

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
E : enquiry@brigadegroup.com W : www.brigadegroup.com



BPPL/BSE/NPFR/15052023

15th May, 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 audited standalone financial results of the Company for the fourth quarter and year ended 31st March, 2023 published on 13th May, 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,

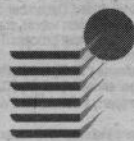
For Brigade Properties Private Limited

Akanksha Bijawat
Company Secretary

Encl.: a/a



SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE FOURTH QUARTER AND YEAR ENDED MARCH 31, 2023



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 Audited Financial Results for the quarter and year ended March 31, 2023

a. Statement of financial results

(₹ in Lakhs)

Sl. No.	Particulars	Quarter ended March 31, 2023	Corresponding Quarter ended March 31, 2022	Current year ended March 31, 2023	Previous year ended March 31, 2022
		[Audited] (refer note 6)	[Audited] (refer note 4 & 6)	[Audited]	[Audited] (refer note 4)
1	Total Income from Operations	4,044	2,475	14,546	10,078
2	Net profit/ (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(1,785)	(3,994)	(10,425)	(15,889)
3	Net Profit/ (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(1,785)	(6,032)	(10,425)	(20,021)
4	Net Profit/ (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(1,382)	(4,383)	(7,997)	(14,362)
5	Total Comprehensive Income for the period [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	(1,382)	(4,383)	(7,997)	(14,362)
6	Paid-up equity share capital (Face value per share - ₹10)	3,827	3,827	3,827	3,827
7	Reserves (excluding Revaluation Reserve)	(14,234)	(9,732)	(14,234)	(9,732)
8	Securities Premium Account	-	-	-	-
9	Net worth	(10,407)	(5,905)	(10,407)	(5,905)
10	Paid-up debt capital/ Outstanding debt	51,353	45,604	51,353	45,604
11	Outstanding Redeemable Preference Shares	2,109	2,109	2,109	2,109
12	Debt Equity Ratio	(14.15)	(24.84)	(14.15)	(24.84)
13	Earnings Per Share (of ₹10/- each) (for continuing and discontinued operations)				
	a) Basic				
	Class A equity shares	-	-	-	-
	Class B equity shares	(3.55)	(11.24)	(20.53)	(36.86)
	Class C equity shares	(3.69)	(11.70)	(21.37)	(38.35)
	b) Diluted (refer Note 5 below)				
	Class A equity shares	-	-	-	-
	Class B equity shares	(3.55)	(11.24)	(20.53)	(36.86)
	Class C equity shares	(3.69)	(11.70)	(21.37)	(38.35)
14	Capital Redemption Reserve (CRR)	-	-	-	-
15	Debenture redemption reserve (DRR)	1,319	1,319	1,319	1,319
16	Debt service coverage ratio (DSCR)	0.16	(0.17)	0.13	(0.04)
17	Interest service coverage ratio (ISCR)	0.35	(0.21)	0.19	(0.20)

ENGLISH NEWS PAPER: THE BUSINESS STANDARD DATED 13TH MAY, 2023

SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE FOURTH QUARTER AND YEAR ENDED MARCH 31, 2023

Brigade Properties Private Limited

Notes to the financial results for the quarter and year ended March 31, 2023

- 1 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
- 2 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
- 3 Brigade Properties Private Limited ('the Company' or 'BPPL') had issued 490 A Series Unsecured Non-Convertible Debentures ('NCD') of ₹10,00,000 each on March 20, 2015, which were listed on BSE Limited ('BSE') on March 30, 2015. As the above mentioned investment is unsecured, the disclosure of asset coverage is not relevant.
- 4 The financial results of Brigade Properties Private Limited ("the Company") for the quarter and year ended March 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 11, 2023. The financial results for the quarter and year ended March 31, 2022 were audited by S. R. Batliboi & Associates LLP, Chartered Accountants, the predecessor auditors who have expressed an unqualified opinion.
- 5 During the current year, the Company has incurred losses and has accumulated losses as at March 31, 2023 and has a net current liability position as at March 31, 2023. The Company is in the initial phase of its leasing operations and will be able to make profits once the units are sold or the available spaces are leased out and also avail unutilised bank borrowing limits and obtaining continuing financial support from its investors to continue to run its business operations. Based on the projected cashflows, including the factors mentioned above, the Company expects that the carrying value of its assets including investment property, inventories including Transfer of Development Rights ('TDR'), deferred tax assets and receivables as at the period end as fully recoverable.
- 6 The financial results for the year ended March 31, 2023 have been audited and for the quarter ended March 31, 2023 have been reviewed by the statutory auditors of the Company. The figures of the last quarter ended March 31, 2023 and March 31, 2022 are the balancing figures between audited figures in respect of the full financial year up to March 31, 2023 and March 31, 2022 and the unaudited published year-to-date figures up to December 31, 2022 and December 31, 2021, being the date of the end of the third quarter of the respective financial years, which were subjected to limited review.
- 7 Previous year/period figures have been regrouped/reclassified to confirm with the classification adopted in these financial results.

Place: Bengaluru, India
Date: May 11, 2023

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