

Telangana State Industrial Infrastructure Corporation Ltd.,

(A Government of Telangana Undertaking)



Lr No. 90/SW/TSIIC/Stock Exchange/2026-27

Date: 11-08-2026

To
The Manager- Listing,
The National Stock Exchange Limited,
Exchange Plaza,
Bandra Kurla Complex,
Bandra (East), Mumbai: 400051
Tel: 022-26598235/36/452 Fax: 022-26598237/38

Dear Sir/Madam,

Sub.: Disclosure pursuant to Regulations 51(2), 52, 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR") read with Part B of Schedule III thereof

Ref.: Telangana State Industrial Infrastructure Corporation Limited.

[SYMBOL - 935TSI27; ISIN – INE1C3207057],
[SYMBOL- 935TSIIC28; ISIN - INE1C3207081],
[SYMBOL 935TSI29; ISIN - INE1C3207073],
[SYMBOL - 935TSI30; ISIN- INE1C3207065],
[SYMBOL – 935TSI31; ISIN - INE1C3207040],
[SYMBOL - 935TSI32; ISIN – INE1C3207032],
[SYMBOL- 935TSIIC33; ISIN - INE1C3207024],
[SYMBOL- 935TSI34; ISIN - INE1C3207016],

<<<>>>

Ref.: Telangana State Industrial Infrastructure Corporation Limited

Dear Sir/Madam,

We wish to inform you that the Board of Directors of Telangana State Industrial Infrastructure Corporation Limited ('Company') at its Meeting held on 11.08.2026, have inter alia:

1. Approved un-audited Condensed Standalone Interim Financial Results of the Company along with the Limited Review Report for the quarter ended as on June 30, 2026 issued by the Company's Statutory Auditors, Manohar & Venkata, Chartered Accountants, for the quarter ended 30.06.2026.

Accordingly, please find enclosed herewith the said Unaudited Financial Results of the Company along with the Limited Review Report thereon issued by the Statutory Auditors as Annexure 1.

Regd. Office : "Parisrama Bhavanam", 6th Floor, Basheerbagh, Hyderabad - 500 004, Telangana, India.
Tel : 040-23237625, 23238290, **Fax :** +91-40-23240205, **Web :** www.tsiic.telangana.gov.in
CIN : U99000TG2014SGC095514

Telangana State Industrial Infrastructure Corporation Ltd.,

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2. Pursuant to the provisions of Regulation 54 of the SEBI LODR Regulations, 2015, kindly note that the disclosure of the extent and nature of security created and maintained for secured non-convertible securities of the Company made in the unaudited Financial Results for the quarter ended 30.06.2026. Further, the Security Cover Certificate is enclosed herewith as Annexure-2

Kindly take the same on records.

Thanking you,

For **Telangana State Industrial Infrastructure Corporation Limited**


Authorised Signatory
Place: Hyderabad.



c.c: Beacon Trusteeship Limited, Regd: 5W, 5th floor, The Metropolitan, E Block, Bandra Kurla Complex, Bandra(E), Mumbai- 400051

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

To
The Board of Directors
Telangana State Industrial Infrastructure Corporation Limited

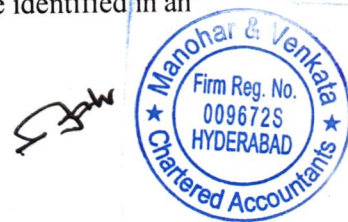
Introduction

We have reviewed the accompanying Statement of unaudited standalone financial results of **M/s Telangana State Industrial Infrastructure Corporation Limited** (herein after referred as "the Company" or "TGIIC") for the quarter ended 30th June, 2026 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").

This Statement, which is the responsibility of the Company's Management and approved by its 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 and other accounting principles generally accepted in India and in Compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.

Scope of Review

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 the Company's personnel 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 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.



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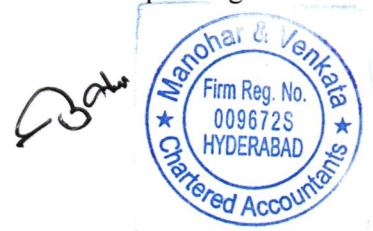
Basis for Qualified Conclusion

1. The company has established a Price Fixation Committee responsible for determining the sale price of land. It has been communicated that the price fixation process considers factors such as the cost of land, estimated land development costs, other administrative charges, and a profit markup. As the company has not provided us with the basis for price fixation by the committee, we are unable to validate the price fixed.
2. The company recognizes sales as and when the sale deed is executed. On provisional basis, cost of development of land is accounted as Provision for IE's and IDA's. Such provision is quantified based on the assumption that 27% of the cost of land and development is towards the company's margin and administration overheads. During the Quarter the company has made a provision of Rs. 6,799.72 Lakhs.

Actual cost incurred during the review period towards development of land is debited to "Inventory – work in progress" amounting to Rs. 19,210.58 Lakhs. Closing balance is Rs. 4,04,357.40 Lakhs.

Provisions made towards the development of land and Expenses incurred under Inventory – work in progress is not reviewed estate wise to ascertain under absorption or over absorption of cost. As a result, Profit arrived by the company is only based the estimated cost of development but not actual cost. In the absence of adequate information, we are unable to quantify the impact on the aforesaid Statement.

3. On Review of the Statement, it is found that the Charges for allottees such as Extension of time, building plan approval fee from IALA, Delay condonation fee, Penal interest on delayed payments towards land cost & Lease rentals and Dividend income are recognized as income on receipt basis only and further it is noticed that, in some instances, Charges collected under one head are accounted for in another head. In the absence of adequate information, we are unable to quantify the impact of the aforesaid Statement.
4. The Company is accounting for certain expenditure on a payment basis. At the end of the quarter, provision is made for outstanding expenses not paid. However, there is no comprehensive system in place to identify outstanding expenses. As a result, we are unable to comment if the outstanding expenses recognized is complete.
5. The Company is recognizing rental income from the lease of ITE&C Incubation Buildings that are not owned by the Company. The Company also incurs expenses related to these buildings, including maintenance, electricity charges, internet charges, etc., which are recorded as receivables from the ITE&C Department. In the absence of adequate information to substantiate the recognition of this income and the corresponding



receivables, we are unable to comment on the potential implications of these matters for the financial statements.

6. The company executed civil works for various Government Departments, such as ITE&C where centage charges (percentage based on agreed terms between the company and the respective government department) are typically levied as an administrative expense towards executing these entrusted Civil Works. However, we have identified certain cases where the company has executed civil works on behalf of ITE&C without levying the centage charges. This has resulted in an understatement of income. In the absence of adequate information, we are unable to comment on the financial implications on the aforesaid financial statements.
7. The company has accounted for certain incomes and expenses that pertain to previous financial years. The accounting treatment given by the company is not in accordance with "Ind AS 8 – Accounting policies, Change in accounting estimates and errors".
8. The company has not carried out the reconciliation of taxable income between the book of accounts and GST returns. As a result, liability, if any has to be recognized, has not been recognized. Turnover Reconciliation could not be carried out due to the non-availability of adequate information. In the absence of adequate information, we are unable to quantify the impact of the financial statements.
9. The Company is not executing the Sale deeds as and when the conditions are met. It has been observed that there are instances where the execution of sale deeds has been delayed by 1 to 5 years, even after the allottees have fulfilled the conditions specified in the agreement of sale. This has resulted in delays in the recognition of income by the Company.
10. The company has been classified as a High-Value Debt Listed Entity (HVDLE) under SEBI (LODR) Regulations, 2015. As per regulatory provisions, the company availed the exemption granted to newly identified HVDLES, which allows a six-month period from the date of identification for compliance with corporate governance requirements. However, the company failed to comply with these requirements even after the expiry of the exemption period.
11. The company has not carried out the reconciliation of Lease rentals which led to understatement of Income under Lease Rentals. In the absence of adequate information, we are unable to comment on the financial implications on the aforesaid financial results.

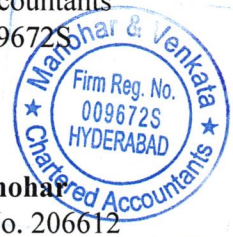


Qualified Conclusion

Based on our review of the Statement conducted as stated in paragraph 3 above, except for the possible effects of the matters referred to in Basis for Qualified Opinion paragraph, 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Date: 11.08.2026
Place: Hyderabad

For **Manohar & Venkata**
Chartered Accountants
FRN: 0009672S



M.J. Manohar
Partner M.No. 206612
UDIN: 26206612NLYBBM3604

**Auditor's Certificate on Security Coverage in respect of Listed Secured Redeemable
Non-Convertible Debentures**

To
The Board of Directors
Telangana State Industrial Infrastructure Corporation Limited

This certificate is issued in accordance with Letter No. FW/TSIIC/IA/2026-27 dated 29th July 2026 and the terms of engagement agreed upon.

The format of Security Cover as at 30th June, 2026 (the "Statement") of Telangana State Industrial Infrastructure Corporation Limited, (the "Company") having its registered office at Parishrama Bhavan, 6th Floor, Basheerbagh, Hyderabad – 500004, Telangana, India, containing the details of security cover for listed debt securities as per Regulation 54 read with 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015, has been prepared by the management of the Company in accordance with SEBI Circular dated November 12, 2020 as amended from time to time.

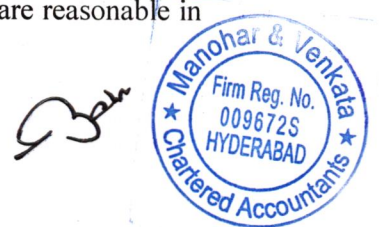
The Issuer has, vide board resolution dated 4th November 2024, raised funds by issuing Senior, Secured, Rated, Listed, Redeemable, Taxable Non-convertible debentures (NCD), detailed in Annexure II, of Rs. 1,00,000/- each, aggregating to Rs. 9,999.84 Crores and in relation thereto the issuer has executed debenture trust deeds (the "Debenture Trust Deed") as per the details mentioned in Annexure II

Pursuant to the terms of the Debenture Trust Deed, the Issuer is required to provide security by way of First Ranking Exclusive charge over the 400 acres land located at Sy. No. 25 of Kancha Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

The financial information as on 30th June, 2026 has been extracted from the unaudited books of accounts for the quarter ended 30th June, 2026 and other relevant records of the Issuer.

Management's Responsibility for the Statement

The preparation of the Statement and information contained therein is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other records supporting its contents. This responsibility includes design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.



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The Management is also responsible for ensuring that the Company complies with the requirements of the SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015, as amended ("the Regulations") and that it provides complete and accurate information as required therein.

The Management is also responsible for furnishing the financial information contained in the said form which is annexed to this certificate (Hereinafter referred to as "financial information") and to ensure the adherence to the format of Security Cover as per SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022.

Auditor's Responsibility

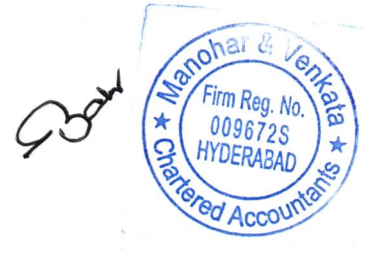
Pursuant to the requirements of the Rules, it is our responsibility to provide a reasonable assurance in the form of an opinion based on our examination of the "financial information" required to be furnished in the Statement and the unaudited books and records of the Company as at 30th June, 2026 and report whether the "financial information" required to be furnished in the Statement is in accordance with the unaudited financial results and underlying books and other records of the Company as at 30th June, 2026.

The financial results relating to the books and records referred to in paragraph above, have been reviewed by us pursuant to the requirements of Companies Act, 2013, on which we have issued Qualified opinion vide our report dated 06th Aug, 2026. Our review of these financial results has been conducted in accordance with the Standards on Auditing referred to in section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India.

We conducted our examination of the "financial information" required to be furnished in the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

A reasonable assurance engagement includes performing procedures to obtain sufficient appropriate audit evidence on the applicable criteria.

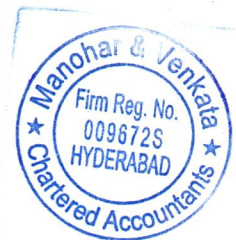


We performed the following procedures on this certification and have included our finding hereunder:

1. Obtained the details of Non-Convertible Debt securities issued by the company which are outstanding as on 30th June, 2026
2. Obtained the Debenture Trusteeship Deed from the management to determine the assets offered as security for the purpose of these Debt securities
3. Obtained the Statement of Security cover prepared by the management and compared it with the revised format prescribed under the SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022
4. Compared the amounts of the Statement with the corresponding unaudited financial information derived by the management from its accounting records, management information systems and other financial and secretarial records for the period indicated and found such amounts to be in agreement
5. Recomputed the mathematical accuracy of the amounts, totals and ratios of the Statement and found them to be in agreement with the unaudited financial information, books, records and information provided to us for verification
6. Obtained the reports of experts from the management wherever required to determine the market value of assets offered as security for the purpose of these Debt securities

Conclusion

Based on the procedures performed by us and according to the information and explanations given to us, along with the consideration of reports of the experts referred to in "Other Matters" section below, nothing has come to our attention that causes us to believe that the accompanying Statement and the financial information contained therein, has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Other Matter

The accompanying statement includes determination of market value of assets offered by the company as security for the purpose of these Debt securities, which has been derived by experts, whose valuation report have been furnished to us by the management. Our conclusion on the Statements, in so far as it relates to the amounts included in respect of market values is based solely on the reports of such expert, hence we do not vouch for the accuracy of the same. Our conclusion is not modified in this matter.

Restriction on Use

Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by any other role we may have (or may have had) as auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as auditors of the Company.

This certificate is addressed and provided to the Board of Directors of the Company solely for submission along with the Statement of Security Cover to the Stock Exchange(s) and Debenture Trustees pursuant to the Regulations, and should not be used by any other person or for any other purpose. We do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Date: 11.08.2026
Place: Hyderabad

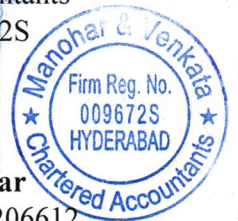
For **Manohar & Venkata**
Chartered Accountants
FRN: 0009672S



M.J. Manohar

Partner M.No. 206612

UDIN: 26206612NLYBBM3604





TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED

CIN: U99000TG2014SGC095514

REGISTERED OFFICE: 6TH FLOOR, PARISHRAMA BHAVAN, BASHEERBAGH, HYDERABAD - 500004

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026

(₹ In Lakhs)

Sl.No	PARTICULARS	3 Months ended 30.06.2026 (Unaudited)	3 Months ended 31.03.2026 (Unaudited)	3 Months ended 30.06.2025 (Unaudited)	Year ended 31.03.2026 (Unaudited)
1	INCOME				
	a) Revenue from operations	12,559.59	3,48,428.65	13,550.67	5,20,348.68
	b) Other income	7,461.54	9,106.89	7,025.12	24,238.76
	TOTAL INCOME	20,021.13	3,57,535.54	20,575.79	5,44,587.44
2	EXPENSES				
	Cost of Sales	7,128.84	3,39,767.54	8,587.87	4,90,649.27
	Employee benefit expense	1,165.95	2,593.04	818.79	5,510.77
	Finance cost	24,155.72	23,926.88	24,222.39	97,085.57
	Depreciation and amortisation expense	25.95	24.84	21.63	91.33
	Other expense	2,100.28	2,325.45	1,243.30	6,411.92
	TOTAL EXPENSES	34,576.74	3,68,637.75	34,893.98	5,99,748.86
3	Profit/(Loss) before Exceptional Items and Tax	-14,555.61	-11,102.21	-14,318.19	-55,161.42
4	Exceptional Incomes/ Expenses - Net	-	-	-	-
5	Profit/ (loss) before tax	-14,555.61	-11,102.21	-14,318.19	-55,161.42
6	Tax expense				
	a) Current tax	-	-	-	-
	b) Deferred tax	-	-	-	-
	c) Previous year Tax	-	-	-	-
7	Profit/ (loss) for the year of Continuing Operations	-14,555.61	-11,102.21	-14,318.19	-55,161.42
8	Other comprehensive income				
	- Items that will be reclassified to profit or loss	-	-	-	-
	- Items that will not be reclassified to profit or loss	-	-	-	-
	Fair valuation of investment in unquoted equities	-	-	-	-
	Remeasurement (Loss)/Gain of Defined Benefit plans	-	-	-	-
9	Total comprehensive Income/(Loss) for the year	-14,555.61	-11,102.21	-14,318.19	-55,161.42
10	Paid Up Equity Share Capital (Face Value ₹ 1000 each per share)	1.00	1.00	1.00	1.00
11	Other Equity Excluding Revaluation Reserves	6,783.06	21,338.67	59,409.26	21,338.67
12	Earnings Per Share (EPS) (₹) (Not Annualised) (Face Value ₹ 1000 per share)				
	Basic EPS	-1,45,55,610.00	-1,11,02,210.00	-1,43,18,190.00	-5,51,61,420.00
	Diluted EPS	-21,357.25	-16,290.13	-21,008.89	-80,937.63

Notes:

- The Company had issued Senior, Secured, Rated, Listed, Redeemable and Taxable Non-Convertible Debentures ("NCD" or "Debentures" or "Bonds"); supported by Unconditional & Irrevocable guarantee from the Government of Telangana ("GoT"), in the form of a continuing obligation as a Principal debtor & not merely as a surety, for the timely servicing of the interest and principal in respect of such Debentures / Bonds of issue size INR 5,000 crores plus green shoe option to retain over subscription of INR 4,995.28 crores i.e. for an aggregate issue size of up to INR 9,995.28 crores.
For the above debenture issuances, the Company's rating for debentures has been assigned at "IND AA (CE) Stable" by India Ratings & Research(Fitch Group) and "ACUTE AA (CE) Stable" by Acute Ratings & research.
- The Telangana State Government provided Acs. 400.00 gts land at Kancha Gachibowli village, Serilingampally (M), Rangareddy District and the same was included in the books of accounts in Cyberabad Zone. The rate was taken into the books as per the valuation report issued by M/s. iVAS partners (IBB certified Independent Valuer).
- The company has been classified as a High-Value Debt Listed Entity (HVDLE) under SEBI (LODR) Regulations, 2015. As per regulatory provisions, the company is availing the exemption granted to newly identified HVDLEs, which allows a six-month period from the date of identification for compliance with corporate governance requirements, including the formation of an Audit Committee. As TSIIC LTD. is the public sector undertaking and compliance with respect to corporate government norms including the audit committee, shall be complied upon the receipt of appropriate Government orders. The company is in the process of ensuring compliances as specified under SEBI LODR Regulations.
- The figures for the quarter ended 31st March 2026 are the balancing figures between Unaudited figures in respect of the full financial year and the year to date figures upto the third quarter of the respective financial year, which were subject to limited review by the Statutory auditors.
- The Financials for 1 Quarter are prepared without considering the valuation of Investments as per INDAS.
- The provision for Bad Debts was considered on previous years trend and accordingly provisionally provided for Quarter Ended 30.06.2026
- The actuarial valuation for employee benefits and gratuity was not considered for the period ended 30.06.2026
- The figures for the corresponding previous periods have been restated / regrouped wherever necessary, to make them comparable.

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S Jan



For and on behalf of the Board

[Signature]
K. Shashanka
Vice Chairman &
Managing Director
DIN: 07900230

Statement of utilization of issue proceeds of non-convertible securities and material deviations, if any, under Regulation 52(7) and 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

A. Statement of utilization of issue proceeds:

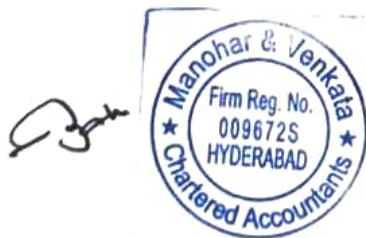
(₹ In Lakhs)

Name of the Issuer	ISIN	Mode of fund raising (public issue/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 for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Telangana State Industrial Infrastructure Corporation Limited	INE1C3207016	Private Placement	Senior, Secured, Rated, Listed, Redeemable and Taxable Non-Convertible Debentures	06-12-2024	9,99,528.00	9,99,528.00	No	Not Applicable	Nil
	INE1C3207024								
	INE1C3207032								
	INE1C3207040								
	INE1C3207065								
	INE1C3207073								
	INE1C3207081								
	INE1C3207057								

*The "Amount Raised" column does not include the premium amount of ₹4.56 crores

B. Statement of deviation/ variation in use of Issue proceeds:

Name of listed entity	Telangana State Industrial Infrastructure Corporation Limited
Mode of fund raising	Public Issue/Private placement
Type of instrument	Senior, Secured, Rated, Listed, Redeemable and Taxable Non-Convertible Debentures
Date of raising funds	06-Dec-24
Amount raised	INR 9,99,528 Lakhs
Report filed for quarter ended	30th June, 2026
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue ?	Not Applicable
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	No Comments



[Signature]
K. Shashanka
Vice Chairman &
Managing Director
DIN: 07900230

26206612NLYBBM3604

Additional Disclosures as per SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015				
Particulars		Quarter Ended		Year Ended
		30.06.2026	31.03.2026	31.03.2026
		Un-Audited	Un-Audited	Un-Audited
(a)	Debt Equity Ratio (Times) Borrowings (Long Term + Short Term) / Equity	145.88	16.48	17.77
(b)	Debt Service Coverage Ratio - Not Annualised (Times) [Profit after tax + Finance cost in P&L + Depreciation] / [Finance cost (P&L and Capitalized) + Principal Repayment (Long term borrowing and Lease Liabilities)]	0.40	0.40	0.40
(c)	Interest Service Coverage Ratio (Times) (Profit before tax + Finance cost in P&L + Depreciation) / Finance Cost (P&L and Capitalized)	0.40	0.03	0.40
(d)	Capital Redemption Reserve (R in Crore)	NA	NA	NA
(e)	Debenture Redemption Reserve (1 in Crore)	NA	NA	NA
(f)	Net Worth (1 in Crore) (Equity share Capital + Other Equity)	74.65	-111.02	600.91
(g)	Current Ratio (Times) Current Assets / Current Liabilities	2.90	0.02	3.64
(h)	Long Term debt to working capital (Times) Long Term Borrowing / Working Capital	0.64	(0.01)	NA
(i)	Bad Debt to Account receivable ratio (Times) Bad Debt / Average Trade Receivable	NA	NA	0.03
(j)	Current Liability Ratio (Times) Current Liability / Total Liabilities	0.28	0.01	0.23
(k)	Total debts to total assets (Times) [Borrowings (Long Term + Short Term)] / Total Assets	0.35	0.02	0.37
(l)	Debtor Turnover - Not Annualised (Times) Sale of Product / Average Trade Receivable	NA	NA	NA
(m)	Inventory Turnover - Not Annualised (Times) Sale of Products / Average Inventory	0.00	-0.134	0.00
(n)	Operating Margin (%) (Profit before Exceptional Item and Tax + Finance Costs - Other Income) / Revenue from Operations	17.03%	0.71%	0.21
(o)	Net Profit Margin (%) Profit after Tax / Revenue from Operations	-115.89%	-3.19%	-1.06
For and on behalf of the Board				
    K. Shashanka Vice Chairman & Managing Director DIN: 07900230				

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Statement of Security Cover											
Column A	Column B	Column C ¹	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Rs. / in Lakhs
Particulars	Description of asset for which this certificate is being issued	Exclusive Charge	Other Secured Debt	Debt for which this certificate is being issued	Assets included by pari-passu charge	Other assets on which there is pari-passu charge (excluding items covered in column F)	Assets not offered as security	Eliminate amount (amount in negative)	(Total C to H)	Market Value for Assets charged on Exclusive Basis	Carrying / Book value for assets where market value is not ascertainable (for eg. Bank Balance, DSA market value is not applicable)
		Book Value	Book Value	Book Value	Book Value	Book Value					
ASSETS											
Property, Plant and Equipment				No	NA	NA	17488.98		17488.97554		
Capital Work-in Progress				No	NA	NA	1416.68		1416.68		
Right of Use Assets				No	NA	NA	0		0		
Goodwill				No	NA	NA	0		0		
Intangible Assets				No	NA	NA	0		0		
Intangible Assets under Development				No	NA	NA	0		0		
Investment 5				No	NA	NA	0		0		
Loans				No	NA	NA	44,834.43		44,834.42786		
Inventories	Note 2*	15,98,493.90		No	NA	NA	1,46,378.71		1,46,378.71		
Trade Receivables				No	NA	NA	4,91,679.51		2,09,017.41	208,000	
Cash and Cash Equivalents				No	NA	NA	25,24.1		25,24.1		
Bank Balances other than Cash and Cash Equivalents				No	NA	NA	87,190.14		87,190.14		
Others				No	NA	NA	2,77,397.75		2,77,397.75		
				No	NA	NA	4,16,434.46		4,16,434.46		
Total		15,98,493.90					14,85,344.76		308,338.66	208,000	20,80,000.00



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Signature

Statement of Security Cover

Rs. (In Lakhs)

Statement of Security Cover																Page 10 of 10
Column A	Column B	Column C ¹	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O		
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Part-Pass Charge	Part-Pass Charge	Part-Pass Charge	Assets not offered as Security	Eliminated on (amount in negative)	(Total C to H)	Market Value for Assets changed on Exclusive basis	Carrying /Book value for exclusive assets where market value is not ascertainable (For eg. Bank Balance, OSMA market value is not applicable)	Market Value for Part-pass charge assets where market value is not ascertainable (For eg. Bank Balance, OSMA market value is not applicable)	Carrying value/book value for part-pass charge assets where market value is not ascertainable (For eg. Bank Balance, OSMA market value is not applicable)	Total Value (Col. N + Col. O)		
		Debt for which this certificate is being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by holder (includes debt for which this certificate is issued & other debt with part-passu charge)	Other assets on which there is part-Passu charge (including 2 items covered in column F)	Assets not offered as Security	Debt amount considered more than once (due to exclusive plus part-passu charge)								
									Yes/No		Book Value	Book Value	Book Value			
LIABILITIES			Book Value	Yes/No	Book Value	Book Value										
Debt securities to which this certificate pertains (Note-1)		9,99,528.00					-1,60,75.95		983,452.05		9995.28			9995.28		
Other debt sharing pari-passu charge with above debt							0		0							
Other Debt							57,349.02		57,349.02							
Subordinated debt							0		0							
Borrowings							0		0							
Bank			0				0		0							
Debt Securities		not to be filled					0		0							
Others							0		0							
Trade payables							778.74		778.74							
Lease Liabilities							0		0							
Provisions							338.55		338.55							
Others (Note-4)							19,85,291.04		19,85,291.04							
Total		9,99,528.00	0				20,28,681.4		30,28,209.4	0	9995.28			9995.28		
Cover on Book Value(times)		1.60												2.08		
Cover on Market Value(times)																
		Exclusive Security Cover Ratio-on book value	1.60	No		Part-Passu Security Cover Ratio	N/A									
		Exclusive Security Cover Ratio-Market value	2.28													

Notes:

1) The Company had issued Senior, Secured, Rated, Listed, Redeemable and Taxable Non-Convertible Debentures ("NCD" or "Debentures" or "Bonds"), supported by Unconditional & Irrevocable guarantee from the Government of Telangana ("Govt"), in the form of a continuing obligation as a Principal debtor & not merely as a surety, for the timely servicing of the interest and principal in respect of such Debentures / Bonds of issue size INR 5,000 crores plus green shoe option to retain over subscription of INR 4,995.28 crores i.e. for an aggregate issue size of up to INR 9,995.28 crores.

2) The Telangana State Government allocated 400.00 acres of land in Kothagudem village, Serilingampally (M), Rangareddy District, which has been recorded in the books under the Cyberabad Zone. The book value and market value of the land have been ascertained based on the valuation report provided by M/s. IVAS Partners (IBBI-certified Valuers).

3) Amount in "Column H of Debt securities to which the certificate relates" represents unamortized transaction cost on issuance of Debentures which is in accordance with Ind AS.



Firm Reg. No.
0096725
HYDERABAD

K. Shanbhaga
Vice Chairman &
Managing Director
DIR: 07900310

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D. FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS																		
S.No											Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty		Type of related party transaction as approved by the party audit committee (see Note 5)	Value of the related party transaction as approved by the audit committee (see Note 5a)	Value of the related party transaction ratified by the audit committee (see Note 6b)	Value of transaction during the reporting period (see Note 6c)	In case monies are due to either party as a result of the transaction (see Note 1)		Nature of indebtedness	Cost	Tenure	Nature of loan	Interest rate%	Tenure	Secured/unsecured	Purpose for which funds are utilised by ultimate recipient
	Name	Pan	Name	Pan					Relationship of the counterparty with the listed entity	Opening Balance								
1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil


 GM (FINANCE)
GENERAL MANAGER (FINANCE)
 T.S. Industrial Infrastructure Corpn. Ltd
 5th Floor, Parisrama Bhavanam,
 Fateh Maidan Road, Basheerbagh,
 HYDERABAD-500 004.

F. / DISCLOSURE OF LOANS / GUARANTEES / COMFORT LETTERS / SECURITIES ETC. (applicable only for half-yearly filings i.e., 2nd and 4th quarter)

(A) Any loan or any other form of debt advanced by the listed entity directly or indirectly to:

Entity	Aggregate amount advanced during six months	Balance outstanding at the end of six months
Promoter or any other entity controlled by them	Nil	Nil
Promoter Group or any other entity controlled by them	Nil	Nil
Directors (including relatives) or any other entity controlled by them	Nil	Nil
KMPs or any other entity controlled by them	Nil	Nil

(B) Any guarantee/ comfort letter (by whatever name called) provided by the listed entity directly or indirectly, in connection with any loan(s) or any other form of debt availed by:

Entity	Type (guarantee, comfort letter etc.)	Aggregate amount of issuance during six months	Balance outstanding at the end of six months (taking into account any invocation)
Promoter or any other entity controlled by them	Nil	Nil	Nil
Promoter Group or any other entity controlled by them	Nil	Nil	Nil
Directors (including relatives) or any other entity controlled by them	Nil	Nil	Nil
KMPs or any other entity controlled by them	Nil	Nil	Nil

(C) Any security provided by the listed entity directly or indirectly, in connection with any loan(s) or any other form of debt availed by:

Entity	Type of security (cash, shares etc.)	Aggregate value of security provided during six months	Balance outstanding at the end of six months
Promoter or any other entity controlled by them	Nil	Nil	Nil
Promoter Group or any other entity controlled by them	Nil	Nil	Nil
Directors (including relatives) or any other entity controlled by them	Nil	Nil	Nil
KMPs or any other entity controlled by them	Nil	Nil	Nil

II. Affirmations:

All loans (or other form of debt), guarantees, comfort letters (by whatever name called) or securities in connection with any loan(s) (or other


GENERAL MANAGER (FINANCE)
Name & Designation: S. Industrial Infrastructure Corpn. Ltd
GM(FINANCE) 5th Floor, Parisrama Bhavanam,
 Fateh Maidan Road, Basheerbagh,
 Hyderabad-500 004.
Note:

1. These disclosures shall exclude any loan (or other form of debt), guarantee / comfort letter (by whatever name called) or security provided in connection with any loan or any other form of debt;

- by a government company to/ for the Government or government company
 - by the listed entity to/for its subsidiary[and joint-venture company] whose accounts are consolidated with the listed entity.
 - by a banking company or an insurance company; and
 - by the listed entity to its employees or directors as a part of the service conditions
2. If the Listed Entity would like to provide any other information, the same may be indicated as Para D in the above table.