

BRIGADE PROPERTIES PVT. LTD

(A Joint Venture between Brigade Group and GIC, Singapore)
Corporate Identity Number (CIN): U70200KA2007PTC042824
Registered Office: 29th Floor, World Trade Center
Brigade Gateway Campus, Dr. Rajkumar Road
Malleswaram-Rajajinagar, Bangalore-560055, INDIA
Ph: 91 80 41379200, Fax: 91 80 22210784
enquiry@brigadegroup.com www.brigadegroup.com



BRIGADE

Building Positive Experiences

BPPL/BSE/FR/24102019

24th October, 2019

Department of Corporate Services - Listing
BSE Limited
P. J. Towers
Dalal Street
Mumbai - 400 001
Fax Nos.: 022- 22722037/2039

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

Dear Sir/Madam,

Sub: Regulation 52 - Unaudited Standalone Financial Results

We are enclosing herewith the unaudited standalone financial results of the Company for the half year ended 30th September, 2019 published on 24th October, 2019 in "The Business Standard" (English Newspaper).

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

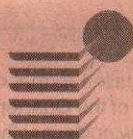
Thanking you,
Yours faithfully,

For Brigade Properties Private Limited


Akanksha Bijawat
Company Secretary

Encl.: a/a

SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF - YEAR ENDED SEPTEMBER 30, 2019



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 Fax: +91-80-4137 9321.

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

(₹ in Lakhs)

Statement of Unaudited financial results for the half-year ended September 30, 2019

| Sl. No. | Particulars | Current 6 months ended 30/09/2019 | Corresponding 6 months ended in the previous year 30/09/2018 | Year to Date figures for current period ended 30/09/2019 | Previous year ended 31/03/2019 |
|---------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------|----------------------------------------------------------|--------------------------------|
| | | [Unaudited] | [Unaudited] | [Unaudited] | [Audited] |
| 1 | Income | | | | |
| | Revenue from operations | 4,814 | 28,689 | 4,814 | 42,262 |
| | Other income | 1,146 | 496 | 1,146 | 1,246 |
| | Total Income | 5,960 | 29,185 | 5,960 | 43,508 |
| 2 | Expenses | | | | |
| | Sub-contractor cost | - | 1,488 | - | 2,307 |
| | Cost of project materials consumed | - | 337 | - | 337 |
| | (Increase)/decrease in inventories of work-in-progress and stock of flats | 3,225 | 18,942 | 3,225 | 27,251 |
| | Employee benefits expense | 32 | 27 | 32 | 58 |
| | Depreciation and amortization expense | 1 | 1 | 1 | 2 |
| | Finance costs | 1,585 | 1,324 | 1,585 | 2,651 |
| | Other expenses | 125 | 657 | 125 | 922 |
| | Total Expenses | 4,968 | 22,776 | 4,968 | 33,528 |
| 3 | Profit before tax (1-2) | 992 | 6,409 | 992 | 9,980 |
| 4 | Tax expense | | | | |
| | (i) Current tax | - | 1,374 | - | 222 |
| | (ii) Deferred tax charge/(credit) | 393 | 483 | 393 | 2,651 |
| | Total | 393 | 1,857 | 393 | 2,873 |
| 5 | Net profit for the period (3-4) | 599 | 4,552 | 599 | 7,107 |
| 6 | Other comprehensive income (net of tax expenses) | - | - | - | - |
| 7 | Total comprehensive income for the period [Comprising Net profit for the period and Other Comprehensive Income (5+6)] | 599 | 4,552 | 599 | 7,107 |
| 8 | Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs. 10) | | | | |
| | a) Basic | | | | |
| | Class A equity shares | - | - | - | - |
| | Class B equity shares | 1.49 | 9.93 | 1.49 | 16.38 |
| | Class C equity shares | 1.66 | 13.92 | 1.66 | 20.85 |
| | b) Diluted (refer note 3) | | | | |
| | Class A equity shares | - | - | - | - |
| | Class B equity shares | 1.49 | 9.93 | 1.49 | 16.38 |
| | Class C equity shares | 1.66 | 13.92 | 1.66 | 20.85 |
| 9 | Paid-up equity share capital (face value per share - Rs. 10) | 3,827 | 3,827 | 3,827 | 3,827 |
| 10 | Paid-up debt capital (refer note 4) | 33,510 | 22,832 | 33,510 | 24,016 |
| 11 | Other Equity | 13,366 | 9,574 | 13,366 | 12,129 |
| 12 | Debenture redemption reserve (included in Other Equity) | 1,319 | 840 | 1,319 | 1,016 |
| 13 | Debt equity ratio (refer note 4) | 1.95 | 1.70 | 1.95 | 1.51 |
| 14 | Debt service coverage ratio (DSCR) (refer note 4) | 1.63 | 5.84 | 1.63 | 4.76 |
| 15 | Interest service coverage ratio (ISCR) (refer note 4) | 1.63 | 5.84 | 1.63 | 4.76 |

**SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF - YEAR
ENDED SEPTEMBER 30, 2019**

Notes to the Unaudited financial results for the half-year ended September 30, 2019

1. Brigade Properties Private Limited ('the Company' or 'BPPL') had issued 490 A Series 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.
2. The above unaudited financial results of the Company for the half-year ended September 30, 2019 have been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on October 22, 2019. The statutory auditors of the Company have carried out limited review of the above unaudited financial results of the Company for the half-year ended September 30, 2019.
3. In accordance with the Indian Accounting Standard (Ind AS) - 33 Earnings Per Share (EPS), 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.
4. (a) DSCR represents profit before tax plus finance cost / finance cost plus principal repayment of debt during the period.
(b) ISCR represents profit before tax plus finance cost / finance cost during the period.
(c) Debt equity ratio represents debt [i.e., paid up debt capital as defined below] / equity [i.e., equity share capital+other equity (including retained earnings and debenture redemption reserve)].
(d) Paid up debt capital represents long term borrowings [i.e., outstanding debt portion of redeemable preference shares and optionally convertible debentures, non convertible debentures and fully convertible debentures issued by the Company (including current maturities of long-term borrowings and excluding short term borrowings)] and interest outstanding thereon.
5. The Board of Directors of the Company & Brookefields Real Estates and Projects Private Limited ('BREPPL'), its wholly owned subsidiary and a Special Economic Zone ('SEZ') unit, have approved the Scheme of Arrangement between the Company, BREPPL and their respective shareholders and creditors (hereinafter referred to as 'the Scheme') in terms of the provisions of Sections 230 to 233 of the Companies Act, 2013 to transfer the business of BREPPL to the Company. The Company has filed the scheme with the regulatory authorities. During the half-year ended September 30, 2019, the Company has received the approval from the Regional Director, Ministry of Corporate Affairs subject to the approval of the SEZ authority. The Company is awaiting the approval of the SEZ authority in this regard. Pending such approval, the Scheme has not been accounted for in the accompanying unaudited financial results for the half year ended September 30, 2019.

Place: Bengaluru, India
Date: October 22, 2019

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