

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

### TO THE BOARD OF DIRECTORS OF INFOPARK PROPERTIES LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **INFOPARK PROPERTIES LIMITED** ("the Company"), for the quarter ended 30 June 2022 ("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 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 issue a report 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. 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 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards 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.
5. As stated in Note 1(b) of the Statement, the financial results relating to the quarter ended 31 March 2022, as reported in the accompanying Statement have been approved by the Company's Board of Directors, but have not been subjected to review by us. Our conclusion is not modified in respect of this matter.

For Deloitte Haskins & Sells LLP  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)



Rajesh K. Hiranandani  
Partner  
(Membership No. 36920)  
UDIN: 22036920AOWBNQ7043

Mumbai  
12 August 2022



**INFOPARK PROPERTIES LIMITED**

CIN: U70109TN2021PLC147646

Regd. Office: 4th Floor, Paras Plaza, no-30/1, Cathedral Garden, Nungambakkam, Chennai-600034

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452

**Statement of Standalone Unaudited Financial Results for the quarter ended 30 June 2022**

(INR in crores)

Particulars	For the quarter ended	For the quarter ended	For the Period
	30 June 2022 (Unaudited)	31 March 2022 (Unaudited and not reviewed)	from 2 November 2021 to 31 March 2022 (Audited)
<b>Income</b>			
I Revenue from operations	-	-	-
II Other income	-	-	-
III <b>Total Income (I + II)</b>	-	-	-
<b>IV Expenses</b>			
Finance costs	1.94	0.01	0.01
Other expenses	0.86	0.97	0.97
<b>Total Expenses</b>	<b>2.80</b>	<b>0.98</b>	<b>0.98</b>
V <b>Loss before tax (III - IV)</b>	<b>(2.80)</b>	<b>(0.98)</b>	<b>(0.98)</b>
<b>VI Tax expenses</b>			
Current Tax	-	-	-
<b>Total tax expenses</b>	-	-	-
VII <b>Loss for the period (V - VI)</b>	<b>(2.80)</b>	<b>(0.98)</b>	<b>(0.98)</b>
VIII <b>Other Comprehensive Income:</b>			
A. Items that will not be reclassified to profit or loss	-	-	-
B. Items that will be reclassified to profit or loss	-	-	-
IX <b>Total Comprehensive Loss for the period (VII + VIII)</b>	<b>(2.80)</b>	<b>(0.98)</b>	<b>(0.98)</b>
X <b>Earnings per equity share (Face Value per share INR 10 each)</b>			
(1) Basic (INR)*	(8.33)	(976.85)	(976.85)
(2) Diluted (INR)*	(8.33)	(976.85)	(976.85)
* not annualised for the quarters ended 30 June 2022 and 31 March 2022			

*Kus*



**INFOPARK PROPERTIES LIMITED**

CIN: U70109TN2021PLC147646

Regd. Office: 4th Floor, Paras Plaza, no-30/1, Cathedral Garden, Nungambakkam, Chennai-600034  
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452

**Notes:**

- 1 (a) The standalone financial results for the quarter ended 30 June 2022 have been approved by the Board of Directors in their meeting held on 12 August 2022. The statutory auditors have carried out a limited review of the standalone financial results for the quarter ended 30 June 2022.
- 1 (b) The standalone financial results for the quarter ended 31 March 2022 have been approved by the Company's Board of Directors, but have not been subjected to review by the statutory auditors.
- 2 The standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
- 3 During the quarter ended 30 June 2022, the Company has:
  - a. Issued 19,000 Non-Convertible Debentures (NCDs) of INR 1,000,000 each, which have been listed on the BSE Debt segment with effect from 29 June 2022.
  - b. Issued 38,069,465 Equity shares of INR 10/- each fully paid-up and 300,000 Compulsory Convertible Preference Shares of INR 10/- each fully paid-up to Tata Realty and Infrastructure Limited (TRIL).
  - c. Acquired a 99.99% stake in TRIL Infopark Limited from Tata Realty and Infrastructure Limited for an aggregate consideration of INR 3,882.99 crores.
- 4 Subsequent to the quarter ended 30 June 2022, the Company has:
  - a. Issued 36,586,147 equity shares of INR 10/- each at a premium of INR 143.76/- per equity share and 288,235 Compulsory Convertible Preference Shares of INR 10/- each to CPP Investment Board Private Holdings (4) Inc (CPPIB).
  - b. Issued 7,089 NCDs of INR 1,000,000 each to TRIL IT4 Private limited and 6,811 NCDs of INR 1,000,000 each to CPPIB.
- 5 The Company was incorporated on 2 November 2021 and hence there are no figures for the quarter ended 30 June 2021.

Place: Mumbai  
Dated : 12 August 2022

*Kue*



For and on behalf of Infopark Properties limited  
CIN: U70109TN2021PLC147646

**Sanjay Dutt**  
Chairman  
DIN - 05251670



INFOPARK PROPERTIES LIMITED

CIN: U70109TN2021PLC147646

Regd. Office: 4th Floor, Paras Plaza, no-30/1, Cathedral Garden, Nungambakkam, Chennai-600034  
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452

Statement of Standalone Financial Results for the quarter ended June 30, 2022

Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

(INR in crores)

Sr. No.	Particulars	For the quarter ended	For the quarter ended	For the Period from 2 November 2021 to 31 March 2022
		30 June 2022	31 March 2022	(Audited)
		(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	54.98	(1.29)	(1.29)
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of debt during the period)	NA	NA	NA
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	NA	NA	NA
(d)	Outstanding redeemable preference shares (quantity and value)	As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable.		
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to unavailability of the profits of the company for payment of a dividend during the period / year.		
(f)	Net-worth (INR in crores)	34.60	(0.97)	(0.97)
(g)	Net Profit / (Loss) after tax (INR in crores)	(2.80)	(0.98)	(0.98)
(h)	Earnings per equity share (Face Value per share Rs.10 each)			
	(a) Basic (in Rs.) (not annualised)	(8.33)	(976.85)	(976.85)
	(b) Diluted (in Rs.) (not annualised)	(8.33)	(976.85)	(976.85)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	0.00	0.34	0.34
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = Long Term Borrowings + Current Maturities of Long Term Borrowings / Net Working Capital	(0.98)	-	-
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	51%	100%	100%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	49%	254%	254%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	NA	NA	NA
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory	NA	NA	NA
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations	NA	NA	NA
(q)	Net Profit / (Loss) margin (in %) Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	NA	NA	NA
(r)	Asset cover available, in case of non-convertible debt securities (in times) Formula used for the computation of Asset Cover Ratio = Net assets of the listed entity available for unsecured lenders (Property Plant & Equipment and Right to use an asset (excluding intangible assets and prepaid expenses) + Investments + Cash & Bank Balances + Other current/Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/non-current liabilities (-) interest accrued/payable on unsecured borrowings) / Total Borrowings (unsecured)	1.02	0.23	0.23
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	Current NCDs are all unsecured. The Asset cover computation is in accordance with SEBI circular - SEBI / HO / MIRSD / CRADT / CIR / P / 2020 / 230 dated November 12, 2020.		
(t)	During the quarter under review there were no material deviations in the use of proceeds from issue of Non convertible Debt securities.			

Place: Mumbai  
Dated : 12 August 2022



For and on behalf of Infopark Properties limited  
CIN: U70109TN2021PLC147646

Sanjay Dutt  
Chairman  
DIN - 05251670

**INFOPARK PROPERTIES LIMITED**

CIN: U70109TN2021PLC147646

Regd. Office: 4th Floor, Paras Plaza, no-30/1, Cathedral Garden, Nungambakkam, Chennai-600034  
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452

**Extract of Statement of Standalone Financial Results for the quarter ended June 30 , 2022**  
**[Regulation 52 (8), read with Regulation 52 (4), of the SEBI (LODR) Regulations, 2015]**

(INR in crores)

Particulars	For the quarter ended	For the quarter ended	For the Period from 2
	30 June 2022 (Unaudited)	31 March 2022 (Unaudited)	November 2021 to 31 March 2022 (Audited)
1 Total Income from Operations	-	-	-
2 Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(2.80)	(0.98)	(0.98)
3 Net Profit / (Loss) for the period after tax, Exceptional and / or Extraordinary items	(2.80)	(0.98)	(0.98)
4 Net Profit / (Loss) for the period after tax (after Exceptional and / or Extraordinary items)	(2.80)	(0.98)	(0.98)
5 Total Comprehensive Income / (Loss) for the period [Comprising (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	-	-	-
6 Paid-up equity share capital (Face Value of the equity share INR 10 each)	38.38	0.01	0.01
7 Reserve (excluding Revaluation Reserves)	(3.78)	(0.98)	(0.98)
8 Securities Premium Account	-	-	-
9 Net worth	34.60	(0.97)	(0.97)
10 Paid up Debt capital / Outstanding Debt	1,902.25	1.25	1.25
11 Outstanding Redeemable Preference Shares (refer note 3)	NA	NA	NA
12 Debt Equity ratio (in times)	54.98	(1.29)	(1.29)
13 Earnings per share * (Face value of INR 10/- each)			
(a) Basic (INR)	(8.33)	(976.85)	(976.85)
(b) Diluted (INR)	(8.33)	(976.85)	(976.85)
14 Capital Redemption Reserve	NA	NA	NA
15 Debenture Redemption Reserve	Refer Note 4	Refer Note 4	Refer Note 4
16 Debt Service Coverage ratio (in times)	N.A	N.A	N.A
17 Interest Service Coverage ratio (in times)	N.A	N.A	N.A
* Not annualised for quarter ended 31 March 2022			

**Notes:**

- The above is an extract of the detailed format of quarterly / annual financial results filed with the Stock Exchanges under Regulation 52 of the SEBI (LODR) Regulations, 2015. The full format of the quarterly / annual financial results are available on the websites of the Company i.e. [www.tatarealty.in](http://www.tatarealty.in) and BSE Ltd. i.e. <https://www.bseindia.com>.
- For other line items of the Regulation 52 (4) of the SEBI (LODR) Regulations, 2015, the pertinent disclosures have been made to the Stock Exchange i.e. BSE Ltd. and can be accessed on the URL- <https://www.bseindia.com>.
- As the Company has not issued any redeemable preference shares during the quarter. Hence, this clause is not applicable.
- The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to unavailability of the profits of the company for payment of a dividend during the period / year.

Place: Mumbai  
Dated : 12 August 2022

For and on behalf of Infopark Properties limited  
CIN: U70109TN2021PLC147646



**Sanjay Dutt**  
Chairman  
DIN - 05251670

**INFOPARK PROPERTIES LIMITED**  
**CIN: U70109TN2021PLC147646**  
 Regd. Office: 4th Floor, Paras Plaza, no-30/1, Cathedral Garden, Nungambakkam, Chennai-600034  
 Tel. 91 22 6661 4444 Fax: 91 22 6661 4452

Additional disclosures as per Regulation 52 (7) of Securities and Exchange Board of India  
 (Listing Obligations and Disclosure Requirements) Regulations, 2015:

**Annexure A - Statement of utilization of issue proceeds:**

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. In crores)	Funds utilized	Any deviation (Yes / No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Infopark properties Limited	INE0KZX08013	Private Placement	Non-Convertible Debentures	26-Jun-22	1900	1900	NO	-	-

**Annexure B - Statement of Deviation / Variation in utilisation of funds raised**

Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds	27-06-2022
Amount Raised ( Rs. In Crores)	1,900
Report filed for six months ended	N.A
Is there a Deviation / Variation in use of funds raised	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	N.A
If yes, details of the approval so required?	N.A
Date of approval	N.A
Explanation for the Deviation / Variation	N.A
Comments of the Board of Directors after review	No
Comments of the auditors, if any	No

Objects for which funds have been raised and where there has been a deviation, in the following table:

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/ Variation for the half year according to applicable object (INR Crores and in %)	Remarks if any
NA	NA	NA	NA	NA	NA	NA

**Deviation could mean:**

- (a) Deviation in the objects or purposes for which the funds have been raised.  
 (b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

Place: Mumbai  
 Dated : 12 August 2022



For and on behalf of Infopark Properties limited  
 CIN: U70109TN2021PLC147646

**Sanjay Dutt**  
 Chairman  
 DIN - 05251670