

# SPERO PROPERTIES AND SERVICES PRIVATE LIMITED

Date: 25<sup>th</sup> May, 2023

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

<b>ISIN</b>	INE0IFW08011
<b>Scrip Code</b>	973377
<b>Scrip ID</b>	ZCSPSPL10

Dear Sir/ Madam,

**Subject: Newspaper Publication of the Audited Financial Results of M/s. Spero Properties and Services Private Limited (“the Company”) for the Fourth Quarter and Financial year ended 31<sup>st</sup> March, 2023 as per Regulation 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Pursuant to Regulation 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a copy of the newspaper clipping published in Financial Express, on 25<sup>th</sup> May, 2023 of the Audited Financial Results of the Company for the Fourth Quarter and Financial year ended 31<sup>st</sup> March, 2023 considered and approved by the Board of Directors of the Company at their meeting held on 24<sup>th</sup> May, 2023.

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**



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**Svatantra Microfin Private Limited**

Regd. Office: Sunshine Tower, Level 20, Senapati Bapat Marg, Elphinstone Road, Mumbai - 400013  
 Website: www.svatantramicrofin.com Email: secretarial@svatantra.adityabirla.com. CIN: U74120MH2012PTC227069  
 [Regulation 52 (B), read with Regulation 52 (4), of the SEBI (LODR) Regulations, 2015]

**Extract of Audited Financial Results for the quarter and financial year ended 31 March 2023**  
 (Rs. in Lakhs except per share data)

Sr. No.	Particulars	Quarter ended	Quarter ended	Quarter ended	Year ended	Year ended
		31/03/2023 (Audited)	31/12/2022 (Reviewed)	31/03/2022 (Audited)	31/03/2023 (Audited)	31/03/2022 (Audited)
1	Total Income from Operations	37,154	38,410	25,036	136,697	81,974
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	7,966	3,585	4,565	17,224	6,309
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	7,966	3,585	4,565	17,224	6,309
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	6,057	2,678	3,514	12,977	4,727
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	6,058	2,680	3,517	13,000	4,685
6	Paid up Equity Share Capital	25,205	25,205	25,205	25,205	25,205
7	Reserves (Excluding Revaluation Reserve)	24,261	18,183	11,213	24,261	11,213
8	Securities Premium Account	4	4	4	4	4
9	Net worth (including Compulsory Convertible Non-Cumulative Preference Shares)	114,966	103,888	86,918	114,966	86,918
10	Paid up Debt Capital / Outstanding Debt	626,058	562,672	480,434	626,058	480,434
11	Outstanding Redeemable Preference Shares	-	-	-	-	-
12	Debt Equity Ratio	5.45	5.42	5.53	5.45	5.53
13	Earnings Per Share (of Rs. 10/- each)					
	1. Basic:	0.80	0.38	0.64	1.78	0.88
	2. Diluted:	0.80	0.38	0.64	1.78	0.88
14	Capital Redemption Reserve	NA	NA	NA	NA	NA
15	Debenture Redemption Reserve	NA	NA	NA	NA	NA
16	Debt Service Coverage Ratio	NA	NA	NA	NA	NA
17	Interest Service Coverage Ratio	NA	NA	NA	NA	NA

**Note: a)** The above is an extract of the detailed format of audited Financial Results filed with BSE Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the audited Financial Results is available on the website of BSE (www.bseindia.com) and on the Company's website (www.svatantramicrofin.com).  
**b)** For the other line items referred in regulation 52(4) of the LODR Regulation, pertinent disclosures have been made to the BSE and can be accessed on the website of BSE (www.bseindia.com) and on the Company's website (https://svatantramicrofin.com).

By order of the Board  
 For Svantra Microfin Private Limited  
 Sd/-  
 Ms. Ananyashree Birla (Director)  
 DIN: 06625036

Place : Mumbai  
 Date : 23.05.2023

**Spero Properties and Services Private Limited**

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

**Extract of Financial Results for the Quarter and Year ended 31 March 2023**  
 (Rs. in thousands)

Sr. No.	Particulars	Quarter Ended		Financial Year ended		
		31.03.2023 (Unaudited) (Refer note 3)	31.12.2022 (Unaudited)	31.03.2022 (Unaudited) (Refer note 4)	31.03.2023 (Audited)	31.03.2022 (Audited)
1.	Total income from operations	16,253.59	15,642.21	15,489.98	59,734.02	57,461.04
2.	Net Profit / (Loss) for the period (before tax, and exceptional items)	(139,131.94)	(123,848.34)	(116,654.88)	(509,298.37)	(121,383.16)
3.	Net Profit / (Loss) for the period before tax (after exceptional items)	(139,131.94)	(123,848.34)	(116,654.88)	(509,298.37)	(121,383.16)
4.	Net Profit / (Loss) for the period after tax (after exceptional items)	(152,527.99)	(123,848.34)	(116,654.88)	(522,694.42)	(121,383.16)
5.	Total Comprehensive income for the period (comprising profit/loss) for the period (after tax) and other comprehensive income (after tax)	(152,527.99)	(123,848.34)	(116,654.88)	(522,694.42)	(121,383.16)
6.	Paid up Equity Share Capital (Face Value of Rs. 10 per Equity Share)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
7.	Reserves (excluding revaluation reserve)	(659,894.15)	(507,366.13)	(137,199.73)	(659,894.15)	(137,199.73)
8.	Net Worth*	2,742,255.85	2,894,783.87	3,264,950.27	2,742,255.85	3,264,950.27
9.	Paid up debt capital / outstanding debt	4,948,751.18	4,948,714.35	4,948,596.11	4,948,751.18	4,948,596.11
10.	Debt Equity Ratio**	1.80	1.71	1.52	1.80	1.52
11.	Earnings Per Share (EPS) - Basic and Diluted (Amount in Rs.)	(0.45)	(0.36)	(0.34)	(1.54)	(0.36)
12.	Debenture Redemption Reserve	NA	NA	NA	NA	NA
13.	Debt Service Coverage Ratio***	0.01	0.08	0.11	0.08	0.10
14.	Interest Service Coverage Ratio****	0.01	0.08	0.11	0.08	0.10

\* Net worth = Equity share capital + Instruments entirely equity in nature + Other equity  
 \*\*Debt equity ratio = Debt/Equity and Equity = Equity share capital + Instruments entirely equity in nature + Other equity  
 \*\*\*Debt service coverage ratio = Earning before depreciation, interest and tax/(Interest expense# + Principal repayment (excluding prepayments))  
 \*\*\*\*Interest service coverage ratio = Earning before depreciation, interest and tax/Interest expense#  
 # Interest expense includes interest capitalized

**Notes to the Financial Results:**

- These financial results of Spero Properties and Services Private Limited ("the Company") for the year ended 31 March 2023 have been approved by the Board of Directors ("the Board") at its meeting held on 24 May 2023 and audited by statutory auditors of the Company. These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (as amended) as specified in section 133 of the Companies Act, 2013 and in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").
- 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.
- Figures for the quarter period 31 March 2023 are the balancing figures between the audited figures in respect of the year ended 31 March 2023 and the reviewed figures for the nine months period ended 31 December 2022.
- The figures for the corresponding quarter ended 31 March 2022 represents the balancing figures between audited figures in respect of the year ended 31 March 2022 and the reviewed figures for the nine months period ended 31 December 2021.
- ICRA has assigned the long-term rating of "BBB -ve (Stable)" to long-term fund based borrowings of the Company.
- The above is an extract of the detailed format of the quarterly and Annual Financial Results filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarter and Annual financial results are available on the website of BSE (<http://www.bseindia.com>)

For and on behalf of Board of Directors  
 Sd/-  
 Srejan Goyal  
 Director [DIN No. 092923091]

Place : Mumbai  
 Date : 24 May 2023



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