

Limited Review Report on unaudited financial results of Infopark Properties Limited for the quarter ended 30 June 2025 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**To the Board of Directors of Infopark Properties Limited**

1. We have reviewed the accompanying Statement of unaudited financial results of Infopark Properties Limited (hereinafter referred to as “the Company”) for the quarter ended 30 June 2025 (“the Statement”).
2. This Statement, which is the responsibility of the Company’s management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”). 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 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 Standards on Auditing 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. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. Based on our review conducted as 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 Listing Regulations, including the manner in which it is to be disclosed, or that it

B S R & Co. LLP

Limited Review Report (*Continued*)
Infopark Properties Limited

contains any material misstatement.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Burjis Pardiwala

Partner

Mumbai

04 August 2025

Membership No.: 103595

UDIN:25103595BMJEW2308

INFOPARK PROPERTIES LIMITED

CIN: U70109TN2021PLC147646

Regd. Office: Hardy Tower, Ground Floor, Ramanujan Intellion Park, Rajiv Gandhi Salai (OMR), Taramani, Chennai- 600113, India

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatarealty.in

Statement of Unaudited Financial Results for the quarter ended 30 June 2025

(INR in crores)

Particulars	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Unaudited) (Refer Note 2)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Income				
I Revenue from operations	193.24	173.99	162.06	659.75
II Other income	2.83	2.04	7.73	14.42
III Total Income (I + II)	196.07	176.03	169.79	674.17
IV Expenses				
Food and Beverages consumed	0.88	1.57	1.03	4.98
Employee benefits expense	0.07	0.13	0.16	0.53
Finance costs	114.48	103.77	120.29	465.87
Depreciation and amortization expense	36.84	37.59	40.84	188.79
Other expenses	42.96	49.56	37.85	165.79
Total Expenses	195.23	192.62	200.17	825.96
V Profit/(Loss) before tax (III - IV)	0.84	(16.59)	(30.38)	(151.79)
VI Tax expenses				
Current Tax	-	-	-	-
Deferred Tax charge/(credit)	3.13	(4.44)	(10.77)	(48.17)
Total tax expenses	3.13	(4.44)	(10.77)	(48.17)
VII Loss for the period / year (V - VI)	(2.29)	(12.15)	(19.61)	(103.62)
VIII Other Comprehensive Income:				
A. Items that will not be reclassified to profit or loss				
Remeasurements of defined benefit liability	-	0.01	-	0.01
Income tax expense relating to items that will not be reclassified to profit or loss	-	-	-	-
Total Other Comprehensive Income	-	0.01	-	0.01
IX Total Comprehensive Income for the period / year (VII + VIII)	(2.29)	(12.14)	(19.61)	(103.61)
X Earnings per equity share (Face Value per share INR 10 each)				
Basic and Diluted (INR) *	(0.25)	(1.31)	(2.46)	(11.61)
*Not annualised for quarters ended 30 June 2025, 31 March 2025 and 30 June 2024.				

Notes:

- 1 The unaudited financial results for the quarter ended 30 June 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 4 August 2025. The unaudited results have been reviewed by the Statutory Auditors of the Company, who have issued an unmodified report on the same.
- 2 The figures of the quarter ended 31 March 2025 is the balancing figures between audited figures in respect of full financial year and the unaudited published year-to-date figures upto the third quarter of the previous year respectively which is subjected to limited review.
- 3 The unaudited financial results of the Company have been prepared in accordance with the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021.
- 4 The Company is operating in the real estate and infrastructure industry and has only domestic operations. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013.

Place: Mumbai

Date: 4 August 2025

For and on behalf of Infopark Properties Limited

CIN: U70109TN2021PLC147646

Sanjay Dutt

Director

DIN - 05251670

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Statement of Unaudited Financial Results for the quarter ended 30 June 2025

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 quarter ended	(INR in crores) For the year ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		(Unaudited)	(Unaudited) (Refer Note 2)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt-Equity ratio = Total Debt / Shareholder's Equity	(2.35)	(2.37)	(2.42)	(2.37)
(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)	1.09	0.98	0.93	0.90
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	1.33	1.20	1.09	1.08
(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 loss during the period / year.			
(f)	Net-worth (INR in crores)	(2,260.59)	(2,258.30)	(2,174.30)	(2,258.30)
(g)	Net Loss after tax (INR in crores)	(2.29)	(12.15)	(19.61)	(103.62)
(h)	Earnings per equity share (Face Value per share Rs.10 each)				
	(a) Basic (in Rs.) (not annualised)	(0.25)	(1.31)	(2.46)	(11.61)
	(b) Diluted (in Rs.) (not annualised)	(0.25)	(1.31)	(2.46)	(11.61)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	0.74	0.73	0.90	0.73
(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 (excluding current maturities of long term borrowings)	94.58	(68.84)	(227.81)	(68.84)
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts (excluding loss allowance) / Average Trade Receivable	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	4%	5%	4%	5%
(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	160%	158%	158%	158%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	18.23	15.84	24.64	18.70
(o)	Inventory turnover (in times) (annualised) Note:The Company has not presented the inventory turnover ratio since it holds the inventory for consumption in the service of food and beverages and the proportion of such inventory is insignificant to total assets	NA	NA	NA	NA
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Loss before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations	77%	71%	76%	74%
(q)	Net Profit / (Loss) margin (in %) Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	(1%)	(7%)	(12%)	(16%)
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	0.95	0.95	0.93	0.95
(r1)	Asset cover available, in case of non-convertible debt securities (un Secured) (in times)	-	-	-	-
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	First ranking pari passu charge on the entire current assets, current accounts, escrow accounts, project documents and such other assets on the secured NCD.			
(t)	During the quarter under review the Company has not issued any Non Convertible Debt Securities.				

Place: Mumbai
Date: 4 August 2025

For and on behalf of Infopark Properties Limited
CIN: U70109TN2021PLC147646

Sanjay Dutt
Director
DIN - 05251670