



12 February 2025

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 12 February 2025

With reference to our Intimation dated 06 February 2025 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 and nine months ended December 31, 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 and nine months ended December 31, 2024, and
2. Auditor's Limited Review Reports on Un-audited Financial Results–Standalone.

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 and nine months ended 31st December 2024.

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



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 and nine months ended December 31, 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: 25206920BMJHHB5369)

Place: Bengaluru
Date: February 12, 2025

Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2024

(Amount Rs. in Lakhs except EPS and Ratios)

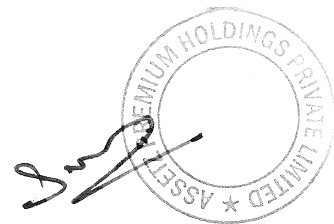
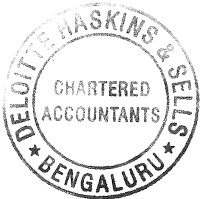
Sl. No.	Particulars	Quarter ended			Nine months ended		Year-ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue						
	(a) Revenue from operations	3,186.20	4,076.12	3,965.10	8,163.14	7,706.69	12,149.11
	(b) Other income	87.65	194.23	-	298.26	-	8.73
	Total revenue	3,273.85	4,270.35	3,965.10	8,461.40	7,706.69	12,157.84
2	Expenses						
	(a) Cost of revenue	3,189.75	4,606.29	3,976.67	8,636.18	8,086.43	11,768.36
	(b) Employee benefits expenses	4.45	4.69	2.18	12.86	5.81	8.41
	(c) Depreciation	0.63	0.63	1.24	1.89	11.75	12.96
	(d) Finance costs	-	2.38	-	2.38	-	4.11
	(e) Other expenses	169.45	111.79	196.46	421.06	752.84	850.15
	Total expenses	3,364.28	4,725.78	4,176.55	9,074.37	8,856.83	12,643.99
3	Loss before tax (1-2)	(90.43)	(455.43)	(211.45)	(612.97)	(1,150.14)	(486.15)
4	Tax expense, net	-	-	-	-	-	-
5	Net loss after tax (3 - 4)	(90.43)	(455.43)	(211.45)	(612.97)	(1,150.14)	(486.15)
6	Other comprehensive income (net of tax)	-	-	-	-	-	-
7	Total comprehensive loss for the period (5+6)	(90.43)	(455.43)	(211.45)	(612.97)	(1,150.14)	(486.15)
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 3)	3,026.83	5,923.93	10,957.23	3,026.83	10,957.23	10,876.03
10	Reserves excluding revaluation reserves	(2,162.89)	(2,206.94)	(2,751.83)	(2,162.89)	(2,751.83)	(1,953.36)
11	Net Worth	(1,278.27)	(1,322.32)	(1,867.21)	(1,278.27)	(1,867.22)	(1,068.74)
12	Debt redemption reserve (refer note 4)	-	-	-	-	-	-
13	(loss) per share (EPS) *						
	(a) Basic (Rs)						
	- Class A equity shares of Rs. 10 each	(0.21)	(1.06)	(0.49)	(1.43)	(2.67)	(1.13)
	- Class B equity shares of Rs. 100 each	(2.10)	(10.59)	(4.92)	(14.26)	(26.75)	(11.31)
	- Class C equity shares of Rs. 100 each**	(2.10)	(10.59)	(4.92)	(14.26)	(26.75)	(11.31)
	(b) Diluted (Rs)						
	- Class A equity shares of Rs. 10 each	(0.21)	(1.06)	(0.49)	(1.43)	(2.67)	(1.13)
	- Class B equity shares of Rs. 100 each	(2.10)	(10.59)	(4.92)	(14.26)	(26.75)	(11.31)
	- Class C equity shares of Rs. 100 each	(2.10)	(10.59)	(4.92)	(14.26)	(26.75)	(11.31)
14	Debt equity ratio	(2.37)	(4.48)	(5.87)	(2.37)	(5.87)	(10.18)
15	Debt service coverage ratio	-	-	-	-	-	-
16	Interest service coverage ratio	-	-	-	-	-	-
17	Asset cover available ratio	0.53	0.76	0.82	0.53	0.82	0.90
18	Current asset ratio	1.09	1.08	1.37	1.09	1.37	1.47
19	Current Liability ratio	0.84	0.76	0.69	0.84	0.69	0.65
20	Long term debt to working capital ratio	2.10	3.87	1.25	2.10	1.25	1.14
21	Bad debts to account receivable ratio***	-	-	-	-	-	-
22	Total debts to total assets ratio	0.20	0.28	0.35	0.20	0.35	0.38
23	Debtors turnover ratio	2.71	3.13	1.89	5.44	6.20	8.79
24	Inventory turnover ratio	0.22	0.25	0.15	0.51	0.29	0.46
25	Operating margin (%)****	-	-	-	-	-	-
26	Net profit margin (%)****	-	-	-	-	-	-

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



Assetz Premium Holdings Private Limited
Regd. Office : Assetz House, 30, Crescent Road, Bengaluru -560001
CIN - U45205KA2015PTC079422
www.assetzproperty.com Tel: +91 80 46674000

Notes:

- 1 The unaudited financial results of Assetz Premium Holdings Private Limited ("the Company") for the quarter and nine months ended December 31, 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 unaudited financial results of the Company has been approved by the Company's Board of Directors in their meeting held on February 12, 2025 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 and nine months ended December 31, 2024.
 - 3 Paid-up debt capital includes non-convertible redeemable debentures amounting to Nil (March 31, 2024: Rs. 9,155.49 lakhs), debt portion of compulsorily convertible debentures amounting to Rs. 310.19 lakhs (March 31, 2024: Rs. 659.15 lakhs), loan from related party amounting to Rs. 2,716.64 lakhs (March 31, 2024: Rs. 1,061.39 lakhs).
 - 4 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 nine months ended December 31, 2024, no amount has been transferred to debenture redemption reserve.
- Further, as detailed in Note 7, the Non Convertible Redeemable Debentures have been redeemed at par during the quarter ended December 31, 2024.
- 5 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:

6 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.

7 The Company had listed Series A & Series B Non Convertible Debentures ("NCDs"). The holders of these Debentures were 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 and waiver letter entered between the parties, no interest shall be accrued and payable for the quarter and nine months ended December 31, 2024.

During the quarter ended December 31, 2024, the Company has also fully redeemed the aforesaid Series A and Series B NCDs. Further, the Board of Directors of the Company at their meeting held on December 23, 2024 approved for delisting of NCDs.

Pursuant to the above, on January 09, 2025, the Company has intimated BSE Limited of the redemption, awaiting for their approval. On receipt of the approval from BSE Limited, the Company will apply with for delisting of the Series A & Series B NCDs.

8 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. However, the interest have been waived for the quarter and nine months ended December 31, 2024.

9 Pursuant to the redemption of the of the Series A and Series B Non Convertible Debentures as referred to in Note 7, the details of credit rating of the NCDs is not applicable.

The Company has informed the ICRA of the aforesaid redemption.

10 The Company has incurred losses of Rs. 612.97 Lakhs for the period ended December 31, 2024 (year ended March 31, 2024 Rs. 486.15 Lakhs) and its other equity (including accumulated losses) amounted to Rs. 2,162.89 Lakhs as at December 31, 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.

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


Somasundaram Thirupathi
February 12, 2025

