

11 November 2020

To,
The BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai - 400001

Dear Sirs/ Madam,

Sub: Submission of Un-audited Financial Results for the Half Year ended 30 September 2020.

Ref: Scrip Code: 951891; ISIN: INE660H08062
Scrip Code: 953548; ISIN: INE660H08054

Company: Cyber Pearl Information Technology Park Private Limited

This is to inform you that the Board of Directors of the Company at its Meeting held on 11 November 2020, has inter alia, considered and approved Un-audited financial results for the half year ended 30 September 2020.

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith, Un-audited financial results for half year ended 30 September 2020 including the information required under regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the certificate received from the debenture trustee and Limited review report issued by the Statutory Auditor.

Kindly take the above on record.

Yours faithfully
For Cyber Pearl Information Technology Park Private Limited



Neha Singh
Company Secretary
(A-32391)

Cyber Pearl Information Technology Park Pvt. Ltd.

The V, Admin Block, Mariner, Plot # 17,
Software Units Layout
Madhapur, Hyderabad, 500081
Telangana, India

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www.cyberpearl.in

11 November 2020

To,
The BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai – 400001

Dear Sirs/Madam,

Sub: Information required under Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We refer to the provisions of Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. In respect of the same please find enclosed the following information: -

1. The Credit rating in respect of NCD Series-I & II is ICRA-BBB+(Stable).
2. Debt-equity ratio – 0.91
3. The following are the details of previous and next due date for payment of interest and principal on NCD.

Description	Previous due date for payment of interest	Whether previous interest paid or not	Next due date for payment of interest	Due date for payment of principal
NCD Series-I	30 September 2020*	Paid	31 March 2021*	28 March 2035**
NCD Series -II	30 September 2020*	Paid	31 March 2021*	10 March 2036

*The interest accrued till 31 March and 30 September is payable within 15 days from such date on half yearly basis.

** The redemption date was extended by 15years and the maturity date was moved from 29 March 2020 to 28 March 2035.

4. Net worth – Rs. 1383.21 Million
5. Debt Service Coverage Ratio – 2.29
6. Interest Service Coverage Ratio – 2.29
7. Debenture Redemption Reserve – Rs. 99.82 Million
8. Net profit/loss after tax – Rs.89.03 Million
9. Basic & Diluted Earnings per share (of Rs 10 each) – Rs. 4.89

Thanking you.

Yours faithfully,

For Cyber Pearl Information Technology Park Private Limited

Neha Singh

Neha Singh

Company Secretary

(A-32391)

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Software Units Layout

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Independent Auditor's Review Report on the Half-yearly Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Cyber Pearl Information Technology Park Private Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Cyber Pearl Information Technology Park Private Limited (the "Company") for the half year ended September 30, 2020 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This 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, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Standards on Auditing 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.
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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

5. Emphasis of Matter

We draw attention to note (d) to the statement, relating to the accounting treatment adopted by the Company pursuant to a Scheme of Amalgamation approved by the Honourable High Court of Madras ("Court") and other relevant regulatory authorities, whereby the Company in its financial statements had recognized goodwill and amortising the same over the remaining useful life of the buildings taken over as per approved scheme although different from that prescribed under Ind AS.

Our opinion is not modified in respect of the above matter.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

ADARSH

RANKA

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RANKA
Date: 2020.11.11 13:23:50
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per Adarsh Ranka

Partner

Membership No.: 209567

UDIN: 20209567AAAAGR2470

Place: Bengaluru

Date: November 11, 2020

CYBERPEARL INFORMATION TECHNOLOGY PARK PRIVATE LIMITED

Corporate Identification Number (CIN) : U72900TN2002PTC099624

Registered Office: Unit no.7 & 8, 1st floor, Pinnacle Building, International Tech Park, CSIR Road, Taramani, Chennai, Tamil Nadu.

Statement of Unaudited financial results for the half year ended September 30, 2020

Statement of Profit & Loss			
	Rs in million unless otherwise stated		
	Current 6 months ended 30/09/2020 (Unaudited)	Corresponding 6 months ended 30/09/2019 (Unaudited)	Previous year ended 31/03/2020 [Audited]
1. Income			
Revenue from operations	407.53	406.74	805.75
Other income	-	0.16	0.61
Finance income	16.93	8.24	22.16
Total income	424.46	415.14	828.52
2. Expenses			
Employee benefits expense	2.63	2.13	4.12
Depreciation and amortisation expense	93.06	94.26	188.55
Finance costs	96.81	95.22	191.91
Repairs and maintainance	37.52	30.49	99.98
Other expenses	69.97	66.22	126.16
Total expenses	299.99	288.32	610.72
3.Profit / (loss) from operations before exceptional items (1 - 2)	124.47	126.82	217.80
4. Exceptional items	-	-	-
5.Profit / (loss) from operations before tax (3 - 4)	124.47	126.82	217.80
6. Tax expenses			
Current tax	42.15	30.04	58.59
Adjustment of tax relating to earlier periods	0.29	-	-
Deferred tax charge/ (credit)	(7.00)	7.54	5.84
Total tax	35.44	37.58	64.43
7. Profit / (loss) after tax (5 - 6)	89.03	89.24	153.37
8. Other comprehensive income / (loss)	-	-	-
9. Total comprehensive income / (loss) (7 + 8)	89.03	89.24	153.37
Paid-up equity share capital (18,223,448 equity shares of Rs.10 each)	182.23	182.23	182.23
Paid-up debt capital 1665 Redeemable Unsecured Non-Convertible Debentures of Rs.1 million each (refer note (c) below)	1,257.49	1,257.49	1,257.49
Reserves and surplus (included under other equity as per balance sheet of previous accounting year)			1,111.95
Debtenture Redemption Reserve	99.82	89.09	98.99
Earning Per Share (EPS) of Rs.10 each (Rs.) (not annualised)			
Basic	4.89	4.90	8.42
Diluted	4.89	4.90	8.42
Debt Equity Ratio	0.91	1.02	0.97
Debt Service Coverage Ratio (refer note (g) below)	2.29	0.22	2.13
Interest Service Coverage Ratio (refer note (g) below)	2.29	2.33	2.13

Statement of assets and liabilities		Rs in million unless otherwise stated	
		As at 30/09/2020 [Unaudited]	As at 31/03/2020 [Audited]
ASSETS			
Non current assets			
Property, plant and equipment		2.14	2.44
Investment property		1,445.74	1,517.38
Capital work in progress		46.37	25.04
Right-of-use assets		51.82	53.29
Goodwill		663.88	683.98
Deferred tax assets		246.10	265.38
Current tax assets (net)		127.58	144.09
Other non-current assets		52.59	59.42
		2,636.22	2,751.02
Current assets			
Inventories		5.79	5.18
Financial assets			
Trade receivables		24.95	25.83
Cash and cash equivalents		412.78	50.42
Bank balances other than cash and cash equivalents		352.15	504.01
Other financial assets		31.87	52.50
Other current assets		44.86	38.89
		872.40	676.83
Total assets		3,508.62	3,427.85
EQUITY and LIABILITIES			
Equity			
Equity share capital		182.23	182.23
Other equity		1,200.98	1,111.95
Total equity		1,383.21	1,294.18
Liabilities			
Non current liabilities			
Financial liabilities			
Borrowings		1,257.49	1,257.49
Lease Liabilities		58.55	58.61
Other financial liabilities		74.36	119.11
Deferred revenue		5.25	8.22
Deferred tax liabilities (net)		242.55	249.55
Provisions		0.19	0.19
		1,638.39	1,693.17
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.		73.86	70.68
Other financial liabilities		391.99	348.03
Deferred revenue		11.71	13.11
Provisions		0.13	0.13
Other current liabilities		9.33	8.55
		487.02	440.50
Total equity and liabilities		3,508.62	3,427.85

Notes:

a) The above unaudited financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting standards ("IND-AS"), Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 read with SEBI Circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016.

b) The above unaudited financial results for the six months period ended September 30, 2020 have been reviewed and approved by the Board of Directors in its meeting held on November 11, 2020. The statutory auditors of the Company have carried out limited review of the above unaudited financial results of the Company for the half year ended September 30, 2020.

c) During the year ended March 31, 2015, the Company had issued 1,325 redeemable unsecured non-convertible debentures ('debenture 1') series 1 of Rs.1 million each aggregating to Rs.1,325 million which carry an interest rate of 19% per annum payable half yearly. The term of each debenture 1 shall be 5 years, however the company has an option to redeem the debentures at any time before the expiry of term of five years. The debenture 1 have been listed on BSE Limited ('BSE') on April 08, 2015.

During the year ended March 31, 2016, the Company has issued 740 redeemable unsecured nonconvertible debentures of Rs.1 million each series 2 ("debenture 2"), partly paid up of Rs.0.14 million each on March 11, 2016 aggregating to Rs.102.49 million which carry an interest rate of 19% per annum payable half yearly. The term of each debenture 2 shall be twenty years; however the Company has an option to redeem the debentures at any time before the expiry of term of twenty years. The debenture 2 has been listed on BSE Limited ('BSE') on March 21, 2016.

During the year ended March 31, 2017, the paid up value of the debentures has increased from Rs.0.14 million to Rs.0.45 million per debenture, pursuant to the receipt of Rs.230 million as additional first call subscriptions on 740 redeemable unsecured non-convertible debentures of Rs.1 million each series 2 ("debenture 2") on May 31, 2016.

During the year ended March 31, 2018, the rate of interest has been reduced from 19% pa to 13.65% pa with effect from April 1, 2018 on both series of debentures with the approval of debenture trustees and debenture holders.

On April 15, 2019, the company has redeemed 400 NCD debenture 1 series amounting to Rs 400 million and on March 13, 2020, the Company has deferred the repayment of balance 925 NCD debenture 1 series falling due on March 29, 2020 by fifteen years to March 28, 2035 with the approval of debenture holder and debenture trustee.

d) On June 30, 2015, pursuant to the approval of the Scheme of Amalgamation between the Company and Ascendas IT SEZ (Chennai) Private Limited and their respective shareholders and creditors ("the scheme") by Honourable High Court of Madras ("Court"), Ascendas IT SEZ (Chennai) Private Limited has amalgamated with the Company with effect from March 31, 2015 ('the Appointed Date'). The High Court order was filed with the Registrar of Companies on August 10, 2015 (the "Effective date"). In accordance with the scheme, all the assets and liabilities have been recorded at book values in the books of the Company. The difference between the total net assets taken over and the book value of investments held in AITSEZ as at April 1, 2015 had been recognized as Goodwill in books. Goodwill is amortized over a period of 22 years which represents the remaining useful life of the buildings taken over. This accounting, although different from that prescribed under the Indian Accounting Standards, the same has been approved by the Court. The statutory auditors have given an emphasis of matter in this regard in their limited review report.

e) The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of investment property (including under development), property, plant and equipment, goodwill, capital work in progress, receivables and tax assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information, economic forecasts and consensus estimates from market sources on the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at September 30, 2020 will be recovered. The actual impact of COVID-19 on the Company's financial results may differ from that estimated as at the date of approval of these financial results.

f) Based on the internal reporting to chief operating decision maker, the financial results relates to business of developing, operating and maintaining industrial parks and incidental activities as the only one segment of the Company and hence disclosing information as per the requirements of Ind AS 108 'Operating Segments' is not applicable.

g) Assumptions to financial ratios

(i) Debt Equity ratio = Paid up debt capital / Equity (Net worth)

Equity (Net worth) = Equity share capital + Reserves and surplus (including capital redemption reserve + debenture redemption reserve)

(ii) Debt Service Coverage Ratio (DSCR) = Profit or loss before finance cost and tax expense / (finance cost + principal repayment)

(iii) Interest Service Coverage Ratio (ISCR) = Profit or loss before finance cost and tax expense / finance cost.

h) The above financial results are also available on the stock exchange website www.bseindia.com.

i) Figures of the previous periods' / years' wherever necessary, have been regrouped / reclassified to conform to the current periods' classification / presentation.

**For and on behalf of the Board of Directors of
Cyber Pearl Information Technology Park Private Limited**

SANJEEV Digitally signed by SANJEEV
DASGUPTA
Date: 2020.11.11 15:10:21
+05'00'
DASGUPTA
Sanjeev Dasgupta

Director

DIN: 00090701

Place : Singapore

Date : November 11, 2020

20556/ITSL/OPR/2020-21

Date: 11th November, 2020.

To,

Cyber Pearl Information technology Park Private Limited,
Unit no. 7 & 8, 1st Floor,
Pinnacle Building, International Tech Park,
CSIR Road, Taramani,
Chennai - 600113

Kind Attn.: Ms. Neha Singh

Dear Madam,

Ref: Regulation 52(5) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015 – Submission of Half Yearly Financial Results by the Company

We are acting in capacity of Debenture Trustee for Non-Convertible Debentures issued by Cyber Pearl Information technology Park Private Limited (“the Company”).

With reference to the above, we are in receipt of your email dated 11th November, 2020 for submission of Half Yearly Financial Results to the Stock Exchange.

Pursuant to Regulation 52(5) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015, **“We hereby certify that we have taken note of the contents of the limited review reports, submitted to us by the company under Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015 for the financial half year ended September 30, 2020”.**

Thanking You,

Yours Faithfully,
For IDBI Trusteeship Services Limited,



Authorised Signatory.

