

Brigade Properties Private Limited

(A Joint Venture between Brigade Group and GIC, Singapore)
Corporate Identity Number (CIN) : U70200KA2007PTC042824
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram - Rajajinagar, Bengaluru - 560 055, India
T : +91 80 4137 9200
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BRIGADE

Building Positive Experiences

BPPL/BSE/NPFR/27012023

27th January, 2023

Department of Corporate Services - Listing
BSE Limited
P. J. Towers
Dalal Street
Mumbai - 400 001

Re.: Scrip ID: 16BPPL2022/Scrip Code: 951847

Dear Sir/Madam,

Sub: Regulation 52(8) - Newspaper Publication - Unaudited Standalone Financial Results

We are enclosing herewith the unaudited standalone financial results of the Company for the third quarter and nine months ended 31st December, 2022 published on 27th January, 2023 in "The Business Standard" (English Newspaper).

This is pursuant to Regulation 52 (8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you,

Yours faithfully,

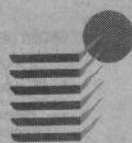
For Brigade Properties Private Limited

Akanksha Bijawat
Company Secretary

Encl.: a/a



SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2022



BRIGADE

BRIGADE PROPERTIES PRIVATE LIMITED

Corporate Identity Number (CIN): U70200KA2007PTC042824

Regd. Office: 29th Floor, World Trade Center, Brigade Gateway Campus

26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru 560 055. Ph: +91-80-4137 9200

Email: investors@brigadegroup.com Website: www.brigadecosmopolis.com

Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2022

a. Statement of financial results

(₹ in Lakhs)

Sl. No.	Particulars	Quarter ended December 31, 2022	Corresponding Quarter ended Dec 31, 2021	Previous year ended March 31, 2022
		[Unaudited]	[Unaudited] (refer note 4)	[Audited]
1	Total Income from Operations	4,092	2,309	10,078
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(3,041)	(4,687)	(15,889)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(3,041)	(4,687)	(20,021)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(2,284)	(3,323)	(14,362)
5	Total Comprehensive Income for the period [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	(2,284)	(3,323)	(14,362)
6	Paid-up equity share capital (Face value per share - Rs.10)	3,827	3,827	3,827
7	Reserves (excluding Revaluation Reserve)	(13,955)	(5,993)	(9,732)
8	Securities Premium Account	-	-	-
9	Net worth	(10,128)	(2,166)	(5,905)
10	Paid-up debt capital / Outstanding debt	52,820	45,337	45,604
11	Outstanding Redeemable Preference Shares	2,109	2,109	2,109
12	Debt Equity Ratio	(14.95)	(67.70)	(24.84)
13	Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations)			
	a) Basic			
	Class A equity shares	-	-	-
	Class B equity shares	(5.86)	(8.53)	(36.86)
	Class C equity shares	(6.11)	(8.87)	(38.35)
	b) Diluted (refer Note 5 below)			
	Class A equity shares	-	-	-
	Class B equity shares	(5.86)	(8.53)	(36.86)
	Class C equity shares	(6.11)	(8.87)	(38.35)
14	Capital Redemption Reserve (CRR)	-	-	-
15	Debenture Redemption Reserve (DRR)	1,319	1,319	1,319
16	Debt Service Coverage Ratio (DSCR)	0.16	(0.02)	(0.04)
17	Interest Service Coverage Ratio (ISCR)	0.21	(0.30)	(0.20)

Brigade Properties Private Limited

Notes to the financial results for the quarter and nine months ended December 31, 2022

- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchange(s) under regulation 52 of the Listing Regulations. The full format of the quarterly financial results is available on the websites of the BSE Limited and on the Company's website www.brigadecosmopolis.com
- For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the BSE Limited and can be accessed on the Company's website www.brigadecosmopolis.com

ENGLISH NEWS PAPER: THE BUSINESS STANDARD DATED 27TH JANUARY, 2023

SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2022

- 3 Brigade Properties Private Limited ('the Company' or 'BPPL') had issued 490 A Series Unsecured Non-Convertible Debentures ('NCD') of Rs.10,00,000 each on March 20, 2015, which were listed on BSE Limited ('BSE') on March 30, 2015.
- 4 The financial results of Brigade Properties Private Limited ("the Company") for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 25, 2023, and have been subjected to limited review by the Statutory Auditors of the Company. The financial results for the quarter and nine months ended December 31, 2021 and year ended March 31, 2022 were reviewed/audited by the previous auditors.
- 5 The Company' management has considered the possible effects that may result from the Covid-19 pandemic on the carrying value of assets including investment property, inventories including Transfer of Development Rights ('TDR'), deferred tax assets and receivables. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information to assess the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on the current estimates, the Company expects that the carrying amount of these assets including deferred tax assets as at the period end are fully recoverable. During the current period, the Company has incurred losses and has accumulated losses as at December 31, 2022. The Company is in the initial phase of its leasing operations and will be able to make profits once the projects under Work in progress are completed and the units are sold or lease out the available space and also avail, unutilised bank borrowing limits and obtaining continuing financial support from its investors to continue to run its business operations.
- 6 During the quarter the Company issued Optionally Convertible Debentures of Rs. 30 crores to Brigade Enterprises Limited and Compulsory Convertible Debentures of Rs. 30 crores to Reco Begonia Pte Ltd. This is in line with the commitment the investors have made towards funding the Company as and when needed to run its operations.
- 7 In accordance with the Indian Accounting Standard (IND AS) - 33 Earnings Per Share, specified under Section 133 of the Companies Act 2013, read with relevant rules issued thereunder, there are certain class of securities which are anti dilutive and hence the impact of those securities has been ignored in the computation of diluted EPS.
- 8 a) Paid up debt capital represents outstanding debt portion of redeemable preference shares, optionally convertible debentures, compulsory convertible debentures and non convertible debentures and fully convertible debentures issued by the Company and interest outstanding thereon.
b) Net worth represents total equity, i.e., sum of equity share capital and other equity.

Place: Bengaluru, India
Date: January 25, 2023

For and on behalf of the Board of Directors of
Brigade Properties Private Limited
Director