

14th February 2023

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

Company Name: APG Premium Homes Private Limited
Security code: 953095 and Security ID: 20APGPH25

Dear Sir/Madam,

Sub: Submission of Unaudited Financial Results for the quarter/ nine months ended on 31st December 2022 pursuant to clause 52 (1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

With reference to captioned subject, we wish to inform you that the Board of Directors has approved unaudited financial results of the Company for the quarter/ nine months ended 31st December, 2022.

Accordingly, we hereby enclose following documents:

1. A copy of Unaudited Financial Results of the Company for the quarter/ nine months ended 31st December, 2022;
2. Limited Review Report on the financial results of the Company, issued by Statutory Auditors;
3. Statement pursuant to Regulation 52(7) of the Listing Regulations;

Request you to kindly take the above on your records.

For APG PREMIUM HOMES PRIVATE LIMITED

SACHIN PANNALAL VORA
Director
DIN: 09155625

February 14, 2023

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

Company Name: APG Premium Homes Private Limited
Security code: 953095 and Security ID: 20APGPH25

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 Quarter and nine months ended on December 31, 2022, 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 APG PREMIUM HOMES PRIVATE LIMITED

SACHIN PANNALAL VORA
Director
DIN: 09155625

Independent Auditor's Review Report on Unaudited Quarterly Financial Information of the Company Pursuant of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015, for the quarter and nine months ended December 31, 2022.

**To
The Board of Directors**

Introduction

1. We have reviewed the accompanying statement of unaudited financial results of APG Premium Homes Private Limited (the Company) for the quarter and nine months ended 31st December, 2022 ("the Statement"), together with the relevant notes thereon (the "Statement"). This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations, 2015") as amended, which has been initialled by us for identification purposes. The Statement 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 Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015, and relevant amendment rules thereafter, and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

Scope of Review

2. 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. A review of interim financial information consists of making inquiries, primarily of persons 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 the 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.

Conclusion

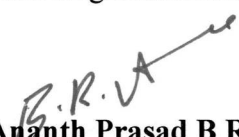
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, is not prepared, in all material respects, in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, Regulation 33 of the Listing regulations, 2015, as amended, the SEBI Circular(s), and other accounting principles generally accepted in India.

Other Matters

4. The Board of Directors on 26th March 2021, have approved the scheme of amalgamation of the Company (transferor company) with APG Imperial Homes Private Limited (transferee company), in order to achieve synergies and also being advantageous and beneficial to the shareholders and the terms thereof being fair and reasonable. The Company has filed the scheme of amalgamation with National Company Law Tribunal("NCLT"). Pending approval from NCLT, no other effect of amalgamation has been given in the financial statements for the quarter and nine months ended December 31, 2022.

For Guru Jana & Associates
Chartered Accountants
Firm Registration number: 025194S




Ananth Prasad B R
Partner
Membership No: 218145
UDIN: 23218145BGXYVB1164

Place : Bengaluru
Date : February 13, 2023

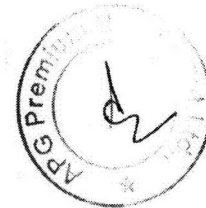
APG Premium Homes Private Limited

Regd. Office : Assets House, 30, Crescent Road, Bengaluru - 560001
CIN - U45205KA2015PTC081534
www.assetproperty.com Tel: +91 80 46674000

Unaudited financial results for the quarter and nine months ended 31 December 2022

(Amount in '000's except for EPS data)

Sl. No.	Particulars	For the quarter ended			Year to date		Year ended
		31 st December, 2022	30th September, 2022	31 st December, 2021	31 st December, 2022	31 st December, 2021	31 March 2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other income	-	-	-	-	83.50	207.71
	Total Income from operations	-	-	-	-	83.50	207.71
2	Expenses						
	Cost of Construction	-	-	-	-	-	-
	(a) Increase/decrease in stock in trade and work in progress and finished goods	-	-	-	-	-	-
	(b) Consumption of raw materials	-	-	-	-	-	-
	(c) Purchase of traded goods	-	-	-	-	-	-
	(d) Employees cost	-	-	-	-	-	-
	(e) Depreciation	-	-	-	-	-	-
	(f) Finance costs	-	-	-	-	-	-
	(g) Other expenses	75.78	335.75	317.19	3,799.83	1,532.26	1,786.22
	Total Expenses	75.78	335.75	317.19	3,799.83	1,532.26	1,786.22
3	Loss before exceptional items and tax (1-2)	(75.78)	(335.75)	(317.19)	(3,799.83)	(1,448.76)	(1,578.51)
4	Exceptional items	0.00	0.00	0.00	0.00	0.00	0.00
5	Loss before tax (3+4)	(75.78)	(335.75)	(317.19)	(3,799.83)	(1,448.76)	(1,578.51)
6	Tax expense, net	-	0.00	0.00	0.00	0.00	0.00
7	Net Loss after tax (5 - 6)	(75.78)	(335.75)	(317.19)	(3,799.83)	(1,448.76)	(1,578.51)
8	Other comprehensive income (net of tax)						
	(i) Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	-
	Re-measurement of defined benefit plans	-	-	-	-	-	-
	Income tax effect	-	-	-	-	-	-
	Net other comprehensive income not to be reclassified subsequently to profit or loss	0.00	0.00	0.00	0.00	0.00	0.00
9	Total comprehensive loss for the period (Comprising (loss) for the period (after tax) and other comprehensive income (after tax))	(75.78)	(335.75)	(317.19)	(3,799.83)	(1,448.76)	(1,578.51)
10	Paid-up equity share capital						
	- Equity shares of Rs. 10 each	100.00	100.00	100.00	100.00	100.00	100.00
11	Reserves excluding revaluation reserves	(3,12,596.92)	(3,12,521.14)	(3,08,667.34)	(3,12,596.92)	(3,08,667.34)	(3,08,797.09)
12	Net worth	(3,12,496.92)	(3,12,421.14)	(3,08,567.34)	(3,12,496.92)	(3,08,567.34)	(3,08,697.09)
13	Paid-up debt capital (refer note 2)	4,70,000.00	4,70,000.00	4,70,000.00	4,70,000.00	4,70,000.00	4,70,000.00
14	Debt redemption reserve (refer note 3)	-	-	-	-	-	-
15	Earning Per Share (EPS) (not annualised)						
	(a) Basic (Rs)	(7.58)	(33.57)	(31.72)	(379.98)	(144.88)	(157.85)
	(b) Diluted (Rs)	(7.58)	(33.57)	(31.72)	(379.98)	(144.88)	(157.85)
16	Debt equity ratio	(1.50)	(1.50)	(1.52)	(1.50)	(1.52)	(1.52)
17	Asset cover available	33.51%	33.53%	34.35%	33.51%	34.35%	34.32%
18	Debt service coverage ratio	-	-	-	-	-	-
19	Interest service coverage ratio	-	-	-	-	-	-
19	Current Ratio	0.00	0.00	0.00	0.00	0.00	0.00
20	Current Liability Ratio	0.58	0.58	0.59	0.58	0.59	0.59
21	Long Term Debt to Working Capital Ratio	(2.19)	(2.19)	(2.05)	(2.19)	(2.05)	(2.05)
22	Total debts to total Assets Ratio	1.26	1.26	1.20	1.26	1.20	1.20



APG Premium Homes Private Limited
Regd. Office : Assetz House, 30, Crescent Road, Bengaluru -560001
CIN - U45205KA2015PTC081534
www.assetzproperty.com Tel: +91 80 46674000

Unaudited financial results for the quarter and nine months ended 31 December 2022

Notes to Unaudited financial results for the quarter and nine months ended 31 December 2022:

1. The above financial results have been reviewed and approved by the Board of Directors at their meeting held on 13th February, 2023. The statutory auditors have conducted audit of the financial results for the quarter-ended 31st December, 2022, as required under Regulation 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended.
2. Paid-up debt capital includes non-convertible redeemable debentures amounting to Rs. 4700 lakhs.
3. 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, in the absence of the profit for the quarter-ended 31st December 2022, no amount has been transferred to debenture redemption reserve.
4. The figures for the corresponding previous quarter/year have been regrouped / reclassified wherever necessary, to make them comparable.
5. Formulae used for computation of ratios are as under:


Particulars	Numerator	Denominator
Debt-Equity Ratio	Total Debt	Shareholder's Equity
Debt Service Coverage Ratio	Earnings available for debt service	Debt Service (Interest and principal repayments)
Interest service coverage ratio (ISCR)	Earnings available for debt service	Debt Service (Interest repayments)
Current Ratio	Current Assets	Current Liabilities
Current Liability Ratio	Total Current Liabilities	Total Liabilities
Long Term Debt to Working Capital Ratio	Long Term Debt	Current Assets minus Current Liabilities
Total debts to total Assets Ratio	Total Debts (Long term and short term)	Total Assets

Ratio applicable to the company has been disclosed based on the nature and operations of the company

6. Credit Rating [ICRA] BB- (Stable)
7. The debentures carry a rate of interest of twenty per cent (20%) per annum, accrued annually. The interest is payable semi-annually, subject to availability of cash flows as per the terms under Debenture Trust Deed. During the financial year 2021-22, the Company received letter from Debentureholder for waiver of interest payable in debentures. In absence of the profit, Company expects similar letter for the current financial 2022-23 from the Debentureholder. In view of this no interest for quarter ended 31st December 2022 has been accrued and provided for.
8. The Board of Directors on 26th March 2021, have approved the scheme of amalgamation of the Company (transferor company) with APG Imperial Homes Private Limited (transferee company), in order to achieve synergies and also being advantageous and beneficial to the shareholders and the terms thereof being fair and reasonable. The Company has filed the scheme of amalgamation with National Company Law Tribunal ("NCLT"). Pending approval from NCLT, no other effect of amalgamation has been given in the financial statements for the quarter ended December 31, 2022.

For Guru Jana & Associates
Chartered Accountants

Firm Registration number: 025194S


Ananth Prasad B R

Partner
Membership No: 218145
UDIN: 23218145 BGXYVB1164

Place : Bengaluru
Date: February 13, 2023



For and on behalf of the Board


Sachin Vora
Director
DIN: 09155625

Place: Bengaluru
Date: February 13, 2023

