

**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
Corporate Identity Number (CIN) : U70200KA2007PTC042824  
Registered Office : 29th 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/FR/24102024

24<sup>th</sup> October, 2024

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 second quarter ended 30<sup>th</sup> September, 2024 published on 24<sup>th</sup> October, 2024 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**

**Roshin Mathew**  
**Director**  
DIN: 00673926

Encl.: a/a



**SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2024**



**BRIGADE PROPERTIES PRIVATE LIMITED**

Corporate Identity Number (CIN): U70200KA2007PTC042824

Regd. Office: 29<sup>th</sup> 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 Half-year ended September 30, 2024**

Statement of financial results

(₹ in Lakhs)

Sl. No.	Particulars	Quarter ended September 30, 2024	Corresponding Quarter ended September 30, 2023	Previous year ended March 31, 2024
		[Unaudited]	[Unaudited]	[Audited]
1	Total Income from Operations	7,068	7,449	28,273
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items)	(182)	(1,308)	(4,824)
3	Net Profit / (Loss) for the period before Tax (after Exceptional and/or Extraordinary Items)	(182)	(1,308)	(4,824)
4	Net Profit / (Loss) for the period after Tax (after Exceptional and/or Extraordinary Items)	(205)	(2,541)	(5,096)
5	Total Comprehensive Income for the period [Comprising Profit for the period (after Tax) and Other Comprehensive Income (after Tax)]	(205)	(2,541)	(5,096)
6	Paid-up equity share capital (Face value per share - ₹10)	3,827	3,827	3,827
7	Reserves (excluding Revaluation Reserve)	-	-	(30,881)
8	Securities Premium Account	-	-	-
9	Net worth	(12,365)	(10,909)	(11,814)
10	Paid-up debt capital / Outstanding debt	32,617	49,715	44,141
11	Outstanding Redeemable Preference Shares	2,109	2,109	2,109
12	Debt Equity Ratio	(10.84)	(13.33)	(12.50)
13	Earnings Per Share (of ₹10/- each) (for continuing and discontinued operations)			
	a) Basic			
	Class A equity shares	-	-	-
	Class B equity shares	(0.52)	(6.52)	(13.08)
	Class C equity shares	(0.55)	(6.79)	(13.62)
	b) Diluted (refer Note 5 below)			
	Class A equity shares	-	-	-
	Class B equity shares	(0.52)	(6.52)	(13.08)
	Class C equity shares	(0.55)	(6.79)	(13.62)
14	Capital Redemption Reserve (CRR)	-	-	-
15	Debenture Redemption Reserve (DRR)	1,319	1,319	1,319
16	Debt Service Coverage Ratio (DSCR)	0.28	0.47	0.35
17	Interest Service Coverage Ratio (ISCR)	0.95	0.63	0.67

**ENGLISH NEWSPAPER: THE BUSINESS STANDARD DATED 24<sup>TH</sup> OCTOBER, 2024**

**SUB: STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2024**

**Notes to the financial results for the quarter and half year ended September 30, 2024**

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](http://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](http://www.brigadecosmopolis.com)
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. As the above mentioned investment is unsecured, the disclosure of asset coverage is not required.
4. The financial results of Brigade Properties Private Limited ("the Company") for the quarter and half year ended September 30, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 22, 2024, and have been subjected to limited review by the statutory auditors of the Company.
5. During the quarter and half year ended September 30, 2024, the Company incurred losses and has a net current liability position as of that date. The Company has substantially sold all its residential units and is leasing out commercial spaces in Tech Gardens Zone B and C. Additionally, some retail and commercial spaces in Zone A are available to be leased and subsequently sold, which will contribute to increased revenue. The Company has an unavailed Lease Rental Discounting (LRD) limit from bank, secured against rental income from leasing out spaces in Zones B and C to meet its current liabilities as they fall due. Furthermore, the Company can also obtain continued 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.

Place: Bengaluru, India  
Date: October 22, 2024

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