

Date: 26 May 2025

To
The Board of Directors of
Assetz Industrial Parks Private Limited
Address: Assetz House, 3rd Floor, 30 Crescent Road, Bengaluru 560001

INVITEES:

Mr. Ben Cameron Melville Salmon,
Mr. Veerappan Subbiah,
Mr. Kushal Bolaria,
Mr. Raunak Rath - Representing M/s. Walker Chandiok & Co LLP, Statutory Auditors,
Mr. Vijay Vikram Singh – Representing M/s. Walker Chandiok & Co LLP, Statutory Auditors,
Mrs. Reshma M – Company Secretary & Compliance Officer.

Dear Sir(s)

Sub: Shorter Notice of Eighty Nineth (89th) Board Meeting of Assetz Industrial Parks Private Limited (“the Company”) through Video Conferencing/ Other Audio visual means

Shorter Notice is hereby given that the 89th Meeting of the Board of Directors of the Company is scheduled to be held as mentioned below:

Date: 29th May 2025

Day: Thursday

Time: 11:00 a.m. IST, and 01:30 p.m. (SGT)

Venue: No.10, 3rd Floor, Aurbis Concord, Richmond Rd, Shanthala Nagar, Richmond Town, Bengaluru – 560025.

The Board of Directors and other invitees are requested to make it convenient to attend the meeting. In case you require any support to conveniently attend the meeting, you can reach at **agpcompliance@agpgroup.com/+91 63644 20765.**

Please note that Directors and Invitees may attend the Board Meeting through Video Conference mode (“VC”) by dialing/connecting to the below Link:

Join on your computer, mobile app or room device through Microsoft Teams Meeting App. The meeting invite to join will be shared in an email.

Thanking You

For Assetz Industrial Parks Private Limited

Sd/-

Somasundaram Thiruppathi
Director

ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED

CIN: U45205KA2015PTC080444

Reg Off: Assetz House, 30, Crescent Road, Bengaluru – 560001. Ph.: +91 80 4851 2480

Email: agp.compliance@agpgroup.com, Web: www.assetzproperty.com

Agenda Item No.	Agenda	Annexures
1.	To Elect the Chairperson;	-
2.	To Grant Leave of absence, if any;	-
3.	To ascertain the quorum;	-
4.	To take note of minutes of previous Board Meetings;	Annexure - 1
5.	To consider and approve the Audited Financial Statements of the company for the 04th quarter ended 31st March 2025;	Annexure - 2
6.	To take note of Auditors' Report on the Audited Financial Statements for the quarter ended 31st March 2025;	-
7.	To approve the Audited Financial Statements for the year ended 31 March 2025;	-
8.	To take note of Auditors' Report on the Audited Financial Statements for the year ended 31 March 2025;	-
9.	To take note of the statement of investors complaint registered under score portal for the Quarter ended 31st March 2025	-
10.	To discuss any other matter with the permission of the Chairman and with the consent of the majority of the Directors present in the meeting.	

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NOTES ON THE AGENDA

Item No.	1
Agenda	To elect the Chairperson of the Meeting
Executive Summary	The Board to elect the chairperson of the meeting among the Directors present at the meeting.
Draft Resolution	None
Attachments	None

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Item No.	2
Agenda	To record the attendance, grant leave of absence, if any and to take roll call;
Executive Summary	To record the names of Directors who are physically/virtually present at the Board meeting. Leave of absence, if any, shall be granted to a Director only when a request for such leave has been received by the Company.
Draft Resolution	None
Attachments	None

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Item No.	3
Agenda	To Record the Quorum of the Meeting.
Executive Summary	The Chairperson shall record the quorum of the meeting and shall start the proceedings of the meeting.
Draft Resolution	None
Attachments	None

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Item No.	4
Agenda	To confirm and sign the minutes of the previous Board meeting.
Executive Summary	Pursuant to the applicable provisions of the Companies Act 2013 and the Secretarial Standards, the final minutes of the last Board Meetings will be placed before the Board in the meeting. The Board may review the minutes and take note of the same.
Draft Resolution	None
Attachments	Enclosed as Annexure-1

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86th Board Meeting – 14-03-2025

MINUTES OF THE 86TH MEETING OF THE BOARD OF DIRECTORS OF ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED HELD ON WEDNESDAY, 14TH DAY OF MARCH, 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT ASSETZ HOUSE, 3RD FLOOR, 30 CRESCENT ROAD, BENGALURU 560001. AT 10:00 AM AND CONCLUDED AT 10:30 AM.

DIRECTOR'S PRESENT IN PERSON

1. Mr. Somasundaram Thiruppathi – Director
2. Mr. Jagannatha Laxman Shetty – Director

IN ATTENDANCE

Ms. Reshma M - Company Secretary

1. ELECTION OF CHAIRPERSON:

Mr. Somasundaram Thiruppathi was unanimously elected as the chairman of the meeting. He presided over the meeting and asked the Company Secretary to conduct the proceedings of the meeting.

The Company Secretary welcomed all the Directors and the attendees to participate in the meeting. She confirmed that the notices calling for the Board Meeting were duly dispatched pursuant to Section 173(3) of the Companies Act, 2013 read with Secretarial Standard I issued by the Institute of Company Secretaries of India. All the Directors present confirmed the same.

2. GRANT LEAVE OF ABSENCE, IF ANY:

Since both the Directors of the Company were present at the meeting, there was no requirement for granting leave of absence.

3. QUORUM OF THE MEETING:

The Chairman confirmed that the requisite quorum was present, and accordingly, the meeting was called to order. The agenda items of the meeting were then taken up for discussion.

4. MINUTES OF THE PREVIOUS BOARD MEETING:

The Minutes of the Board Meetings held on 12th February 2025 were reviewed and confirmed as true and accurate to the recordings of the meeting proceedings. The Board took note of the same and further the minutes were signed by the Chairman.

5. CLOSURE OF THE CURRENT BANK ACCOUNT MAINTAINED WITH DBS BANK INDIA LTD., BANGALORE:

The Chairman informed the Board that the Company has a Credit Arrangement with ICICI Bank Limited for Construction Finance Facility, requiring the Company to maintain a Current Bank Account only with the Lender Bank, as per the loan sanction letter and RBI guidelines.

The Chairman proposed closing the Company's current account with DBS Bank India Ltd, account number 8827210000000435, in compliance with the aforementioned requirements.

After discussion and consideration, the Board passed the following resolution:

"RESOLVED THAT the Company's Current Account No 8827210000000435 with DBS Bank India Ltd, Ulsoor Branch, Bangalore, be closed with immediate effect and the amount, if any, lying in the said account to be transferred to other Current Account in the name of the Company, and Mr.

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Somasundaram Thiruppathi, Director of the Company be and is hereby severally authorized to do all such acts, deeds and things and to sign all such documents, papers and writing as may be necessary in this regard.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution be forwarded to the Bank for necessary action at their end.”

6. CLOSURE OF THE SHARE SUBSCRIPTION BANK ACCOUNT MAINTAINED WITH DBS BANK INDIA LTD., BANGALORE:

In continuation to the purpose briefed in the above agenda item, the Chairman brought before the Board the matter of closing the dedicated Share Subscription Bank Account held with DBS BANK INDIA LTD, Ulsoor Branch, Bangalore bearing account number 8827210000001861 and the amount, if any, lying in the said account to be transferred to other Current Account in the name of the Company. The following resolution was passed in this regard:

“**RESOLVED THAT** the Company’s Current Account No 8827210000001861 with DBS Bank India Ltd, Ulsoor Branch, Bangalore, be closed with immediate effect and the amount, if any, lying in the said account to be transferred to other Current Account in the name of the Company, and Mr. Somasundaram Thiruppathi, Director of the Company be and is hereby severally authorized to do all such acts, deeds and things and to sign all such documents, papers and writing as may be necessary in this regard.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution be forwarded to the Bank for necessary action at their end.”

7. ANY OTHER MATTER AND VOTE OF THANKS.

There being no other business to transact, the meeting ended with a vote of thanks to the chairperson, other directors and invitees to the meeting. The board of directors of the company authorized Mr. Jagannatha Laxman Shetty, Director of the company to enter minutes of this board meeting in the minute’s book.

Somasundaram Thiruppathi
Chairman

Date of Entry:

Date of Signing:

Place:

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87th Board Meeting – 07-04-2025

MINUTES OF THE 87TH MEETING OF THE BOARD OF DIRECTORS OF ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED HELD ON MONDAY, 07TH DAY OF APRIL, 2025 AT REGISTERED OFFICE OF THE COMPANY AT ASSETZ HOUSE, NO 30, CRESCENT ROAD, BANGALORE – 560001 AT 11:00 AM AND CONCLUDED AT 11:30 AM.

DIRECTOR'S PRESENT IN PERSON

1. Mr. Somasundaram Thirupathi – Director
2. Mr. Jagannatha Laxman Shetty – Director

IN ATTENDANCE

Ms. Reshma M - Company Secretary

1. ELECTION OF CHAIRPERSON:

Mr. Somasundaram Thirupathi was unanimously elected as the chairman of the meeting. He presided over the meeting and asked the Company Secretary to conduct the proceedings of the meeting.

The Company Secretary welcomed all the Directors and the attendees to participate in the meeting. She confirmed that the notices calling for the Board Meeting were duly dispatched pursuant to Section 173(3) of the Companies Act, 2013 read with Secretarial Standard I issued by the Institute of Company Secretaries of India. All the Directors present confirmed the same.

2. GRANT LEAVE OF ABSENCE, IF ANY:

Since both the Directors of the Company were present at the meeting, there was no requirement for granting leave of absence.

3. QUORUM OF THE MEETING:

The Chairman confirmed that the requisite quorum was present, and accordingly, the meeting was called to order. The agenda items of the meeting were then taken up for discussion.

4. MINUTES OF THE PREVIOUS BOARD MEETING:

The Minutes of the Board Meeting held on 14th March 2025 was reviewed and confirmed as true and accurate to the recordings of the meeting proceedings. The Board took note of the same and further the minutes were signed by the Chairman.

5. APPROVAL OF APPOINTMENT OF M/S. VINOD KUMAR & ASSOCIATES, AS THE SECRETARIAL AUDITOR OF THE COMPANY FOR THE F.Y 2024-25

The Board is informed that under the provisions of Companies Act, 2013 the company is required to appoint a Secretarial Auditor for the FY 2024-25 and that M/s Vinod Kumar & Associates., Company Secretaries in Practice, have expressed their consent for appointment as Secretarial Auditor. The Board passed the following resolution in this regard:

“RESOLVED THAT pursuant to the provision of Section 204(1) of the Companies Act, 2013 & Rule 9 of the Companies (Appointment and Remuneration of Personnel) Rules, 2014 and other applicable provisions, if any of the Companies Act, 2013, consent of the Board be and is hereby given for appointment of M/s Vinod Kumar & Associates., Company Secretary in Practice to be appointed as Secretarial Auditor of the Company for the FY 2024-25 and Directors of the Company be and are hereby authorized to fix the remuneration.

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RESOLVED FURTHER THAT the appointment letter has been placed before the Board and the same has been approved by the Board and the same has been signed by the Chairman of the Board for the purpose of appointment of M/s Vinod Kumar & Associates., Company Secretaries in Practice as Secretarial Auditor of the Company.

RESOLVED FURTHER THAT Directors of the Company be and is hereby authorized to file necessary forms with Registrar of Companies and to do all such acts, deeds and things as may be necessary to give effect to the above said resolution.”

6. DECLARATION OF DIRECTOR’S NON-DISQUALIFICATION U/S 164:

The Board was informed about the receipt of declarations from all the directors in form DIR-8 as required under the provisions of Section 164 of the Companies Act, 2013, confirming that they have not been disqualified from being appointed as Directors of the Company. The said declarations were presented before the Board.

The Board passed the following resolution to record and confirm the receipt of declarations:

“RESOLVED THAT pursuant to the provisions of section 164 of the Companies Act, 2013 read with Rule 14 (1) of Companies (Appointment and Qualification of Director) Rules, 2014, the declarations in Form DIR-8 received from all the directors of the Company, confirming that they have not been disqualified from being appointed as directors of the company, as placed before the board, be and are hereby noted and taken on record.

RESOLVED FURTHER THAT Mr Jagannatha Laxman Shetty, DIN: 02044085, Director be and is hereby authorized to submit a copy of the above-said resolution to the auditors of the company for the purpose of their comments in the Auditor's Report.”

7. DISCLOSURE OF INTEREST BY DIRECTORS:

Form MBP-1 being notice of disclosure of interest received from all the directors pursuant to the provisions of Section 184 of Companies Act, 2013 was placed for the confirmation of the board. The Forms were read at the meeting and after discussion, the Board passed the following resolution unanimously:

“RESOLVED THAT pursuant to the provisions of section 184(1) and other applicable provisions, if any, of the Companies Act, 2013, read with rule 9(1) of the Companies (Meeting of Board and its Powers) Rules, 2014, the Disclosure of interest made by directors of the company in Form MBP -1, as placed before the Board, be and are hereby noted taken on record.

RESOLVED FURTHER THAT Mr Jagannatha Laxman Shetty, DIN: 02044085, Director of the company be and is hereby authorized on behalf of the Board of Directors to keep the form MBP-1 in the safe custody.

RESOLVED FURTHER THAT Mr Jagannatha Laxman Shetty, DIN: 02044085, Director of the company be and is hereby authorized to take all such actions, matters, writings and things as may be required to give effect to the aforesaid resolution.”

8. ANY OTHER MATTER AND VOTE OF THANKS.

There being no other business to transact, the meeting ended with a vote of thanks to the chairperson, other directors and invitees to the meeting. The board of directors of the company authorized Mr. Jagannatha Laxman Shetty, Director of the company to enter minutes of this board meeting in the minute’s book.

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88th Board Meeting – 05-05-2025

MINUTES OF THE 88TH MEETING OF THE BOARD OF DIRECTORS OF ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED HELD ON MONDAY, 05TH DAY OF MAY, 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT ASSETZ HOUSE, 3RD FLOOR, 30 CRESCENT ROAD, BENGALURU 560001 AT 10:30 AM AND CONCLUDED AT 11:00 AM.

DIRECTOR's PRESENT IN PERSON

1. Mr. Somasundaram Thiruppathi – Director
2. Mr. Jagannatha Laxman Shetty – Director

IN ATTENDANCE

Ms. Reshma M - Company Secretary

1. ELECTION OF CHAIRPERSON:

Mr. Somasundaram Thiruppathi was unanimously elected as the chairman of the meeting. He presided over the meeting and asked the Company Secretary to conduct the proceedings of the meeting.

The Company Secretary welcomed all the Directors and the attendees to participate in the meeting. She confirmed that the notices calling for the Board Meeting were duly dispatched pursuant to Section 173(3) of the Companies Act, 2013 read with Secretarial Standard I issued by the Institute of Company Secretaries of India. All the Directors present confirmed the same.

2. GRANT LEAVE OF ABSENCE, IF ANY:

Since both the Directors of the Company were present at the meeting, there was no requirement for granting leave of absence.

3. QUORUM OF THE MEETING:

The Chairman confirmed that the requisite quorum was present, and accordingly, the meeting was called to order. The agenda items of the meeting were then taken up for discussion.

4. MINUTES OF THE PREVIOUS BOARD MEETING:

The Minutes of the Board Meetings held on 07th April 2025 was reviewed and confirmed as a true and accurate to the recordings of the meeting proceedings. The Board took note of the same and further the minutes were signed by the Chairman.

5. APPROVAL AND GRANT OF AUTHORITY TO EXECUTE THE “DEVELOP AND SUB-LEASE AGREEMENT” WITH AMAZON SELLER SERVICES PRIVATE LIMITED:

The Chairperson apprised the Board that the Company has finalized the terms and conditions for execution and signing of the Develop and Sub-Lease Agreement to be entered into between the Company and AMAZON SELLER SERVICES PRIVATE LIMITED to sub lease the building bearing No. B200A, located at AGP Industrial Logistics Park, Block 7 & 7A, KIADB Dobbaspet Phase V Industrial Area, Avverahalli & Gottigere Village, Sompura Hobli, Nelamangala Taluk Bengaluru Rural – 562127. The board after deliberations passed the following resolution.

“RESOLVED THAT the consent of the Board be and is hereby accorded for execution and signing of the Develop and Sub-Lease Agreement to be entered into between the Company and AMAZON SELLER SERVICES PRIVATE LIMITED, a Company incorporated under the laws of India, bearing

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CIN U51900KA2010PTC053234 and having its registered office at 8th floor, #26/1, World Trade Centre, Brigade Gateway, Dr. Rajkumar Road, Malleshwaram (W), Bengaluru – 560 055, Karnataka, India, to sub lease the building bearing No. B200A, located at AGP Industrial Logistics Park, Block 7 & 7A, KIADB Dobbaspeta Phase V Industrial Area, Avverahalli & Gottigere Village, Sompura Hobli, Nelamangala Taluk Bengaluru Rural – 562127.

RESOLVED FURTHER THAT the draft of Develop and Sub-Lease Agreement as is placed before the Board, duly initialled by Chairman for the purpose of identification, be and is hereby approved.

RESOLVED FURTHER THAT Mr. Somasundaram Thiruppathi, Director of the Company, be and is hereby authorized, on behalf of the Company, to execute, sign, and register the said Develop and Sub-Lease Agreement before the appropriate Sub-Registrar of Karnataka.

RESOLVED FURTHER THAT Mr. Somasundaram Thiruppathi, Director of the Company be and is hereby severally authorized to negotiate, finalize and execute the above mentioned agreement and documents on behalf of the Company and do all such acts, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the aforesaid resolution.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution be forwarded to the Bank for necessary action at their end.”

6. ANY OTHER MATTER AND VOTE OF THANKS.

There being no other business to transact, the meeting ended with a vote of thanks to the chairperson, other directors and invitees to the meeting. The board of directors of the company authorized Mr. Jagannatha Laxman Shetty, Director of the company to enter minutes of this board meeting in the minute's book.

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Item No.	5
Agenda	To consider and approve the Audited Financial Statements of the Company for the 04th Quarter ended 31st March 2025
Executive Summary	The audited Financial Statements for the 04 th quarter ended 31 March 2025 shall be placed before the Board at the meeting. The Board shall be requested to review and approve the same and to authorize the directors to sign the same on behalf of the company. The following resolution is proposed to be passed in this regard.
Draft Resolution	<p>“RESOLVED THAT the audited financial statements of the Company for the 04th quarter ended 31st March 2025, is hereby considered, approved, and adopted.</p> <p>RESOLVED FURTHER THAT Mr. Thiruppathi Somasundaram, DIN: 07016259, Director and Mr. Jagannatha Laxman Shetty DIN: 02044085, Director be and are hereby severally authorized to sign the said financial statements and take such steps as may be necessary or expedient in connection with the filing of the audited financials with the Registrar of Companies and to do all acts, deeds, and things necessary to give effect to this resolution.”</p>
Attachments	None

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Item No.	6
Agenda	To take note of Auditors Report for the Quarter ended 31st March 2025
Executive Summary	The Draft Audit Report for the quarter ended 31st March 2025 will be placed before the Board. The same shall be reviewed and taken on record.
Draft Resolution	“RESOLVED that Draft Auditors’ Report for the quarter ended 31st March 2025 placed before the Board be and is hereby noted and taken on record.”
Attachments	None

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Item No.	7
Agenda	To approve the Audited Financial Statements for the year ended 31 March 2025;
Executive Summary	<p>Audited Accounts for the Financial Year 2024-25 consisting of Statement of Profit & Loss for the year ended 31st March 2025 and Balance Sheet as on that date, together with the Notes will be placed before the meeting for perusal and approval of the Board.</p> <p>Necessary resolutions approving the accounts including capitalization of fixed assets and creation of provisions, if any needs to be passed.</p> <p>Thereafter, the accounts need to be signed by two Directors and the Company Secretary on behalf of the Board.</p> <p>The Board shall discuss and pass the following resolutions.</p>
Draft Resolution	<p>“RESOLVED THAT the draft of the financial results along with the supporting Statements and Annexures as required under the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015, for the financial year ended on 31st March 2024 be and is hereby reviewed and approved by the Board of Directors and initialed by the Chairman of the meeting;</p> <p>RESOLVED FURTHER THAT the Directors and the Company Secretary of the Company be and is hereby authorized to sign, and submit the financial results with the Bombay Stock Exchange, Debenture Trustee as required to be submitted under the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 and such other statutory authority as required under the applicable law and publish the said financial results in the Newspaper;</p> <p>RESOLVED FURTHER THAT any of the Director or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds and things as required to give effect to the above resolutions.”</p>
Attachments	None

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Item No.	8
Agenda	The Draft Audit Report will be placed before the Board. Report being self-explanatory, the same may be taken on record by passing the following resolution;
Executive Summary	<p>The draft of the Auditors' Report on the Audited Annual financial statements for the year ended on 31st March 2025 will be placed before the Board of Directors for their review and records.</p> <p>The Board may review and take the same on record.</p>
Draft Resolution	None
Attachments	None

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Item No.	9
Agenda	To consider and review the statement on Investor complaints registered under SCORE portal during the for fourth quarter ended on 31 st March 2025;
Executive Summary	<p>The Statement of the Investors Complaints for the fourth quarter ended 31st March 2025 as submitted to Bombay Stock Exchange (“BSE”) under the Regulation 13(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 shall be placed before the Board.</p> <p>The Board to take note that there are no complaints received and pending for disposal during the aforesaid quarter.</p>
Draft Resolution	None
Attachments	Enclosed as Annexure-2

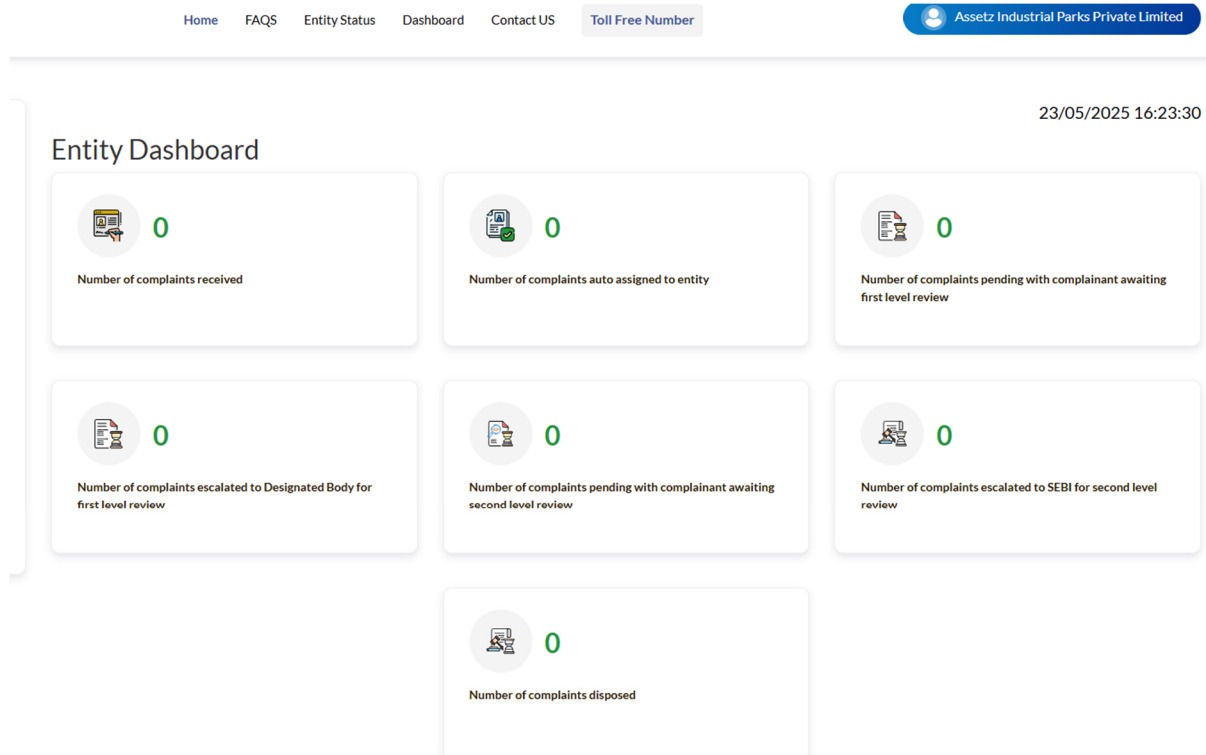
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Annexure-2



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Item No.	10
Agenda	Any other item with prior permission of chairman.
Executive Summary	<p>With the prior permission of the Chairman and with the consent of the majority of the Directors present in the meeting, the following agenda items may be considered by the Board along with any other agenda item not included in the agenda:</p> <ol style="list-style-type: none"> 1. To take note of the interest waiver letter received from Assetz Industrial Parks Pte Ltd. chargeable on Compulsory Convertible Debentures value of INR 13,12,35,960/-. The allotment of 13,12,359 CCDs worth INR. 100/- each were made as on 6th Dec 2024 against the funds received on 29th Nov 2024 from Assetz Industrial Parks Pte Ltd. 2. Update on the ICICI Construction Finance Facility which was discussed and as approved by the Executive Committee.
Draft Resolution	None
Attachments	None

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