

Date: 12th August 2025

To
Department of Corporate Services (CRD)
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai- 400 001
Email: corp.relations@bseindia.com

Company Name: Assetz Industrial Parks Private Limited

ISIN: INE0NPQ08087 Script Code: 974476
ISIN: INE0NPQ08061 Script Code: 974640
ISIN: INE0NPQ08079 Script Code: 974854

Dear Sir/Madam,

Subject: Outcome of the Board Meeting duly held and conducted for the first quarter ended 30th June 2025

Reference: Intimation under Regulation 51(2) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "SEBI LODR 2015").

In continuation of our letter dated 7th August 2025 intimating about the holding of Board meeting on 12th August 2025, we wish to inform you that the Meeting of Board of Directors of the Company, duly held and conducted today, 12th August 2025 (commenced on 12:30 PM (IST) and concluded on 01:15 PM (IST)), and has *inter alia* approved the financial results for the first quarter ended 30th June 2025.

Please find enclosed financial results for the first quarter ended 30th June 2025 along with the Limited Review Report issued by M/s Walker Chandiook & Co LLP, Chartered Accountant, Statutory Auditors of the Company. The quarterly financial results can also be accessed at the Company's website at www.assetzproperty.com

Kindly take the above on record and disseminate.

Thanking You
For Assetz Industrial Parks Private Limited

Somasundaram Thiruppathi
Designation: Director
DIN: 07016259
Date: 12th August 2025
Place: Bengaluru

Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Assetz Industrial Parks Private Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Assetz Industrial Parks Private Limited ('the Company') for the quarter ended 30 June 2025, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Walker Chandiok & Co LLP

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Vijay Vikram Singh

Partner

Membership No. 059139

UDIN: 25059139BMKTBO1360

Bengaluru

12 August 2025

Statement of Financial Results for the quarter ended 30 June 2025

(₹ in lakhs, except per share data)

S.No	Particulars	Quarter ended			Year ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		(Refer note 6)	Audited	(Refer note 6)	Audited
	Revenue				
	Revenue from operations	-	-	-	-
	Other income	269.45	267.56	265.31	1,064.69
I	Total income	269.45	267.56	265.31	1,064.69
	Expenses				
	(a) Finance cost	823.94	759.83	903.21	3,573.66
	(b) Depreciation	9.19	9.84	-	22.87
	(c) Employee benefits expense	-	-	1.33	1.33
	(d) Other expenses	20.15	30.50	7.50	130.34
II	Total expenses	853.28	800.17	912.04	3,728.20
III	Loss before tax (I-II)	(583.83)	(532.61)	(646.73)	(2,663.51)
	Tax expense:				
	Current tax	-	-	-	-
	Deferred tax	-	-	-	-
IV	Total tax expense	-	-	-	-
	Net loss for the period (III-IV)	(583.83)	(532.61)	(646.73)	(2,663.51)
	Other comprehensive income				
	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-
V	Total other comprehensive income	-	-	-	-
VI	Total comprehensive loss for the period (IV+V)	(583.83)	(532.61)	(646.73)	(2,663.51)
VII	Earnings per share of ₹ 10/- each (for continuing and total operations) - (not annualised for quarters)				
	(a) Basic (in ₹)	(4.41)	(4.38)	(103.25)	(21.89)
	(b) Diluted (in ₹)	(4.41)	(4.38)	(103.25)	(21.89)
VIII	Net worth (Refer note 6)	(3,192.97)	(2,564.95)	(633.00)	(2,564.95)
IX	Paid-up debt capital (Refer note 6)	42,114.65	37,878.44	28,377.08	37,878.44
X	Ratios (Refer note 7)				
	a. Debt-equity ratio	(13.19)	(14.77)	(44.83)	(14.77)
	b. Current ratio	13.56	4.92	1.11	4.92
	c. Long term debt to working capital	15.31	22.66	621.21	22.66
	d. Current liability ratio	0.01	0.01	0.02	0.01
	e. Total debts to total assets	1.08	1.06	1.01	1.06
	f. Net profit margin (%)	Nil	Nil	Nil	Nil
	g. Interest service coverage ratio	Nil	Nil	Nil	Nil
	h. Outstanding redeemable preference shares	Nil	Nil	Nil	Nil
	i. Debenture redemption reserve	Nil	Nil	Nil	Nil
	j. Debtors' turnover	Nil	Nil	Nil	Nil
	k. Inventory turnover	Nil	Nil	Nil	Nil
	k. operating margin percent	Nil	Nil	Nil	Nil
	m. debt service coverage ratio	Nil	Nil	Nil	Nil

See accompanying notes to the financial results

Assetz Industrial Parks Private Limited
Corporate Identity Number (CIN) : U45205KA2015PTC080444
Registered Office: Assetz House, No.30, 3rd Floor, Crescent Road, Bengaluru - 560001
Notes to Financial Results

- 1 The Company is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.
- 2 The above financial results of Assetz Industrial Parks Private Limited ("the Company"), for the quarter ended 30 June 2025 have been prepared in accordance with the recognition and measurement principles laid down in applicable Indian Accounting Standards ("IndAS") as prescribed under Section 133 of the Companies Act 2013 ("The Act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
- 3 These financial results have been approved by the Board of Directors at their meeting held on 12 August 2025.
- 4 The Company has entered into a lease-cum-sale deed with Karnataka Industrial Area Development Board on 4 March 2024 for 114.02 acres of land (out of 125 acres allotted) amounting to ₹ 15,887 lakhs, for which the lease deed was registered on 1 July 2024, the stamp duty of which has been paid in the previous year. The Company intends to develop an industrial warehouse in due time on this land post which it would sub-lease the warehouse to customers and earn lease rental income.
- 5 The Board, in meeting held on 23 June 2025, has approved a construction finance facility of ₹ 13,840 lakhs from ICICI Bank Limited for the development of phase 2 of the Project. As of 30 June 2025, the Company has drawn down ₹ 1,000 lakhs from the approved facility.
- 6 The figures for the quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to third quarter of the financial year. Also figure upto the end of the first quarter were only reviewed and not subject to audit.
- 7 Formulae for computation of ratios are as follow:
 - (a) Debt equity ratio = Debt/Net worth
Debt or paid-up debt capital: Non-current borrowings
Net worth: Paid-up equity share capital + Other equity
 - (b) Current ratio = Current assets / Current liabilities
 - (c) Long term debt to working capital = Non-current borrowings/(Current assets less current liabilities)
 - (d) Total debts to total assets = Debt / Total assets
 - (e) Net profit margin = Net profit for the period / Total income

On behalf of board of directors of Assetz Industrial Parks Private Limited

S.Thirupathi
Director
DIN: 07016259

Bengaluru
12 August 2025