

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

To the Board of Directors of Assetz Premium Holdings Private Limited

1. We have reviewed the accompanying Statement of Unaudited Financial Results of Assetz Premium Holdings Private Limited ("the Company"), for the quarter and six months ended September 30, 2023 ("the Statement"), 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. 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.
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**

Chartered Accountants
(Firm's Registration No. 008072S)



Sathya P Koushik
(Partner)

(Membership No. 206920)

UDIN: **23206920BGYMJP8348**

Place: Bengaluru

Date: November 09, 2023

Assetz Premium Holdings Private Limited
 Regd. Office : Third Floor, No. 30, Assetz House, Crescent Road, Bengaluru -560001
 CIN - U45205KA2015PTC079422
 www.assetzproperty.com Tel: +91 80 46674000

Statement of Unaudited Assets and Liabilities as at September 30, 2023

	Particulars	As at September 30, 2023 Unaudited	As at March 31, 2023 Audited
A	ASSETS		
1	Non-current assets		
	Property, plant and equipment	55.27	98.35
	Other non-current assets	136.35	116.58
	Total non-current assets	191.62	214.93
2	Current assets		
	Inventories	27,650.05	30,120.24
	Financial assets		
	- Trade receivables	2,506.58	786.14
	- Cash and cash equivalents	3,605.61	2,836.06
	- Other financial assets	1.45	34.67
	Other current assets	757.60	983.98
	Total current assets	34,521.29	34,761.09
	Total assets(1+2)	34,712.91	34,976.02
B	EQUITY AND LIABILITIES		
1	Equity		
	Equity share capital	884.62	884.62
	Other equity	(2,674.87)	(2,005.13)
	Total equity	(1,790.25)	(1,120.51)
	Liabilities		
2	Non-current liabilities		
	Financial liabilities		
	- Borrowings	10,644.97	10,855.22
		10,644.97	10,855.22
3	Current Liabilities		
	Financial liabilities		
	- Borrowings	417.38	390.91
	- Trade payables		
	- total outstanding dues of micro enterprises and small enterprises		53.41
	- total outstanding dues of creditors other than micro enterprises and small enterprises	1,283.05	1,418.81
	Other current liabilities	21,936.24	21,534.61
	Provisions	2,221.52	1,843.57
		25,858.19	25,241.31
	Total equity and liabilities (1+2+3)	34,712.91	34,976.02



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Assetz Premium Holdings Private Limited
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Statement of unaudited financial results for the quarter and six months ended September 30, 2023

Amount Rs. In Lakhs (Except EPS & ratios)							
Sl. No.	Particulars	3 Months ended September 30, 2023	3 Months ended June 30, 2023	3 Months ended September 30, 2022	6 months ended September 30, 2023	6 months ended September 30, 2022	Year Ended March 31, 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue						
	(a) Revenue from operations	2,222.43	1,519.16	-	3,741.59	3.81	1,554.10
	Total revenue	2,222.43	1,519.16	-	3,741.59	3.81	1,554.10
2	Expenses						
	(a) Cost of revenue	2,590.63	1,519.13	-	4,109.76	-	1,548.59
	(b) Employee benefits expenses	1.81	1.82	8.09	3.63	10.42	15.56
	(c) Depreciation	1.25	9.26	13.74	10.51	27.11	54.35
	(d) Finance costs	-	-	-	-	-	-
	(e) Other expenses	357.78	198.60	307.36	556.38	472.79	691.63
	Total expenses	2,951.47	1,728.81	329.19	4,680.28	510.32	2,310.13
3	Loss before tax (3+4)	(729.04)	(209.65)	(329.19)	(938.69)	(506.51)	(756.03)
4	Tax expense, net	-	-	-	-	-	-
5	Net loss after tax (5 - 6)	(729.04)	(209.65)	(329.19)	(938.69)	(506.51)	(756.03)
6	Other comprehensive income (net of tax)	-	-	-	-	-	-
7	Total comprehensive income for the period (5-6)	(729.04)	(209.65)	(329.19)	(938.69)	(506.51)	(756.03)
8	Paid-up equity share capital						
	- Class A equity shares of Rs. 10 each	3.85	3.85	3.85	3.85	3.85	3.85
	- Class B equity shares of Rs. 100 each	229.00	229.00	229.00	229.00	229.00	229.00
	- Class C equity shares of Rs. 100 each	651.77	651.77	651.77	651.77	651.77	651.77
	Total	884.62	884.62	884.62	884.62	884.62	884.62
9	Paid-up debt capital (refer note 2)	11,062.35	11,164.06	14,864.36	11,062.35	14,864.36	11,246.13
10	Reserves excluding revaluation reserves as per balance sheet	(2,674.87)	(2,080.31)	(2,024.55)	(2,674.87)	(2,024.55)	(2,005.13)
11	Net Worth	(1,790.25)	(1,195.69)	(1,139.93)	(1,790.25)	(1,139.93)	(1,120.51)
12	Debenture redemption reserve (refer note 3)	-	-	-	-	-	-
13	Earnings/ (loss) per share (EPS) *						
	(a) Basic (Rs)						
	- Class A equity shares of Rs. 10 each	(1.70)	(0.49)	(1.18)	(2.18)	(1.18)	(1.76)
	- Class B equity shares of Rs. 100 each	(16.95)	(4.88)	(11.78)	(21.83)	(11.78)	(17.58)
	- Class C equity shares of Rs. 100 each**	(16.95)	(4.88)	(11.78)	(21.83)	(11.78)	(17.58)
	(b) Diluted (Rs)						
	- Class A equity shares of Rs. 10 each	(1.70)	(0.49)	(1.18)	(2.18)	(1.18)	(1.76)
	- Class B equity shares of Rs. 100 each	(16.95)	(4.88)	(11.78)	(21.83)	(11.78)	(17.58)
	- Class C equity shares of Rs. 100 each**	(16.95)	(4.88)	(11.78)	(21.83)	(11.78)	(17.58)
16	Debt equity ratio	(5.94)	(8.99)	(12.72)	(5.94)	(12.72)	(9.69)
17	Debt service coverage ratio	-	-	(0.23)	-	(0.30)	(0.45)
18	Interest service coverage ratio	-	-	-	-	(10.18)	(14.13)
19	Asset cover available ratio	0.83	0.89	1.30	0.83	1.30	0.90
20	Current asset ratio	1.34	1.36	1.85	1.34	1.85	1.38
21	Current liability ratio	0.71	0.71	0.52	0.71	0.52	0.70
22	Long term debt to working capital ratio	1.23	1.15	1.07	1.23	1.07	1.14
23	Bad debts to account receivable ratio***	-	-	-	-	-	-
24	Total debts to total assets ratio	0.32	0.32	0.50	0.32	0.50	0.32
25	Debtors turnover ratio	2.27	2.08	-	2.27	-	1.98
26	Inventory turnover ratio	0.14	0.05	-	0.14	-	0.05
27	Operating margin ratio****	-	-	-	-	-	-
28	Net profit margin ratio****	-	-	-	-	-	-

* EPS for the quarters and six months are not annualised.

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

*** There are no bad debts recognised, hence the ratios are nil.

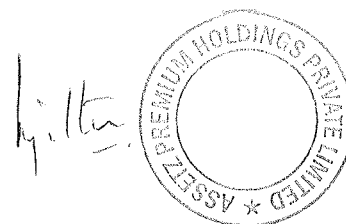
**** There is no positive margin on revenue recognised from the sale of row houses and plots, hence the ratios are nil.



Assetz Premium Holdings Private Limited
Statement of Unaudited Cash Flows for the six months ended September 30, 2023

Particulars	For the period ended September 30, 2023	For the period ended September 30, 2022
Cash flows from operating activities		
Loss before tax	(938.69)	(506.50)
Operating cash flow before working capital changes	(928.18)	(479.39)
Net cash generated from operating activities (A)	769.56	5,106.49
Net cash used in investing activities (B)	-	(4.14)
Net cash used in financing activities (C)	-	(1,327.53)
Net increase in cash and cash equivalents (A+B+C)	769.56	3,774.82
Cash and cash equivalents at the beginning of the period	2,836.05	4,273.20
Cash and cash equivalents at the end of the period (refer note below)	3,605.61	8,048.02
Components of cash and cash equivalents		
Balance with banks		
- in bank deposits (with original maturity of less than 3 months)	3,605.61	8,048.02
Total cash and cash equivalents	3,605.61	8,048.02

Note: The above condensed Statement of Cash Flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (IND AS 7) -Statement of Cash Flows



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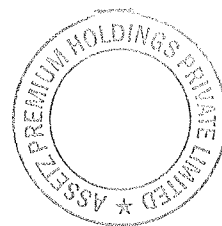
Statement of unaudited financial results for the quarter and six months ended September 30, 2023

Notes to statement of unaudited financial results for the quarter and six months ended September 30, 2023

- 1 The above unaudited 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 09, 2023. The statutory auditors have conducted a limited review of the unaudited financial results for the quarter and six months ended September 30, 2023 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 August 10, 2016, to the extent applicable and have issued an unqualified review report.
 - 2 Paid-up debt capital includes non-convertible redeemable debentures amounting to Rs 9,153.25 (March 31, 2023: Rs 9,134.7 lakhs), debt portion of compulsorily convertible debentures amounting to Rs 430.33 Lakhs (March 31, 2023: Rs 659.13 lakhs) and loan from related party amounting to Rs 1,061.39 lakhs (March 31, 2023: Rs 1,061.39 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, as the Company has incurred a loss for the quarter and six months ended September 30, 2023, no amount has been transferred to debenture redemption reserve.
 - 4 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
 - e) Current liability ratio= Current Liabilities / Total Liabilities
 - f) Inventory Turnover Ratio= Cost of goods sold / Average Inventory
 - g) Current asset ratio = Current Assets / Current Liabilities
 - h) Long term debt to working capital ratio = Non Current Liabilities / (Current Assets-Current Liabilities)
 - i) Bad debts to account receivable ratio = Bad Debts / Average Accounts Receivable
 - j) Total debts to total assets ratio = (Non-current liabilities + Current Borrowings) / Total Assets
 - k) Debtors turnover ratio = Revenue from Operations / Trade Receivables
- Note: Interest includes interest from non-convertible redeemable debentures, debt portion of compulsorily convertible debentures and loan from related party before inventorisation.
- 5 In relation to one of the Company's land parcel acquired (land survey number 17), the Company had paid Rs 3,294 lakhs and withheld Rs 823.50 lakhs 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 (from whom the Company has purchased) upon satisfactory resolution of the ongoing litigation between the Sellers and certain parties. The High Court of Karnataka has disposed off the matter in favour of the Sellers on September 13, 2023. In view of the litigation settled in favour of the Sellers, withheld amount is due to be released to Sellers.



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Statement of unaudited financial results for the quarter and six months ended September 30, 2023

Notes to statement of unaudited financial results for the quarter and six months ended September 30, 2023

6 The Company and the Debenture Holders have entered into an Amendment Agreement to DSA ("Debenture Service Agreement") on February 28, 2023. As per the revised terms, the redemption premium on Non Convertible Debentures (NCDs), if any, is payable at the end of the tenure and is subject to availability of free cash flows.

The Company has accordingly not recognized the debenture redemption premium provision in the financial results for the quarter and six months ended September 30, 2023 as 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.

7 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.

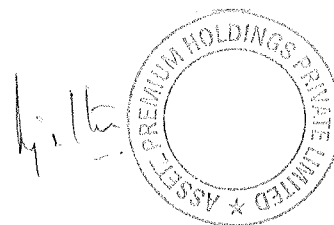
8 The Company has listed NCD Series A & Series B. Debenture holders are entitled to receive interest at a coupon rate of 14% per annum on the paid up amount. As per the amendment to the agreement subsequent interest payments shall be due at the end of every successive 3-month period.

However, the company has obtained interest waiver for the financial year 2023-24 from the Debenture holders.

9 The Company has issued Compulsory Convertible Debentures. Debenture holders are entitled to receive interest at a coupon rate of 15.75% per annum on the paid up amount. As per the amendment to the agreement subsequent interest payments shall be payable yearly.

However, the company has obtained interest waiver for the financial year 2023-24 from the Debenture holders.

10 Details of credit rating of NCD (series A and series B) : [ICRA]BB- (Stable) as at September 30, 2023. There is no change from previous rating in March 25, 2022.



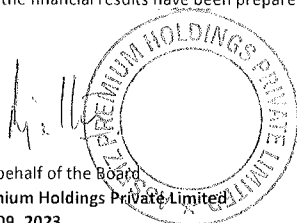
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Statement of unaudited financial results for the quarter and six months ended September 30, 2023

Notes to statement of unaudited financial results for the quarter and six months ended September 30, 2023

- 11 The Company has incurred losses of Rs 938.69 lakhs for the period ended September 30, 2023 (March 31, 2023 Rs 756.03 Lakhs) and its accumulated losses amounted to Rs 2,674.87 akhs (March 31, 2023 Rs 2,005.13 Lakhs) at the said date. However, the management of the Company believes that based on its mitigations plans which interalia include, the business plans which envisage adequate cash accruals from its existing projects and the continued financial support from the Ultimate Holding Company ("Assetz Group Holding Pte. Ltd") and its Promoter, if any required, the Company will be able to meet all its financial obligations in the normal course of business and accordingly the financial results have been prepared on the going concern basis.

For and on behalf of the Board
Assetz Premium Holdings Private Limited
November 09, 2023



Independent Auditor's Certificate on Status of Compliance with Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures of the Company as at and for the quarter ended September 30, 2023

To
Board of Directors
Assetz Premium Holdings Private Limited
Assetz House
30, Crescent Rd, Madhava Nagar,
Seshadripuram,
Bengaluru, Karnataka 560001

1. This certificate is issued in accordance with the terms of our engagement letter dated November 08, 2023.
2. We, Deloitte Haskins & Sells, Chartered Accountants, the Statutory Auditors of Assetz Premium Holdings Private Limited ("the Company"), have been requested by the Management of the Company to certify the status of covenants included in the accompanying "Status of Compliance with Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures of the Company as at and for the quarter ended September 30, 2023" (hereinafter referred to as "the Statement").

The Statement is prepared by the Company from unaudited financial results and relevant records and documents maintained by the Company as at September 30, 2023 and for the quarter then ended, pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 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 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, solely for the purpose of submission to VISTRA ITCL (INDIA) LIMITED, Debenture Trustee of the above mentioned Listed Debt Securities (hereinafter referred to as "the Debenture Trustee"). The responsibility for compiling the information contained in the Statement is that of the Management of the Company and Statement is initialled by us for identification purposes only.

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 the design, implementation and maintenance of internal controls 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 for providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the Debenture Trust Deeds and Debenture Subscription Agreement



Auditor's Responsibility

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether financial covenants disclosed in the Statement have been accurately extracted and ascertained from the unaudited financial results of the Company and other relevant records and documents maintained by the Company.
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 the Statement prepared by the Management.
 - b) Verified that the information contained in the Statement have been accurately disclosed based on a reading of the unaudited financial results of the Company as at and for the quarter ended September 30, 2023, Debenture Trust Deed and Debenture Subscription Agreement and other relevant records and documents maintained by the Company, in the normal course of its business.
 - c) Performed necessary inquiries with the Management and obtained relevant representations in respect of matters relating to and contained in the Statement.
7. The unaudited financial results referred to in paragraph 5 above, have been reviewed by us, on which we issued an unmodified opinion vide our report dated November 09, 2023. Our review of the unaudited financial results was conducted 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). 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 Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
 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.

Conclusion

10. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the information disclosed in the Statement has not been accurately extracted and ascertained from unaudited financial results, Debenture Trust Deed and Debenture Subscription Agreement and other relevant records and documents maintained by the Company for the quarter ended September 30, 2023.




Deloitte Haskins & Sells

Restriction on Use

11. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to the 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**
Chartered Accountants
(Firm's Registration No. 008072S)



Sathya P Koushik

(Partner)

(Membership No. 206920)

UDIN: **23206920BGYMJO8254**

Place: Bengaluru
Date: November 09, 2023



Status of Compliance with Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures of the Company as at and for the quarter ended September 30, 2023

This Statement contains information on the Status of compliance with covenants in respect of the Listed Unsecured Redeemable Non-Convertible Debentures ('NCD' or 'Listed Debt Securities') as at and for the quarter ended September 30, 2023 ('the Statement'). The Statement is prepared by Assetz Premium Holdings Private Limited ("the Company") from its unaudited books of account and other relevant records and documents for the quarter ended September 30, 2023 pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 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 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations").

This Statement is prepared by the Company solely for the purpose of submission to **VISTRA ITCL (INDIA) LIMITED** (hereinafter the "Debenture Trustee") to ensure compliance with the SEBI Regulations in respect of the Listed Debts Securities issued by the Company pursuant to the Debenture Trust Deed entered into by the Company and the Debenture Trustee dated April 22, 2016 ('the Debenture Trust Deed') as amended from time to time.

Compliance with financial covenants

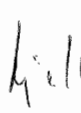
We confirm that the aforesaid Debenture Trust Deed does not prescribe any financial covenants to be complied by the Company and hence, no such covenant is applicable and needs to be disclosed in this Statement.

Compliance with other covenants

We confirm that we have complied with all the affirmative and negative covenants, as prescribed in the aforesaid Debenture Trust Deed, for the quarter ended September 30, 2023.

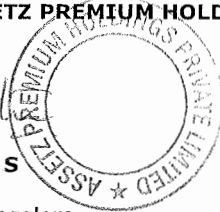
Also, we confirm that we have accurately furnished the details of the status of compliance with covenants in terms of the Debenture Trust Deed dated April 22, 2016 read with the amended Debenture trust Deed dated July 25 2016, Debenture Subscription agreement dated April 22, 2016, read with the amended Debenture Subscription agreement dated July 25, 2016 and the subsequent amendment on February 28, 2023 and September 22, 2023 to the Debenture Subscription agreement.

**Certified that the above particulars are true and correct.
For ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED**


Ajetha B S
Director

Place: Bangalore

Date: November 09, 2023



Assetz Premium Holdings Private Limited

CIN: U45205KA2015PTC079422

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