

11th February, 2022

Scrip Code : ANSALAPI
National Stock Exchange
of India Ltd
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai - 400 051

Scrip Code: 500013
BSE Limited
25th Floor,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai - 400 001

Sub: Press Release – Company to garner funds upto Rs. 46 Crores.


Dear Sir/ Madam,

Please find attached herewith a copy of the Press Release with regard to the outcome of the Board Meeting held on the 11th February, 2022 (i.e. today) in respect of capital raise by the Company.

This is for your information and record please.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**


(Abdul Sami)
General Manager (Corporate Affairs)
& Company Secretary
M. No. FCS-7135



Encl: as above

Ansal Properties & Infrastructure Limited
Outcome of the Board meeting held on the 11th February, 2022

ANSAL API to garner funds up to Rs. 46 Crores

Total values of the capital raise from Promoter Group entity/ Non- Promoter entity (Public) by way of Equity shares upon conversion of Warrants is Rs. 46 crores.
Issue of warrants to get 25% amount immediately as a primary investment in the Company
Remaining investment of 75% will be invested before the mandated regulatory Period
Invested money to be used to reduce debt and speed up development of existing projects

NEW DELHI, India, 11th February, 2022— Ansal Properties and Infrastructure Limited (referred to as “Ansal API” or the “Company”, NSE: ANSALAPI, BSE: 500013), one of the oldest and leading real estate developers in Northern India, held a board meeting on the 11th February, 2022, inter alia, to consider the issue and allotment of Warrants to Promoter Group entity and Non-Promoter entity(Public) investors in line with the Companies Act, 2013 & SEBI KDR Regulations governing the issue of Warrants. The Board of Directors (“Board”) has considered and approved the issue and allotment of 2,70,00,000 Nos. of Warrants to Promoter Group entity and Non Promoter (Public) investors, which would eventually be converted into Equity share of the Company giving the investors 2,70,00,000 Nos. of Equity shares representing 14.64% of the post issue equity outstanding. For this, a total of approx. Rs 46 Crores will be invested through Warrants and shall be utilized for reducing debt and speed up the development on existing projects. Out of the total Investment of approx. Rs 46 crores, approx. Rs 14.79 crores will be invested by M/s. ICP Investments (Mauritius) Limited, a Foreign Venture Capital Investors, against allotment of 87,00,000 Nos. of warrants and balance will be invested by Promoter Group Entity.

The Board also took note of the fact that capital raise has become necessary to expand the permanent capital base as against the debt / working capital. The board also commented that with the changing environment of doing real estate business, company needs to rely more on equity and permanent capital sources. Board also discussed the importance to reduce debt at a much faster pace and eventually become debt free.

Commenting on the outcome of the board meeting, Mr. Anoop Sethi, Whole Time Director and CEO of Ansal Properties and Infrastructure Limited said:

“The company may raise further capital through various means depending upon the requirement. The decision strengthens the fact that the management continues to focus towards streamlining the operations and reduce the number of projects which are ongoing. We are committed to reducing the debt at a very fast pace as has been done in the past 12 to 18 months by settling debts with various lenders and with such committed efforts, the Company has successfully reduced the consolidated debt by approximately over Rs 500 Crores in past couple of years and will endeavor our efforts to lower the debt further bottomward. Since the funds would be required immediately, therefore the capital raise of approx. Rs. 46 Crores has been structured to ensure the inflow of funds in a short span of time.

With Covid and other market situation, there has been a sluggish response in the recent times in sales and collections and therefore capital raise would provide the necessary impetus to reduce debt of the

company. Management has been working tirelessly towards completion of the existing projects and allocate necessary funds to fast track developments of projects which are in the last mile stage.

Further, In India's residential real estate market, 2021 was a year of recovery and the market conditions has improved with increase in the demand for the residential segment in urban as well as semi-urban areas along with the upward trend in the prices. This has will helped in the growth of this sector, complemented by the growth in the corporate environment too. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs. We expect the robust momentum in the residential markets is expected to continue throughout the 2022 calendar year, with sales likely to reach pre-COVID levels. Also, we have observed an big attrition of families moving from congested / large housing societies to spacious individual plots which has further contributed in the increasing in demand in the residential plotted segment.

This will ensure that customers get their properties and commitments made by the company are fulfilled at the earliest. Capital management in the new age of doing real estate business has become all the more important and sufficient capital raise needs to be done to manage the company affairs efficiently.

Strategic Outlook

The Company will continue to focus on execution of the projects and completing the existing projects. There is focus to complete and deliver real estate products in the best possible timelines. At this moment, the company does not seek new projects to be undertaken till the current projects are executed and completed. Simultaneously, the Company is also geared up to reduce the debt at a very fast pace to reduce the interest burden and save on cash flows to infuse into the projects.

Company Background

Ansal Properties & Infrastructure Limited is one of the oldest and leading real estate developers in Northern India with a track record of over four decades in the real estate development business. It is an integrated township developer with focus on mid-income housing space across various cities of Northern India (Haryana, Uttar Pradesh, Rajasthan & Punjab) wherein the Company acts as a master developer for its integrated township and Hi-Tech Township projects, starting from project conceptualization, planning, designing, construction and delivery.

More information about the Company is available on www.ansalapi.com

DISCLAISIER:

Certain statements in this communication may be forward-looking statements within the meaning of applicable laws and regulations. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, significant changes in political and economic environment in India and Overseas, technological risks, tax laws, litigation and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Ansal Properties & Infrastructure Limited undertakes no obligation to publicly revise any forward looking statements to reflect subsequent events or circumstances.

