

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Date: 14th November, 2022

To,
The Manager - Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001

ISIN	INE01FW08011
Scrip Code	973377
Scrip ID	ZCSPSPL10

Dear Sir/ Madam,

Subject: Submission of Unaudited Financial Results along with the Limited Review Report of M/s. Spero Properties and Services Private Limited (“the Company”) for the Second Quarter and half year ended 30th September, 2022 as per Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We wish to inform you that the Board of Directors of the Company at its meeting held today i.e., Monday, 14th November, 2022, considered and approved the unaudited financial results of the Company for the Second Quarter and half year ended 30th September, 2022 and took note of the limited review report issued by the Statutory Auditors of the Company.

Accordingly, in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI (LODR) Regulations, 2015”), please find enclosed herewith the below mentioned documents:

- (a) Limited Review Report issued by the Statutory Auditors of the Company with respect to the unaudited financial results for the Second Quarter and half year ended 30th September, 2022 attached as **Annexure I**.
- (b) Unaudited financial results of the Company for the Second Quarter and half year ended 30th September, 2022 as per Regulation 52 of SEBI (LODR) Regulations, 2015 attached as **Annexure II**.
- (c) Declaration with respect to unmodified opinion in the limited review report for the Second Quarter and half year ended 30th September, 2022 as per Regulation 52 of SEBI (LODR) Regulations, 2015 attached as **Annexure III**.
- (d) Disclosures as per Regulation 52(4) of SEBI (LODR) Regulations, 2015 for the Second Quarter and half year ended 30th September, 2022 attached as **Annexure IV**.
- (e) Statement indicating utilisation and statement indicating deviation/variation in the use of proceeds of issue of Non-Convertible Debentures as per Regulation 52(7) and 52(7A) of SEBI (LODR) Regulations, 2015 for the Second Quarter and half year ended 30th September, 2022 attached as **Annexure V**.

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

- (f) Security Cover details for the Non-Convertible Debentures issued by the Company for the Second Quarter and half year ended 30th September, 2022 as per Regulation 54 read with Regulation 56(1)(d) of SEBI (LODR) Regulations, 2015 attached as **Annexure VI**.

This is for your information and records.

Thanking you,

For Spero Properties and Services Private Limited

Akshay Rajkumar Sharma
Company Secretary and Compliance Officer

Place: Mumbai

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Independent Auditor’s Review Report on Unaudited Quarterly Financial Results and Year to Date Financial Results of Spero Properties and Services Private Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Spero Properties and Services Private Limited

1. We have reviewed the accompanying statement of unaudited financial results (‘the Statement’) of Spero Properties and Services Private Limited (‘the Company’) for the quarter ended 30 September 2022 and the year to date results for the period 1 April 2022 to 30 September 2022, 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 Chandiook & Co LLP

Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Financial Results of Spero Properties and Services Private Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

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 Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

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by Neeraj Sharma
Date: 2022.11.14
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Neeraj Sharma

Partner

Membership No. 502103



UDIN: 22502103BCZUSA8073

Place: Gurugram

Date: 14 November 2022

Spero Properties and Services Private Limited
Financial results for the quarter and six months period ended 30 September 2022

3 Additional disclosures as per regulation 52 (4) of the Listing Regulations:						
(Rs. in thousands, except ratios)						
Particulars	Quarter ended			Six months period ended		Year ended
	30 September 2022	30 June 2022	30 September 2021	30 September 2022	30 September 2021	31 March 2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
a) ISIN	INE01FW08011	INE01FW08011	INE01FW08011	INE01FW08011	INE01FW08011	INE01FW08011
b) Credit rating and changes(in any) (no change during the period/year)	ICRA : BBB -ve (Stable)	ICRA : BBB -ve (Stable)	ICRA : BBB -ve (Stable)	ICRA : BBB -ve (Stable)	ICRA : BBB -ve (Stable)	ICRA : BBB -ve (Stable)
c) Security cover available	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
d) Debt equity ratio ¹	1.64	1.57	1.41	1.64	1.41	1.52
e) Previous due date for the payment of interest of non convertible debentures (NCDs)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
f) Previous due date for the repayment of principal of NCDs	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
g) Next due date for the payment of interest of NCDs	31 March 2025	31 March 2025	31 March 2025	31 March 2025	31 March 2025	31 March 2025
h) Next due date for the repayment of principal of NCDs	09 August 2031	09 August 2031	09 August 2031	09 August 2031	09 August 2031	09 August 2031
i) Fixed assets coverage ratio ²	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
j) Debenture redemption reserve	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
k) Net worth ³	30,18,632.18	31,42,540.15	33,81,686.96	30,18,632.18	33,81,686.96	32,64,950.27
l) Current ratio ⁴	17.56	20.29	35.59	17.56	35.59	23.97
m) Long term debt to working capital ⁵	18.69	18.60	21.18	18.69	21.18	18.82
n) Bad debts to account receivable ratio ⁶	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
o) Current liability ratio ⁷	0.00	0.00	0.00	0.00	0.00	0.00
p) Total debts to total assets ⁸	0.58	0.58	0.58	0.58	0.58	0.58
q) Paid-up debt capital ⁹	49,48,638.74	49,48,638.74	47,63,977.67	49,48,638.74	47,63,977.67	49,48,596.11
r) Debt service coverage ratio ¹⁰	0.08	0.08	0.09	0.08	0.10	0.10
s) Interest service coverage ratio ¹¹	0.08	0.08	0.09	0.08	0.10	0.10
t) Debtors turnover ¹²	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
u) Inventory turnover	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
v) Operating margin (%) ¹³	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
w) Net profit margin (%) ¹⁴	(890.39)	(879.25)	(18.34)	(884.82)	(17.09)	(211.24)

¹ Debt equity ratio = Debt/Equity and Equity = Equity share capital + Instruments entirely equity in nature + Other equity

² Fixed assets coverage ratio = Total assets secured by first or exclusive charge/ indebtedness secured by or aggregate to be secured by first charge or exclusive charge over fixed assets (i.e. aggregate external borrowing)

³ Net worth = Equity share capital + Instruments entirely equity in nature + Other equity

⁴ Current ratio = Total current assets/Total current liabilities

⁵ Long term debt to working capital = Non-current borrowings / (Total current assets - Total current liabilities)

⁶ Bad debts to account receivable ratio = Bad debts/average of opening and closing trade receivable (Bad debts - impairment balance as per statement of profit and loss) (Accounts receivable - Trade receivable as per balance sheet date)

⁷ Current liability ratio = Total current liabilities/Total liabilities

⁸ Total debts to total assets = Total borrowings/Total assets

⁹ Paid up debt capital = Total borrowings

¹⁰ Debt service coverage ratio = Earning before depreciation, interest and tax/(Interest expense* + Principal repayment (excluding prepayments))

¹¹ Interest service coverage ratio = Earning before depreciation, interest and tax/Interest expense*

*Interest expense includes interest capitalized

¹² Debtors turnover = trade receivable/revenue from operations

¹³ Operating margin = operating profit/revenue from operations

(Operating profit = Revenue from operations - cost of sales - employee benefits expense - other expenses - depreciation and amortization)

¹⁴ Net profit margin = Net profit for the period or year/total income

4 The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. leasing and development of real estate projects and all other related activities which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

5 All amounts have been rounded-off upto two place of decimal.

Registered Office : One International Center, Tower-1,10th Floor, Plot No. 612-613, Senapati Bapat Marg, Mumbai - 400013
Corporate Identity Number (CIN) : U74999MH2017PTC302943

Place : Mumbai
Date : 14 November 2022

For and on behalf of Board of Directors

Srejan Goyal

Srejan Goyal
Director [DIN No. 09292309]

Spero Properties and Services Private Limited
Financial results for the quarter and six months period ended 30 September 2022
Statement of profit and loss for quarter and six months period ended 30 September 2022

Particulars	(Rs. in thousands)					
	Quarter ended			Six months period ended		Year ended
	30 September 2022	30 June 2022	30 September 2021	30 September 2022	30 September 2021	31 March 2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue						
Other income	13,916.18	13,922.04	13,841.99	27,838.22	27,184.67	57,461.04
Total income	13,916.18	13,922.04	13,841.99	27,838.22	27,184.67	57,461.04
Expenses						
Cost of revenue	-	-	-	-	-	-
Employee benefits expense	177.23	177.23	54.74	354.46	54.74	653.04
Finance costs	1,34,124.66	1,32,666.78	14,296.55	2,66,791.44	29,255.45	1,73,743.14
Other expenses	3,522.27	3,488.14	2,029.39	7,010.41	2,520.95	4,448.02
Total expenses	1,37,824.16	1,36,332.15	16,380.68	2,74,156.31	31,831.14	1,78,844.20
Loss before tax	(1,23,907.98)	(1,22,410.11)	(2,538.69)	(2,46,318.09)	(4,646.47)	(1,21,383.16)
Tax expense	-	-	-	-	-	-
Net loss for the period/year	(1,23,907.98)	(1,22,410.11)	(2,538.69)	(2,46,318.09)	(4,646.47)	(1,21,383.16)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period/year	(1,23,907.98)	(1,22,410.11)	(2,538.69)	(2,46,318.09)	(4,646.47)	(1,21,383.16)
Earnings per equity share (not annualized, except for the year ended 31 March 2022) (face value of Rs. 10 per share)						
Basic (Rs.)	(0.36)	(0.36)	(0.01)	(0.72)	(0.01)	(0.36)
Diluted (Rs.)	(0.36)	(0.36)	(0.01)	(0.72)	(0.01)	(0.36)

Particulars	(Rs. in thousands)	
	As at	
	30 September 2022	31 March 2022
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Investment property	77,76,886.69	77,76,886.69
Financial assets		
Loans	5,00,216.56	4,78,156.29
Other financial assets	495.00	495.00
Income-tax assets (net)	5,944.86	9,711.89
Other non-current assets	1,947.27	1,551.99
Total non-current assets	82,85,490.38	82,66,801.86
Current assets		
Financial assets		
Cash and cash equivalents	1,54,121.22	2,73,838.65
Other bank balances	1,25,695.29	-
Other current assets	964.95	575.16
Total current assets	2,80,781.46	2,74,413.81
Total assets	85,66,271.84	85,41,215.67
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,000.00	1,000.00
Instruments entirely equity in nature	34,01,150.00	34,01,150.00
Other equity	(3,83,517.82)	(1,37,199.73)
Total of equity	30,18,632.18	32,64,950.27
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	49,48,638.74	49,48,596.11
Other financial liabilities	5,83,011.65	3,16,220.21
Total non-current liabilities	55,31,650.39	52,64,816.32
Current liabilities		
Financial liabilities		
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	15,923.64	11,259.72
Other current liabilities	65.63	189.36
Total current liabilities	15,989.27	11,449.08
Total equity and liabilities	85,66,271.84	85,41,215.67

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Spero Properties and Services Private Limited
Financial results for the quarter and six months period ended 30 September 2022

Statement of cash flow	(Rs. in thousands)	
Particulars	Six months period ended	Six months period ended
	30 September 2022	30 September 2021
	(Unaudited)	(Unaudited)
Cash flows from operating activities:		
Loss before tax	(2,46,318.09)	(4,646.47)
Adjustments for :		
Finance costs	2,66,791.44	29,255.45
Interest income	(27,838.22)	(27,123.54)
Operating loss before working capital changes and other adjustments:	(7,364.87)	(2,514.56)
Working capital changes and other adjustments:		
Other non-current assets and other current assets	(785.06)	(1,325.35)
Other non-current financial assets	-	(400.00)
Trade payables	4,663.91	(2,481.33)
Other current liabilities	(81.10)	(4,488.86)
Cash used in operating activities	(3,567.12)	(11,210.10)
Income tax refund/(paid) - net	4,007.70	(37.08)
Net cash flows from / (used in) operating activities (A)	440.57	(11,247.18)
Cash flows from investing activities:		
Purchase of investment property	-	(4,739.10)
Movement in other bank balances (net)	(1,25,695.29)	4,899.93
Interest received	5,537.28	591.05
Net cash (used in)/ flows from investing activities (B)	(1,20,158.01)	751.88
Cash flows from financing activities:		
Proceeds from issue of non convertible debentures	-	40,00,000.00
Repayment of non-current borrowings	-	(32,36,022.34)
Interest paid	-	(7,21,269.04)
Net cash flows from financing activities (C)	-	42,708.62
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(1,19,717.43)	32,213.32
Cash and cash equivalents at the beginning of the period	2,73,838.65	14,580.60
Cash and cash equivalents at the end of the period	1,54,121.22	46,793.92
Cash and cash equivalent comprises of:		
Balances with banks-in current accounts	4,853.21	6,698.80
Bank deposits with original maturity upto three months	1,49,268.01	40,095.12
Total of cash and cash equivalents	1,54,121.22	46,793.92
Notes to the financial results:		
1 These financial results of Spero Properties and Services Private Limited ('the Company') for the quarter and six months period ended 30 September 2022 have been approved by the Board of Directors ('the Board') at its meeting held on 14 November 2022 and reviewed by statutory auditors of the Company. These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), as specified in section 133 of the Companies Act, 2013.		
2 On 10 August 2021, the Company had issued NCDs amounting to Rs. 4,950,000 thousands (listed on stock exchange on 'BSE') and these debentures are repayable after 10 years from the date of issue. Interest is payable on annual basis from 31 March 2025 at the rate of 6% per annum and redeemable at a premium. These NCDs are unsecured.		

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Srejan
Goyal

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SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Date: 14th November, 2022

Annexure III

To,
The Manager - Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001

ISIN	INE0IFW08011
Scrip Code	973377
Scrip ID	ZCSPSPL10

Dear Sir/ Madam,

Subject: Declaration w.r.t. unmodified opinion in the Limited Review Report of M/s. Spero Properties and Services Private Limited (“the Company”) for the Second Quarter and half year ended 30th September, 2022 as per Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In accordance with the provisions of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company hereby declares that the Statutory Auditors of the Company have issued the Limited Review Report with unmodified opinion with respect to the unaudited financial results of the Company for the Second Quarter and half year ended 30th September, 2022.

This is for your information and records.

Thanking you,

For Spero Properties and Services Private Limited

Akshay Rajkumar Sharma
Company Secretary and Compliance Officer
Place: Mumbai

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Date: 14th November, 2022

To,
 The Manager - Listing Department
BSE Limited
 1st Floor, Phiroze Jeejeebhoy Towers,
 Dalal Street, Fort,
 Mumbai - 400001

ISIN	INE0IFW08011
Scrip Code	973377
Scrip ID	ZCSPSPL10

Dear Sir/ Madam,

Subject: Statement indicating utilisation and statement indicating deviation/variation in the use of proceeds of issue of non-convertible debt securities for the Second Quarter and half year ended 30th September, 2022 as per Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We, M/s. Spero Properties and Services Private Limited (“the Company”) hereby confirm that as required under Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, there were no deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in offer document/information memorandum for the Second Quarter and half year ended 30th September, 2022.

Further, pursuant to the Circular No: **SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/0000000103** issued by Securities and Exchange Board of India dated 29th July, 2022, the Company hereby encloses the statement indicating utilization and material deviation or variation, if any (**Annexure A**) in the use of proceeds of issue of non-convertible debt securities for the Second Quarter and half year ended 30th September, 2022 as per the format prescribed in the said circular.

This is for your information and records.

Thanking you,

For Spero Properties and Services Private Limited

Akshay Rajkumar Sharma
Company Secretary and Compliance Officer

Place: Mumbai

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Annexure-A

A: Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes / No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Spero Properties and Services Private Limited	INE01FW08011	Private Placed	Non-Convertible Debentures	10/08/2021 for Rs. 400 crores; and 01/11/2021 for Rs. 95 crores.	495 crores	481.25 crores	No	-	-

B: Statement of Deviation or Variation

Name of listed entity	Spero Properties and Services Private Limited
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds	10/08/2021
Amount Raised	10/08/2021 for INR 400 crores; and 01/11/2021 for INR 95 crores
Report filed for the quarter ended	Quarter ended September 2022
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the audit committee after review	Not Applicable

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation, in the following table:	The funds raised by the Company were utilised in accordance with the Debenture Trust Agreement. Further, there was no deviation/variation in the use of funds during the quarter ended 30 th September, 2022.

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any
-	-	-	-	-	-	-

Deviation could mean:

(a) Deviation in the objects or purposes for which the funds have been raised

(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

For Spero Properties and Services Private Limited

Akshay Rajkumar Sharma
Company Secretary and Compliance Officer

SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Date: 14th November, 2022

To,
The Manager - Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001

ISIN	INE0IFW08011
Scrip Code	973377
Scrip ID	ZCSPSPL10

Dear Sir/ Madam,

Subject: Declaration w.r.t. non-applicability of creation of Security Cover details thereof with respect to the Non-Convertible debt securities of the Company.

We, M/s. Spero Properties and Services Private Limited (“**the Company**”) hereby confirm that the non-convertible debt securities issued by the Company are of unsecured nature and therefore, creation of security for the said debentures and the security cover details thereof are not applicable to the Company as per Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and records.

Thanking you,

For Spero Properties and Services Private Limited

Akshay Rajkumar Sharma
Company Secretary and Compliance Officer

Place: Mumbai