Date: 28th October, 2021

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

<u>Subject: Outcome of the Board Meeting held on 28th October, 2021 to consider and approve the unaudited</u> <u>financial results of the Company for the quarter ended 30th September, 2021</u>

Dear Sir/Madam,

We wish to inform you that the Board of Directors of M/s. Spero Properties and Services Private Limited ("the Company") at its meeting held today i.e. Thursday, 28th October, 2021 considered and approved the unaudited financial results of the Company for the quarter ended 30th September, 2021 along with the limited review report issued by the Statutory Auditors of the Company.

Accordingly, in terms of Regulations 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) Unaudited financial results of the Company along with the limited review report for the quarter ended 30th September, 2021 as per Regulation 52(2) of SEBI (LODR) Regulations, 2015 attached as Annexure I and II respectively.
- (b) Declaration with respect to unmodified opinion in the limited review report for the quarter ended 30th September, 2021 as per Regulation 52(2)(e) of SEBI (LODR) Regulations, 2015 attached as Annexure III.
- (c) Statement of assets and liabilities and statement of cash flows for the half year ended 30th September, 2021 as per Regulation 52(2)(f) of SEBI (LODR) Regulations, 2015 attached as **Annexure IV**.
- (d) Disclosures as per Regulation 52(4) of SEBI (LODR) Regulations, 2015 for the quarter ended 30th September, 2021 attached as **Annexure V**.
- (e) Statement with respect to material deviation in the use of proceeds of issue of Non-Convertible Debentures as per Regulation 52(7) of SEBI (LODR) Regulations, 2015 for the quarter ended 30th September, 2021 attached as **Annexure VI**.

RO: One International Center, 10th Floor, Tower-1, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400013, Maharashtra Site Office: 1, Dr E Moses Road, Worli Naka, Upper Worli, Worli, Mumbai, Maharashtra - 400018 Email: <u>info@nucleusofficeparks.com</u> Website: <u>www.nucleusofficeparks.com</u>Tel: +91 2268305500 CIN: U74999MH2017PTC302943

(f) Declaration with respect to the non-applicability of creation of security and asset cover for the Non-Convertible Debentures issued by the company for the quarter ended 30th September, 2021 as per Regulation 54(2) and Regulation 54(3) of SEBI (LODR) Regulations, 2015 attached as **Annexure VII.**

The meeting commenced at 11:30 a.m. and concluded at 06.00 p.m.

Request you to take the above documents on record.

Thanking You.

Yours faithfully,

For Spero Properties & Services Private Limited

DSERV AKSLWY

Akshay Rajkumar Sharma Company Secretary and Compliance Officer Membership No.: A50318

Spero Properties and Services Private Limited Financial results for the quarter and six months period ended 30 September 2021 Statement of profit and loss for quarter and six months period ended 30 September 2021

Particulars	Quarter ended	Six month	ns ended	Year
	30 September	30 September	30 September	31 March
	2021	2021	2020	2021
	Unaudited	Unaudited	Unaudited	Audited
			(refer note 1)	
Revenue Other income	13,841.99	27,184.67	26,624.22	53,507.5
Total income	13,841.99	27,184.67	26,624.22	53,507.5
Expenses				
Employee benefits expense	54.74	54.74		
Finance costs	14,296.55	29,255.45	30,082.19	60,000.
Other expenses	2,029.39	2,520,95	810.55	3,412.
Total expenses	16,380.68	31,831.14	30,892.74	63,412.
Loss before tax	(2,538.69)	(4,646.47)	(4,268.52)	(9,904.
Tax expense	(2,538.69)	(4,646.47)	(4,268.52)	(9,904.
Net loss for the period/year	(2,038.09)	(4,040.47)	(4,200.52)	(9,904.
Other comprehensive income Total comprehensive income for the period/year	(2,538.69)	(4,646.47)	(4,268.52)	(9,904.
Earnings per equity share (not annualized)	(2,000,00)	[4,040,47]	(4,200,02)	10,004.
Basic (Rs.)	(0.01)	(0.01)	(0.01)	(0,
Diluted (Rs.)	(0.01)	(0.01)	(0.01)	(0
Balance sheet as at 30 September 2021		(Rs. In thousan
Delance sneet as at 50 September 2021			As at	As at
			30 September	31 March
Particulars			2021	2021
			Unaudited	Audited
ASSETS				
Non-current assets investment property			76,47,959.00	74,25,254.
Financial assets				
Loans			3,41,000.00	
Other financial assets			400.00	
ncome-tax assets			4,047.87	4,010
Other non-current assets			925.97	519
Fotal of non-current assets			79,94,332.84	74,29,784
Current assets				
Financial assets				
Cash and cash equivalents			46,793.92	14,580
Other bank balances		1	5,100.07	10,000
Loans			1,78,584.48 988.08	4,93.051
Other current assets			2,31,466.55	5,17,701
Fotal of current assets			82,25,799,39	79,47,486
Fotal of assets			02,20,700,00	13,47,400
EQUITY AND LIABILITIES				
Equity			1,000.00	1,000
Equity share capital nstruments entirely equity in nature			34,01,150.00	34,01,150
nstruments entirely equity in nature Other equity			(20,463.04)	(15,816
Fotal of equity			33,81,686.96	33,86,333
jabilities				
Non-current liabilities				
Financial liabilities				
Borrowings			47,63,977.67	40,00,000
Other financial liabilities			73,631.62	5,47,680
Fotal of non-current liabilities			48,37,609.29	45,47,680
Current llabilities				
Financial liabilities				
Trade payables				
Total outstanding dues of micro enterprises and small enterprises				0.07
Total outstanding dues of creditors other than micro enterprises a	nd small enterprises		6,497.26	8,978
Other current liabilities			5.88 6,503.14	4,494
Fotal of current liabilities				





Particulars 2021 Cash flows from operating activities: (4,646 Loss before tax (4,646 Ayustments for (2,9,255 Finance costs (2,7,123 Operating loss before working capital changes and other adjustments: (2,514 Working capital changes and other adjustments: (2,514 Other non-current assets and other adjustments (1,325 Other non-current assets (1,325 Other non-current inancial assets (1,325 Other current liabilities (2,414) Cash used in operating activities (4,486 Cash used in operating activities (A) (11,247) Cash flows from investing activities: (4,733 Purchase of investment property (4,735 Movement in other bank balances (net) (4,895 Loan given to nesting activities: (4,033 Proceeds from investing activities: (4,733 Proceeds from issue of non convertible debentures (40,00,000 Repayment of non-current borrowings (12,242 Cash flows from financing activities: (4,736 Proceeds from issue of non convertible debentures (40,00,000 Repayment of non-current borrowings (12,247 Cash flows from financing activities: (2,246) Proceeds from issue	Cash flows from operating activities: Loss before tax Adjustments for Finance costs Interest income	
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Cash and cash equivalents at the beginning of the period 14,580 Cash and cash equivalents at the end of the period 46,793 Cash and cash equivalents comprises of: 6,696 Balances with banks - in current accounts 6,696 Bank deposits with original maturity upto three months 40,095 Total of cash and cash equivalents 46,793 Notes to the financial results: 46,793 These financial results of Spero Properties and Services Private Limited ('the Company') for the quarter and six months period ended 30 September 2 These inancial results of Spero Properties and Services Private Limited ('the Company') for the quarter and six months period ended 30 September 2 financial results have been approved by the Board of Directors ('the Board') at its meeting held on 28 October 2021 and reviewed by statutory auditors of the Company. Th financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in ser	X	
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Balances with banks - in current accounts 6,696 Bank deposits with original maturity up to three months 40,095 Total of cash and cash equivalents 46,793 Notes to the financial results: 7 These financial results of Spero Properties and Services Private Limited ('the Company') for the quarter and six months period ended 30 September 2 have been approved by the Board of Directors ('the Board') at its meeting held on 28 October 2021 and reviewed by statutory auditors of the Company. The financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in services.		
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financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in sec	These means a spectral country and a services invite content of the company for the quality and ski finding pend	itors of the Company Th

Spero Properties and Services Private Limited

Financial results for the quarter and six months period ended 30 September 2021

2 On 10 August 2021, the Company completed issuance and listing of its non-convertible debentures ('NCDs') in terms of Securities and Exchange Board of India ('SEBI') (Issue and Listing of Debt Securities) Regulations and accordingly, the financial results for the quarter and six months period ended 30 September 2021 are reviewed under regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Listing Regulations') and including relevant circulars issued by SEBI from time to time.

3 On 10 August 2021, the Company had issued NCDs amounting to Rs. 40,00,000 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.

4 The Covid-19, declared a global pandemic by the World Health Organization has resulted in disruption to regular business operations due to lockdown imposed by the government. The Company being in the business of development and leasing of commercial real estate faced minimal disruption in its operations and the management believes that the Covid-19 pandemic will have no material impact on its operations and its business plans.

Due to the ongoing Covid-19 pandemic, the Company has considered internal, external information, the possible effects that may result from Covid-19 on the carrying amounts of investment property and other assets and liabilities accrued and use of the going concern basis for preparation of these financial results upto the date of approval of these financial results by the Board of Directors. Having reviewed the underlying data and based on current estimates, the Company expects the carrying amount of these assets will be recovered and there is no material impact on liabilities accrued. However, the Company will continue to closely monitor any material changes to future economic conditions.

5 ICRA has assigned the long-term rating of *BBB -ve (Stable)* to long-term fund based borrowings of the Company.





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Walker Chandiok & Co LLP

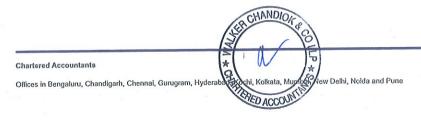
Walker Chandlok & Co LLP L 41, Connaught Circus, Outer Circle, New Delhi - 110 001 India

T +91 11 4500 2219 F +91 11 4278 7071

Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date 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 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 2021 and the year to date results for the period 1 April 2021 to 30 September 2021, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Attention is drawn to the fact that the figures for the year-to-date period ended 30 September 2020 have been approved by the Company's Board of Directors, but have not been subjected to audit or review.
- 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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 is registered with limited liability with identification number AAC-2095 and its registered office at L-41 Connaught Circus, New Delhi, 110001. India Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company 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 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

CHANDIO Neeraj Sharma Partner Membership No. 502103 Repaccount

UDIN: 21502103AAAAFX3917

Place: New Delhi Date: 28 October 2021

Date: 28th October, 2021

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

Subject: Declaration w.r.t. unmodified opinion in the Limited Review Report for the quarter ended 30th September, 2021 as per Regulation 52(2)(e) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

In accordance with the provisions of Regulation 52(2)(e) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we, M/s. Spero Properties & Services Private Limited ("the Company") hereby declare that the Statutory Auditors of the Company have issued Limited Review Report with unmodified opinion with respect to the unaudited financial results of the Company for the quarter ended 30th September, 2021.

This is for your information and records.

Thanking You.

Yours faithfully,

For Spero Properties & Services Private Limited

SERV AKSLWY

Akshay Rajkumar Sharma Company Secretary and Compliance Officer Membership No.: A50318

Spero Properties and Services Private Limited Financial results for the quarter and six months period ended 30 September 2021 Statement of profit and loss for quarter and six months period ended 30 September 2021

Particulars	Quarter ended	Six month	ns ended	Year ended
	30 September	30 September	30 September	31 March
	2021	2021	2020	2021
	Unaudited	Unaudited	Unaudited (refer note 1)	Audited
Revenue	13,841.99	27,184.67	26,624,22	53,507.53
Other income Total income	13,841.99	27,184.67	26,624.22	53,507.53
Expenses	13,041.33	21,104.07	20,024.22	55,507,5
Employee benefits expense	54.74	54.74		
Finance costs	14,296,55	29,255,45	30,082.19	60.000.0
Other expenses	2,029.39	2,520,95	810.55	3,412.0
Total expenses	16,380,68	31,831,14	30,892.74	63,412.0
Loss before tax	(2,538.69)	(4,646.47)	(4,268.52)	(9,904.5
Tax expense				-
Net loss for the period/year	(2,538.69)	(4,646.47)	(4,268.52)	(9,904.5
Other comprehensive income		•	-	
Total comprehensive income for the period/year	(2,538.69)	(4,646.47)	(4,268,52)	(9,904.5
Earnings per equity share (not annualized)			10.0.1	
Basic (Rs.)	(0.01)	(0.01)	(0.01)	(0.0
Diluted (Rs.)	(0.01)	(0.01)	(0.01)	(0.0
Balance sheet as at 30 September 2021				(Rs. In thousand
			As at	As at
Particulars			30 September	31 March
Fattebals			2021	2021
	to the second		Unaudited	Audited
ASSETS				
Non-current assets			76,47,959.00	74,25,254.6
Investment property			10,41,359.00	14,20,204.0
Financial assets Loans			3,41,000.00	-
Other financial assets			400.00	-
Income-tax assets			4,047.87	4.010.7
Other non-current assets			925.97	519.4
Total of non-current assets			79,94,332.84	74,29,784.9
Current assets				
Financial assets				
Cash and cash equivalents			46,793.92	14,580.6
Other bank balances			5,100.07	10,000.0
Loans		<i></i>	1,78,584.48	4,93.051.9
Other current assets			988.08	69.3
Total of current assets			2,31,466.55	5,17,701.8
Total of assets			82,25,799.39	79,47,486.7
EQUITY AND LIABILITIES				
Equity				
Equity share capital			1,000.00	1,000.0
instruments entirely equity in nature			34,01,150.00	34,01,150.
Other equity			(20,463.04)	(15,816.
Total of equity			33,81,686.96	33,86,333.
Liabilities				
Non-current liabilities				
Financial liabilities			17 60 077 67	10 00 000
Borrowings			47,63,977.67 73,631.62	40,00,000. 5,47,680.
Other financial liabilities			48,37,609.29	45,47,680.
Fotal of non-current liabilities			40,37,003.29	43,47,000.
Current Ilabilities				
Financial liabilities				
Trade payables Total outstanding dues of micro enterprises and small enterprises				
Total outstanding dues of micro enterprises and small enterprises Total outstanding dues of creditors other than micro enterprises a	6,497.26	8,978		
Other current liabilities	na amait enterprisea		5.88	4,494.
	0.00	4,434.		
Total of current liabilities			6,503.14	13,473.





Particulars 2021 Cash flows from operating activities: (4,646 Loss before tax (4,646 Ayustments for (2,9,255 Finance costs (2,7,123 Operating loss before working capital changes and other adjustments: (2,514 Working capital changes and other adjustments: (2,514 Other non-current assets and other adjustments (1,325 Other non-current assets (1,325 Other non-current inancial assets (1,325 Other current liabilities (2,414) Cash used in operating activities (4,486 Cash used in operating activities (A) (11,247) Cash flows from investing activities: (4,733 Purchase of investment property (4,735 Movement in other bank balances (net) (4,895 Loan given to nesting activities: (4,033 Proceeds from investing activities: (4,733 Proceeds from issue of non convertible debentures (40,00,000 Repayment of non-current borrowings (12,242 Cash flows from financing activities: (4,736 Proceeds from issue of non convertible debentures (40,00,000 Repayment of non-current borrowings (12,247 Cash flows from financing activities: (2,246) Proceeds from issue	Cash flows from operating activities: Loss before tax Adjustments for Finance costs Interest income	
Particulars 2021 Cash flows from operating activities: Lass before tax Lass be	Cash flows from operating activities: Loss before tax Adjustments for Finance costs Interest income	2021
Cash flows from operating activities: Unaudited Loss before tax (4,646 Agustments for 29,255 Interest income (27,123 Operating loss before working capital changes and other adjustments: (2,614 Working capital changes and other adjustments (3,025 Other non-current assets and other current assets (400 Other non-current saves and other adjustments (400 Other non-current saves and other adjustments (400 Other current liabilities (41241 Other current liabilities (41241 Cash used in operating activities (41241 Income tax gaid (37 Net cash used in operating activities: (4,738 Ourchase of investing activities: (4,738 Movement in other bank balances (net) (4,899 Loan given to related party (4,738 Mot cash flows from investing activities: (23,802 Proceeds from issue of non convertible debentures (40,0000 Rapayment of non-current borrowings (23,802 Cash nows from financing activities (C) (21,228 Net tash flows from financing activities (C) (21,280 Net ash flows from financing activities (C) (21,280 Cash and cash equivalents (A+B+C) (22,802	Loss before tax Adjustments for Finance costs Interest income	
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financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in sec	These means a spectral country and a services invite content of the company for the quality and ski finding pend	itors of the Company Th

Spero Properties and Services Private Limited

Financial results for the quarter and six months period ended 30 September 2021

2 On 10 August 2021, the Company completed issuance and listing of its non-convertible debentures ('NCDs') in terms of Securities and Exchange Board of India ('SEBI') (Issue and Listing of Debt Securities) Regulations and accordingly, the financial results for the quarter and six months period ended 30 September 2021 are reviewed under regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Listing Regulations') and including relevant circulars issued by SEBI from time to time.

3 On 10 August 2021, the Company had issued NCDs amounting to Rs. 40,00,000 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.

4 The Covid-19, declared a global pandemic by the World Health Organization has resulted in disruption to regular business operations due to lockdown imposed by the government. The Company being in the business of development and leasing of commercial real estate faced minimal disruption in its operations and the management believes that the Covid-19 pandemic will have no material impact on its operations and its business plans.

Due to the ongoing Covid-19 pandemic, the Company has considered internal, external information, the possible effects that may result from Covid-19 on the carrying amounts of investment property and other assets and liabilities accrued and use of the going concern basis for preparation of these financial results upto the date of approval of these financial results by the Board of Directors. Having reviewed the underlying data and based on current estimates, the Company expects the carrying amount of these assets will be recovered and there is no material impact on liabilities accrued. However, the Company will continue to closely monitor any material changes to future economic conditions.

5 ICRA has assigned the long-term rating of *BBB -ve (Stable)* to long-term fund based borrowings of the Company.





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Spero Properties and Services Private Limited Financial results for the quarter and six months period ended 30 September 2021

Particulars	As at a	30 September 2021	As at 30 September	(Rs. in thousan A 31 Ma
			2020 (refer note 1)	3111
a) ISIN	-	INE0IFW08011	NA	
b) Credit rating and changes(in any) (no change during the year)	ICR	A BBB -ve (Stable)	NA	
c) Asset cover available		NA	NA	
d) Debt equity ratio ¹		1.41	1.18	
 Previous due date for the payment of interest of non convertible 		NA	NA	
debentures (NCDs) f) Previous due date for the repayment of principal of NCDs	_	NA	NA	
g) Next due date for the payment of interest of NCDs		31 March 2025	NA	
h) Next due date for the repayment of principal of NCDs		09 August 2031	NA	
i) Fixed assets coverage ratio		NA	NA	
i) Debenture redemption reserve		NA	NA	
11		33,81,686.96	33,91,969,42	33,86,33
k) Net worth 2		35.59	59.21	3
I) Current ratio ³		21.18	8.11	
m) Long term debt to working capital *		and the second se	and the second se	
n) Bad debts to account receivable ratio		NA	NA	
o) Current liability ratio 5		0.00	0.00	
p) Total debts to total assets 6		0.58	0.52	
o) Paid-up debt capital ⁷		47,63,977.67	40,00,000.00	40,00,00
	For the quarter	For the six month	For the six month	For the year e
	ended 30	period ended 30	period ended 30	31 March
	September 2021	September 2021	September 2020	
			(refer note 1)	
r) Debt service coverage ratio	0.09	0.10	0.11	
s) Interest service coverage ratio ⁹	0.09	0.10	0.11	
	NA	NA	NA	
t) Debtors turnover	NA	NA	the second s	
u) Inventory tumover	NA	NA	second and the second se	
v) Operating margin (%) 10	(0,18)	(0,17)	Contraction of the local division of the loc	
w) Net profit margin (%) 11				
¹ Debt equity ratio = Debt/Equity and Equity = Equity share capital + In: ² Net worth = Equity share capital + Instruments entirely equity in natur ³ Current ratio = Total current assets/Total current liabilities ⁴ Long term debt to working capital = Non-current borrowings/(Total cur	re + Other equity			6
⁶ Current liability ratio = Total current liabilities/Total liabilities ⁹ Total debts to total assets = Total borrowings/Total assets ⁷ Paid up debt capital = Non-current borrowings				
^b Debt service coverage ratio = Earning before depreciation, interest at	nd tay/(Interest expense	+ + Principal repaym	ent (excluding prepa	(vments)
³ Interest service coverage ratio = Earning before depreciation, interest	and tax/Interest experies	se*		
*Interest expense includes interest capitalized		20005-0		
¹⁰ Operating margin = operating profil/revenue from operations				
Since the business operating prointeventies to the num operations ¹¹ Net profit margin = Net profit for the period or year/lotal income	presented operating ma	argin ratio.		
				L dan da marti
The Company's primary business segment is reflected based on princip	oal business activities c	arried on by the Corr nts" is considered to	pany i.e. leasing and be the only reportable	le business se
The Company's primary business segment is reflected based on princip	on 'Operating Segmer Company is operating it Company is operating it	its" is considered to in India which is cons apat Marg, Mumbai -	be the only reportable sidered as a single ge 400013 For and on behalf of	le business seg eographical segi f Board of Dire
The Company's primary business segment is reflected based on princip estate projects and all other related activities which as per Ind AS 108 The Company will derive its major revenues from leasing business. The Registered Office : One International Center, Tower-1, 10th Floor, Plot N	on 'Operating Segmer Company is operating it Company is operating it	ts" is considered to in India which is cons apat Marg, Mumbai -	400013 For and on behals of	le business seg eographical segr

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ERED ACCOUNT

SIGNED FOR IDENTIFICATION PURPOSES

Date: 28th October, 2021

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

<u>Subject: Statement with respect to material deviation in the use of proceeds of issue of non-convertible debt securities for the quarter ended 30th September, 2021 as per Regulation 52(7) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.</u>

Dear Sir/Madam,

We, M/s. Spero Properties & Services Private Limited ("the Company") hereby confirm that as required under Regulation 52(7) of 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 quarter ended 30th September, 2021.

Further, pursuant to the SEBI Circular No: SEBI/HO/DDHS/08/2020 issued by Securities and Exchange Board of India dated 17th January, 2020, the Company hereby encloses the statement indicating material deviation or variation, if any in the use of proceeds of issue of non-convertible debt securities for the quarter ended 30th September, 2021 as per the format prescribed in **Annexure A** of the said circular.

This is for your information and records. Thanking You. Yours faithfully, **For Spero Properties & Services Private Limited**

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Akshay Rajkumar Sharma Company Secretary and Compliance Officer Membership No.: A50318

Annexure A

Name of listed entity	Spero Properties and Services Private Limited
Mode of Fund Raising	Private Placement
Date of Raising Funds	10/08/2021
Amount Raised	INR 400 Crores
Report filed for half year ended	30 th September, 2021
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
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 Issuer have been and shall be utilized by the Company towards general corporate purposes.

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

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

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Akshay Rajkumar Sharma Company Secretary and Compliance Officer Membership No.: A50318

RO: One International Center, 10thFloor, Tower-1, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400013, Maharashtra Site Office: 1, Dr E Moses Road, Worli Naka, Upper Worli, Worli, Mumbai, Maharashtra - 400018 Email: <u>info@nucleusofficeparks.com</u> Website: <u>www.nucleusofficeparks.com</u>Tel: +91 2268305500 CIN: U74999MH2017PTC302943

Date: 28th October, 2021

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

<u>Subject: Declaration w.r.t. non-applicability of creation of security and asset cover details</u> thereof with respect to the non-convertible debt securities of the Company.

Dear Sir/Madam,

We, M/s. Spero Properties & 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 asset cover details thereof are not applicable to the Company as per Regulation 54 (2) and (3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and records.

Thanking You.

Yours faithfully,

For Spero Properties & Services Private Limited

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Akshay Rajkumar Sharma Company Secretary and Compliance Officer Membership No.: A50318