



14 August 2024

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
Scrip Code: 954799 and 954798

Subject: Outcome of the Board Meeting held on 14 August 2024

With reference to our Intimation dated 9 August 2024 and pursuant to Regulation 52 and other applicable provisions of the Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations, 2015, as amended, we wish to inform that the Board of Directors of the Company at its meeting held today, has *inter alia*:

➤ **Financial Results:**

Approved Un-audited Financial Results (Standalone) with the Limited Review Report for the Quarter ended June 30, 2024.

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we enclose the following:

1. Statements showing the Un-audited Financial Results (Standalone) for quarter ended June 30, 2024, and
2. Auditor's Limited Review Reports on Un-audited Financial Results–Standalone.

➤ **Date of forthcoming Annual General Meeting and to approve the draft Notice convening the same:**

9th Annual General Meeting of the Company is decided to be held on Friday, 20th September 2024 at 11:30 A.M. and Draft Notice of the same was adopted by the Board.

Assetz Premium Holdings Private Limited
CIN: U45205KA2015PTC079422
Reg. Off: Assetz House, 30, Crescent Road, Bengaluru - 560001
Tel: +91 80 46674000
Email ID: compliance@assetzproperty.com Website: www.assetzproperty.com



➤ **Approval of draft Annual Report:**

The Board considered and approved the 9th Annual Report of the Company including the Director's Report, Audit Report, Balance Sheet and Profit & Loss account and Annexures thereof for the financial year ended 2023-24.

Further, we would like to inform you that M/s Deloitte Haskins & Sells, Statutory Auditors have issued Limited Review Report with unmodified opinion on the Unaudited financial results for the quarter ended 30th June 2024.

The Unaudited financial results can also be accessed at the Company's website at www.assetzproperty.com

Kindly take the above on record and disseminate.

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

SOMASUNDARAM THIRUPPATHI
Director
DIN: 07016259

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 ended June 30, 2024 (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 ("the Listing Regulations").
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 Listing Regulations. 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: 24206920BKAOAM5825

Place: Bengaluru
Date: August 14, 2024

Statement of Unaudited Financial Results for the quarter ended June 30, 2024

(Amount Rs. in Lakhs except EPS and Ratios)

Sl. No.	Particulars	Quarter ended			Year-ended
		June 30, 2024	June 30, 2023	March 31, 2024	March 31, 2024
		Unaudited	Unaudited	Unaudited (Refer note 3)	Audited
1	Revenue				
	(a) Revenue from operations	900.82	1,418.57	4,414.72	11,920.77
	(b) Other income	16.38	-	8.73	8.73
	Total revenue	917.20	1,418.57	4,423.45	11,929.50
2	Expenses				
	(a) Cost of revenue	840.14	1,519.13	3,681.93	11,768.36
	(b) Employee benefits expenses	3.72	1.82	2.60	8.41
	(c) Depreciation	0.63	9.26	1.21	12.96
	(d) Finance costs	-	-	4.11	4.11
	(e) Other expenses	139.82	98.00	69.61	621.81
	Total expenses	984.31	1,628.22	3,759.46	12,415.65
3	(Loss) / Profit before tax (1-2)	(67.11)	(209.65)	663.99	(486.15)
4	Tax expense, net	-	-	-	-
5	Net (loss) / profit after tax (3 - 4)	(67.11)	(209.65)	663.99	(486.15)
6	Other comprehensive income (net of tax)	-	-	-	-
7	Total comprehensive income / (loss) for the period (5+6)	(67.11)	(209.65)	663.99	(486.15)
8	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
	Total	884.62	884.62	884.62	884.62
9	Paid-up debt capital (refer note 4)	10,764.62	11,164.06	10,876.03	10,876.03
10	Reserves excluding revaluation reserves	(1,885.99)	(2,080.30)	(1,953.36)	(1,953.36)
11	Net Worth	(1,001.37)	(1,195.68)	(1,068.74)	(1,068.74)
12	Debenture redemption reserve (refer note 5)	-	-	-	-
13	Earnings / (loss) per share (EPS) *				
	(a) Basic (Rs)				
	- Class A equity shares of Rs. 10 each	(0.16)	(0.49)	1.54	(1.13)
	- Class B equity shares of Rs. 100 each	(1.56)	(4.88)	15.44	(11.31)
	- Class C equity shares of Rs. 100 each**	(1.56)	(4.88)	15.44	(11.31)
	(b) Diluted (Rs)				
	- Class A equity shares of Rs. 10 each	(0.16)	(0.49)	1.54	(1.13)
	- Class B equity shares of Rs. 100 each	(1.56)	(4.88)	15.44	(11.31)
	- Class C equity shares of Rs. 100 each	(1.56)	(4.88)	15.44	(11.31)
14	Debt equity ratio	(10.75)	(9.34)	(10.18)	(10.18)
15	Debt service coverage ratio	-	-	-	-
16	Interest service coverage ratio	-	-	-	-
17	Asset cover available ratio	0.90	0.89	0.90	0.90
18	Current asset ratio	1.15	1.36	1.47	1.47
19	Current Liability ratio	0.66	0.71	0.65	0.65
20	Long term debt to working capital ratio	1.13	1.15	1.14	1.14
21	Bad debts to account receivable ratio***	-	-	-	-
22	Total debts to total assets ratio	0.37	0.32	0.38	0.38
23	Debtors turnover ratio	0.56	1.95	2.40	8.62
24	Inventory turnover ratio	0.03	0.05	0.16	0.46
25	Operating margin (%)****	-	-	0.15	-
26	Net profit margin (%)****	-	-	0.15	-

* EPS and other ratios for the quarters 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 gross margin on sale of residential row houses and plots and hence the ratios are nil.



Notes:


- 1 The financial results of Assetz Premium Holdings Private Limited ("the Company") for the quarter ended June 30, 2024 have been prepared in accordance with the Indian Accounting Standards 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 terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/IMD/DF1/69/2016 dated 10 August 2016, to the extent applicable.
- 2 The above financial results of the Company has been approved by the Company's Board of Directors in their meeting held on August 14, 2024 and have been reviewed by the statutory auditors of the Company. The statutory auditors of the Company have expressed an unmodified conclusion on the financial results for the quarter ended June 30, 2024.
- 3 The financial results for the quarter ended March 31, 2024 are the balancing figure between audited figures in respect of the full financial year March 31, 2024 and the unaudited published year to date figures up to the nine months period ended December 31, 2023, which were subject to limited review by the auditors.
- 4 Paid-up debt capital includes non-convertible redeemable debentures amounting to Rs. 9,155.61 lakhs (March 31, 2024: Rs. 9,155.49 lakhs), debt portion of compulsorily convertible debentures amounting to Rs. 546.62 lakhs (March 31, 2024: Rs. 659.15 lakhs), loan from related party amounting to Rs. 1,061.39 lakhs (March 31, 2024: Rs. 1,061.39 lakhs).
- 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 quarter ended June 30, 2024, 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
 - e) Current asset ratio = Current Assets / Current Liabilities
 - f) Current liability ratio = Current Liabilities / Total Liabilities
 - g) Long term debt to working capital ratio = Non Current Liabilities / (Current Assets-Current Liabilities)
 - h) Bad debts to account receivable ratio = Bad Debts / Average Accounts Receivable
 - i) Total debts to total assets ratio = (Non-Current Liabilities + Current Borrowings) / Total Assets
 - j) Debtors turnover ratio = Revenue from Operations / Average Trade Receivables
 - k) Inventory Turnover Ratio = Cost Of Goods Sold / Average Inventory
 - l) Operating Margin ratio = Earnings Before Interest and Taxes/ Revenue from Operations
 - m) Net Profit Ratio = Net Profit/ Revenue from Operations



Notes:

- 7 The Board of 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 Debentures. The holders of these Debentures are entitled to receive interest at a coupon rate of 14% per annum on the paid up amount. As per the terms of the amended agreement entered between the parties, no interest shall be accrued and payable for the quarter ended June 30, 2024.
- 9 During the quarter ended June 30, 2024, Series A Non Convertibles Debentures has been transferred by IPFII Singapore 4 Pte. Ltd. to APG Premium Residential Private Limited with no change in terms.
- 10 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, payable yearly. As per the terms of the amended agreement entered between the parties, no interest shall be accrued and payable for the quarter ended June 30, 2024.
- 11 Details of credit rating of NCD (series A and series B) : [ICRA]B+ (Stable) ISSUER NOT COOPERATING*; Rating downgraded from [ICRA]BB- (Stable) and moved to the 'Issuer Not Cooperating' category as per ICRA report dated May 07, 2024. The Company is in the process of compiling the information to be submitted to ICRA.
- 12 The Company has incurred losses of Rs. 67.11 Lakhs for the quarter ended June 30, 2024 (year ended March 31, 2024 Rs 486.15 Lakhs) and its accumulated losses amounted to Rs. 1,885.99 Lakhs as at June 30, 2024 (as at March 31, 2024 Rs 1,953.36 Lakhs). 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 project 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.
- 13 Previous period's figures have been regrouped / rearranged where necessary to conform to current period's classification.

For and on behalf of the Board,


Ajetha BS

Date : August 14, 2024



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 June 30, 2024

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 details of financial 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 June 30, 2024" (hereinafter referred to as "the Statement").

The Statement is prepared by the Company from unaudited books of accounts and relevant records and documents maintained by the Company as at June 30, 2024 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 Deed 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 books of accounts of the Company, unaudited financial results 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 review 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 related to the financial covenants contained in the Statement have been accurately disclosed based on a reading of the unaudited books of account of the Company for the quarter ended June 30, 2024, 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 conclusion vide our report dated August 14, 2024. 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 related to financial covenants disclosed in the Statement has not been accurately extracted and ascertained from unaudited books of account, Debenture Trust Deed and Debenture Subscription Agreement and other relevant records and documents maintained by the Company as at June 30, 2024.

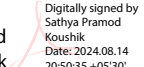
Deloitte Haskins & Sells

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
Pramod
Koushik



Digitally signed by
Sathya Pramod
Koushik
Date: 2024.08.14
20:50:35 +05'30'

Sathya P Koushik
(Partner)

(Membership No. 206920)
UDIN: 24206920BKAOAN7106

Place: Bengaluru
Date: August 14, 2024

Status of Compliance with Covenants in respect of Listed Unsecured Redeemable Non-Convertible Debentures of the Company as at and for the quarter ended June 30, 2024

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 June 30, 2024 ('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 as at and for the quarter ended June 30, 2024 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 June 30, 2024.

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, September 22, 2023 and June 27, 2024 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: August 14, 2024



Assetz Premium Holdings Private Limited

CIN: U45205KA2015PTC079422

Reg. Off: Assetz House, 30, Crescent Road, Bengaluru – 560001

Tel: +91 80 46674000

Email: compliance@assetzproperty.com Web: www.assetzproperty.com