASUNDARAM THIRUPPATHI
Director
DIN: 07016259

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INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED

Opinion

We have audited the Financial Results for the year ended March 31, 2021 (the "Annual Financial Results") included in the accompanying "Statement of Audited Financial Results for the six months and Year Ended March 31, 2021" of Assetz Premium Holdings Private Limited ("the Company"), ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Financial Results for the year ended March 31, 2021:

- is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other financial information of the Company for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in Auditor's Responsibilities for audit of the Annual Financial Results section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results for the year ended March 31, 2021 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

We draw attention to Note 12 in the financial results, which describes that the eventual outcome of impact of the global health pandemic, may be different from those estimated as on the date of approval of these financial results.

Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Statement

This Statement, which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Statement has been compiled from the related audited financial statements and interim financial information for the half year ended March 31, 2021. This responsibility includes the preparation and presentation of the Financial Results for the year ended March 31, 2021 that give a true and fair view of the net loss and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles

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generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for audit of Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the Financial Results for the year ended March 31, 2021 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit



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evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Annual Financial Results, including the disclosures, and whether the Annual Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Financial Results of the Company to express an opinion on the Annual Financial Results.

Materiality is the magnitude of misstatements in the Annual Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)


Sathya P Koushik
(Partner)

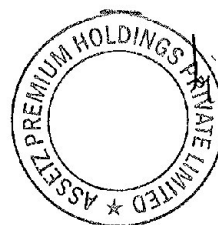
(Membership No. 206920)
UDIN: 21206920AAAAOE5130

Place: Bengaluru
Date: November 30, 2021

Assetz Premium Holdings Private Limited
 Regd. Office : Third Floor, No. 30, Assetz House, Crescent Road, Bengaluru -560001
 CIN - U45205KA2015PTC079422
Balance sheet as at 31 March 2021

(Amount in INR lakhs)

Particulars		As at	As at
		31 March 2021	31 March 2020
		Audited	Audited
A	ASSETS		
1	Non-current assets		
	Property, plant and equipment	325.70	443.93
	Other non-current assets	15.04	9.93
	Total non-current assets	340.74	453.86
2	Current assets		
	Inventories	26,135.80	24,151.20
	Financial assets		
	(a) Trade receivables	527.58	354.22
	(b) Cash and cash equivalents	506.93	362.30
	(c) Other financial assets	0.46	-
	Other current assets	845.99	673.53
	Total current assets	28,016.76	25,541.25
	Total Assets (1+2)	28,357.50	25,995.11
B	EQUITY AND LIABILITIES		
1	Equity		
	Equity share capital	884.62	884.62
	Other equity	(768.62)	(122.12)
	Total equity	116.00	762.50
2	Non-current liabilities		
	Financial liabilities		
	(a) Borrowings	15,043.23	15,339.55
	(b) Other non-current financial liabilities	5,553.22	5,553.22
	Total non-current liabilities	20,596.45	20,892.77
3	Current liabilities		
	Financial liabilities		
	(a) Borrowings	1,819.41	1,636.81
	(b) Trade payables	357.25	207.46
	(c) Other financial liabilities	301.09	282.51
	Other current liabilities	4,026.88	1,873.77
	Provisions	1,140.42	339.29
	Total current liabilities	7,645.05	4,339.84
	Total Equity and Liabilities (1+2+3)	28,357.50	25,995.11



Assetz Premium Holdings Private Limited

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CIN - U45205KA2015PTC079422

Statement of audited financial results for the six months and year ended 31 March 2021

(Amount in INR lakhs)

Sl. No.	Particulars	Six months ended		Year Ended	
		31 March 2021	31 March 2020	31 March 2021	31 March 2020
		Refer Note 2 Unaudited	Refer Note 3 Unaudited	Audited	Audited
1	Revenue				
	(a) Revenue from operations	-	0.94	-	0.94
	(b) Other income	-	0.21	-	0.21
	Total revenue	-	1.15	-	1.15
2	Expenses				
	(a) Cost of revenue	-	-	801.13	339.29
	(b) Employee benefits expenses	4.29	-	4.29	-
	(c) Depreciation	26.52	26.87	53.25	53.03
	(d) Finance costs	-	-	-	-
	(e) Other expenses	279.15	151.72	325.76	269.82
	Total expenses	309.96	178.58	1,184.43	662.14
3	Loss before exceptional items and tax (1-2)	(309.96)	(177.43)	(1,184.43)	(660.99)
4	Exceptional items	-	-	-	-
5	Loss before tax (3+4)	(309.96)	(177.43)	(1,184.43)	(660.99)
6	Tax expense, net	-	-	-	-
7	Net loss after tax (5 - 6)	(309.96)	(177.43)	(1,184.43)	(660.99)
8	Other comprehensive income (net of tax)	-	-	-	-
9	Total comprehensive income for the period	(309.96)	(177.43)	(1,184.43)	(660.99)
10	Paid-up equity share capital				
	- Class A equity shares of Rs. 10 each	3.85	3.85	3.85	3.85
	- Class B equity shares of Rs. 100 each	229.00	229.00	229.00	229.00
	- Class C equity shares of Rs. 100 each	651.77	651.77	651.77	651.77
		884.62	884.62	884.62	884.62
11	Paid-up debt capital (refer note 4)	16,862.64	16,976.36	16,862.64	16,976.36
12	Reserves excluding revaluation reserves as per balance sheet	(768.62)	(122.12)	(768.62)	(122.12)
13	Net Worth	116.00	762.50	116.00	762.50
14	Debenture redemption reserve (refer note 5)	-	-	-	-
15	Earnings/ (loss) per share (EPS) *				
	(a) Basic (Rs)				
	- Class A equity shares of Rs. 10 each	(0.72)	(0.41)	(2.75)	(1.54)
	- Class B equity shares of Rs. 100 each	(7.21)	(4.13)	(27.54)	(15.37)
	- Class C equity shares of Rs. 100 each***	(7.21)	(4.13)	(27.54)	(15.37)
	(b) Diluted (Rs)				
	- Class A equity shares of Rs. 10 each	(0.72)	(0.41)	(2.75)	(1.54)
	- Class B equity shares of Rs. 100 each	(7.21)	(4.13)	(27.54)	(15.37)
	- Class C equity shares of Rs. 100 each	(7.21)	(4.13)	(27.54)	(15.37)
16	Debt equity ratio	145.37	22.26	145.37	22.26
17	Debt service coverage ratio**	(0.71)	(0.56)	(1.61)	(1.17)
18	Interest service coverage ratio**	(1.23)	(0.79)	(2.36)	(1.55)

* EPS for the six months ended 31 March 2021 and 31 March 2020 are not annualised.

** Since the Company has loss before interest and tax in the years and periods presented above, these ratios are negative.

*** Class C share also includes compulsory convertible debentures which are convertible at the end of tenure.



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Assetz Premium Holdings Private Limited

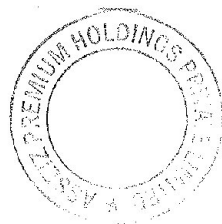
Regd. Office : Third Floor, No. 30, Assetz House, Crescent Road, Bengaluru -560001

CIN - U45205KA2015PTC079422

Statement of audited financial results for the six months and year ended 31 March 2021

Notes to statement of audited financial results for the six months and year ended 31 March 2021:

- 1 The above financial results of Assetz Premium Holdings Private Limited ("the Company") have been reviewed and approved by the Board of Directors at their meeting held on November 30, 2021. The statutory auditors have conducted audit of the financial results for the year ended 31 March 2021, as required under Regulation 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/IMD/DF1/69/2016 dated 10 August 2016, to the extent applicable and have issued an unqualified audit report.
- 2 The financial results for the six months ended 31 March 2021 are the balancing figure between audited figures in respect of the full financial year 31 March 2021 and the published year to date figures up to the six months period ended 30 September 2020, which were subject to limited review by the auditors.
- 3 The financial results for the six months ended 31 March 2020 are the balancing figure between audited figures in respect of the full financial year 31 March 2020 and the published year to date figures up to the six months period ended 30 September 2019, which were subject to limited review by the auditors.
- 4 Paid-up debt capital includes non-convertible redeemable debentures amounting to INR 12,450.26 lakhs (31 March 2020: INR 12,445.79 lakhs), debt portion of compulsorily convertible debentures amounting to INR 1,392.97 lakhs (31 March 2020: INR 1,693.76 lakhs), loan from related party amounting to INR 1,200 lakhs (31 March 2020: INR 1,200 lakhs) and loan from financial institution amounting to INR 1,819.41 lakhs (31 March 2020: 1,636.81).
- 5 In accordance with Section 71(4) of Companies Act, 2013 read with Clause 18(7)(a) of the Companies (Share Capital and Debentures) Rules, 2014, the Company is required to create a debenture redemption reserve to which adequate amounts shall be credited out of profits every year until such debentures are redeemed. However, as the Company has incurred a loss for the year ended 31 March 2021, no amount has been transferred to debenture redemption reserve.
- 6 Formula used for computation of ratios are as under:
 - a) Debt equity Ratio (DER) = Total debt (includes non-convertible redeemable debentures, debt portion of compulsorily convertible debentures, loan from related party and loan from financial institution) / shareholders equity.
 - b) Debt Service Coverage Ratio (DSCR)* = (Loss) / profit before interest and tax / interest + principal repayment.
 - c) Interest Service Coverage Ratio (ISCR)* = (Loss) / profit before interest and tax / interest.
 - d) Assets Coverage Ratio** = (Total assets-Intangible assets-Current liabilities & short term debts)/Long term debt*Interest includes interest from non-convertible redeemable debentures, debt portion of compulsorily convertible debentures and loan from related party before inventorisation.
**Assets coverage ratio is not applicable as the listed Non-convertible debentures are unsecured.
- 7 In relation to one of the Company's land parcel acquired (land survey number 17), the Company has paid INR 3,294 lakhs and withheld INR 823.50 lakhs (classified as other commitments) in view of pending litigation relating to the title of the underlying land parcel. The withheld amount is contractually due to be released to the Sellers of the land upon satisfactory resolution of the ongoing litigation between the Sellers and certain parties. The Court of the Senior Civil Judge & Judicial Magistrate First Class (JMFC), Devanahalli, Karnataka in a litigation between the Seller and certain parties, had disposed off the matter in favour of the Seller. The matter is currently pending adjudication at the High Court of Karnataka. The Company's management believes that the final outcome of this litigation will be favourable and will not impact the Company's ownership of this land parcel. The Company's legal counsel believes that the claim of the Plaintiffs appear to be frivolous.



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Assetz Premium Holdings Private Limited

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CIN - U45205KA2015PTC079422

Statement of audited financial results for the six months and year ended 31 March 2021

Notes to statement of audited financial results for the six months and year ended 31 March 2021 (continued)

8 In accordance with the terms of the Debenture Trust Deed executed on April 22, 2016 between the Company and Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) (Debenture Trustee), in the event of partial redemption of the Series 'A' Debentures prior to the Series 'A' Outer Date, such partial redemption can only be made upon payment of pro rata return (including redemption premium) computed in such a manner that an IRR of 21% (twenty one percent) is received to the extent of such partial face value of the Series A Debentures being redeemed. Further, in the event of partial redemption of the Series 'B' Debentures prior to the Series 'B' Outer Date, such partial redemption can only be made upon payment of pro rata return (including redemption premium) computed in such a manner that an IRR of 21% (twenty one percent) is received to the extent of such partial face value of the Series 'B' Debentures being redeemed. However, the Company confirms that there is no intent for early redemption of Series 'A' and 'B' debentures since the project has been recently launched and based on the current business plan there is no availability of free cash flows from sale of residential units and accordingly, there is no requirement to pay the redemption premium at 21% IRR.

On basis of legal opinion received from the expert legal counsel the Company's management believes that the redemption premium at the end of the tenure is payable subject to availability of free cash flows.

The Company has accordingly not recognized the debenture redemption premium provision in the financial results for the year ended 31 March 2021, as the project has recently been launched and based on the current business plan there is no availability of free cash flows. Based on the financial performance of the project, the Company will update its business plan and evaluate the availability of free cash flows over the course of the project.

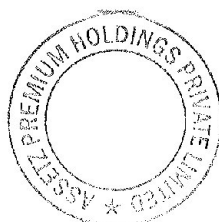
9 The Directors of the Company have been identified as the Chief Operating Decision Maker (CODM) as defined by Ind AS 108 - Operating Segment. The Company is predominantly engaged in the business of real estate development and related services, accordingly the CODM review the operations of the Company as one reportable segment. The Company operates only in India and accordingly, disclosure of geographical information is not considered relevant.

10 The Company has listed Non Convertible Debentures (Series A & Series B). Debenture holders are entitled to receive a cumulative interest at a coupon rate of 14% per annum on the paid up amount. The first date of payment of interest shall be 31 December 2017 (or such other date as may be mutually agreed by the Parties). Subsequent interest payments shall be due at the end of every successive 3-month period. As agreed with debenture holders, the Company has deferred the payment of interest to the debenture holders till the time there are no free cash flows in the project. Interest on the Series A and Series B debentures shall be payable only to the extent of availability of free cash flows, provided however that unpaid interest shall continue to be accrued.

During the year 2020-21, the Debenture holder has waived off interest on the said debentures for the current year.

11 Details of credit rating of NCD (series A and series B) : [ICRA]BB- (Stable) as at March 2021. There is no change from previous rating in December 2020.

12 World Health Organisation (WHO) declared outbreak of Coronavirus Disease (COVID-19) as a global health pandemic on 11 March 2020. The Company is actively monitoring the impact of COVID 19 on its financial condition, liquidity, operations, suppliers, industry, and workforce. The Company has used the principles of prudence in applying judgments, estimates and assumptions and based on current indicators of future economic conditions, expects to recover the carrying amount of its Inventories and other current assets. The eventual outcome of the global health pandemic may be different from that estimated as at the date of approval of these financial results and the Company will continue to closely monitor any material changes to future economic conditions.



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Assetz Premium Holdings Private Limited

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CIN - U45205KA2015PTC079422

Statement of audited financial results for the six months and year ended 31 March 2021

Notes to statement of audited financial results for the six months and year ended 31 March 2021 (continued)

- 14 The Company has incurred losses of INR 309.96 Lakhs for the six months and year ended March 31, 2021 and its accumulated losses amounted to INR 768.62 Lakhs at the said date. The management of the Company believes that based on its mitigations plans which inter alia include, the business plans which envisage adequate cash accruals from its existing projects, launch of new projects and monetisation of land parcels, the Company would be able to recover its assets and discharge its liabilities in the normal course of business and accordingly, these financial results have been prepared on a going concern basis.

Further, Assetz Group Holding Pte. Ltd. has also committed continued financial support, if any required, to help the Company meet its obligations.

for and on behalf of the Board of Directors of

Assetz Premium Holdings Private Limited

CIN: U45205KA2015PTC079422



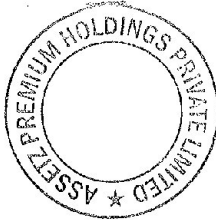
Somasundaram Thirupathi

Director

DIN: 07016259

Place: Bangalore

Date: 30 NOV 2021



Ajetha Bilagali Srinivasa

Director

DIN: 08262382

Place: Bangalore

Date: 30 NOV 2021

