

Independent Auditor's Review Report on Unaudited Quarterly and Half Yearly Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF

Deutsche Investments India Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of Deutsche Investments India Private Limited ("the Company") for the quarter and half year ended September 30, 2024 ("the statement"), being submitted by the company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.
2. This statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial results based on our review.

Scope of the 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

Other Matter

5. The numbers and details pertaining to period(s) i.e. quarter ended June 30, 2024, quarter and half year ended 30th September, 2023 and Financial Statements for the year ended 31st March, 2024 have been traced from the reports of the predecessor auditor wherein an unmodified opinion was issued vide reports dated August 13, 2024, November 09, 2023 and May 30, 2024. Our report is not modified in respect of this matter.

For Chhajed & Doshi
Chartered Accountants
(FRN: 101794W)

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M P Chhajed

Partner

M. No. 049357

Place: Mumbai

Date: November 11, 2024

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Tel: + 91(22) 7180 3783 / 85 / 86 /97, Fax: + 91 (22) 7180 3799

CIN : U65923MH2005PTC153486

Statement of Profit and Loss

(Currency: Indian Rupees in Millions)

Statement of Unaudited Financial Information for the quarter and six months ended September 30, 2024

S.No.	Particulars	For the three months ended September 30, 2024 (Unaudited)	For the three months ended June 30, 2024 (Unaudited)	For the three months ended September 30, 2023 (Unaudited)	For the Six months ended September 30, 2024 (Unaudited)	For the six months ended September 30, 2023 (Unaudited)	For the year ended March 31, 2024 (Audited)
I.	Revenues from operations						
	(a) Interest income	667.62	658.21	561.12	1,325.83	1,077.33	2,345.61
	(b) Net gain on fair value changes	64.37	-	-	64.37	-	-
	(c) Revenue from contracts with customers	59.97	29.99	31.74	89.96	59.23	128.73
	(d) Net gain on de-recognition of financial instruments under amortised cost category	-	-	-	-	-	20.75
	Total revenues from operations	791.96	688.20	592.86	1,480.16	1,136.56	2,495.09
II.	Other income	(5.89)	0.92	1.57	(4.97)	2.85	(2.10)
III.	Total income (I+II)	786.07	689.12	594.43	1,475.19	1,139.41	2,492.99
	Expenses						
	(a) Finance costs	414.05	411.87	362.35	825.92	683.06	1,506.85
	(b) Fees and commission expense	24.56	13.68	8.92	38.24	23.21	49.70
	(c) Net loss on fair value changes	-	-	-	-	-	1.12
	(d) Employee benefits expense	43.17	39.45	44.11	82.62	77.42	164.42
	(e) Depreciation, amortization and impairment	0.10	0.09	0.13	0.19	0.23	0.44
	(f) Other expenses	82.20	81.96	57.98	164.16	118.69	338.31
	(g) Impairment on financial instruments	(1.45)	(4.38)	2.08	(5.83)	2.89	(558.81)
IV.	Total expenses	562.63	542.67	475.57	1,105.30	905.50	1,502.03
V.	Profit/ (loss) before tax (III-IV)	223.44	146.45	118.86	369.89	233.91	990.96
VI.	Tax expenses						
	(a) Current tax	(37.79)	37.79	36.61	-	66.35	116.81
	(b) Deferred tax	95.30	(1.15)	(3.93)	94.15	(5.16)	134.58
		57.51	36.64	32.68	94.15	61.19	251.39
VII.	Profit/ (loss) for the period (V-VI)	165.93	109.81	86.18	275.74	172.72	739.57
VIII.	Other comprehensive income						
	(a) Items that will not be reclassified to profit or loss						
	- Remesurement of post employment benefits	-	-	-	-	-	(0.22)
	(b) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	0.06
	(c) Items that will be reclassified to profit or loss						
	- Changes in fair value of debt instruments measured at FVOCI	5.98	0.95	(3.14)	6.93	(1.36)	4.87
	(d) Income tax relating to items that will be reclassified to profit or loss	(1.50)	(0.24)	0.79	(1.74)	0.34	(1.23)
	Total other comprehensive income	4.48	0.71	(2.35)	5.19	(1.02)	3.48
IX.	Total comprehensive income for the period (VII+VIII)	170.41	110.52	83.83	280.93	171.70	743.05
X.	Earnings per equity share (face value Rs.10 per share):						
	Earnings per equity share (for continuing operations)						
	Basic & diluted (Rupees)*	3.14	2.08	1.63	5.21	3.27	13.98

* Quarter and half year ended numbers are not annualised.

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CIN : U65923MH2005PTC153486

Balance Sheet

(Currency: Indian Rupees in Millions)

Statement of Unaudited Financial Information as at September 30, 2024

S.No.	Particulars	As at September 30, 2024 (Unaudited)	As at March 31, 2024 (Audited)
	ASSETS		
I.	Financial Assets		
	(a) Cash and cash equivalents	152.96	193.91
	(b) Receivables		
	(I) Trade receivables	34.95	35.87
	(c) Loans	21,795.20	22,417.60
	(d) Investments	6,964.82	6,733.65
	(e) Other financial assets	38.34	38.57
II.	Non-Financial Assets		
	(a) Current tax assets (Net)	532.45	430.38
	(b) Deferred tax assets (Net)	47.87	143.75
	(c) Property, plant and equipment	0.65	0.83
	(d) Other non financial assets	4.61	3.06
	Total Assets	29,571.85	29,997.62
	LIABILITIES AND EQUITY		
	LIABILITIES		
I.	Financial Liabilities		
	(a) Payables		
	(I) Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	211.56	149.78
	(II) Other payables		
	(i) total outstanding dues of micro enterprises and small enterprises	0.85	0.05
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	1.64	1.52
	(b) Debt securities	12,217.24	13,808.55
	(c) Borrowings (other than debt securities)	1,510.01	2,262.04
	(d) Inter-corporate deposits	1,217.33	1,168.32
	(e) Collateralised borrowing obligation	4,170.00	2,651.99
	(f) Other financial liabilities	43.84	41.14
II.	Non-Financial Liabilities		
	(a) Current tax liabilities (Net)	7.88	7.88
	(b) Provisions	30.97	12.43
	(c) Other non-financial liabilities	6.30	20.63
III.	EQUITY		
	(a) Equity share capital	528.85	528.85
	(b) Other equity	9,625.38	9,344.44
	Total Liabilities and Equity	29,571.85	29,997.62

Deutsche Investments India Private Limited Block B1, Nirlon Knowledge Park, Western Express Highway, Goregaon (East), Mumbai - 400063 Tel: + 91(22) 7180 3783 / 85 / 86 / 97, Fax: + 91 (22) 7180 3799 CIN : U65923MH2005PTC153486 Statement of Cash Flow			
(Currency: Indian Rupees in Millions)			
Statement of Unaudited Financial Information for the six months ended September 30, 2024			
S. No.	Particulars	For the six months ended September 30, 2024 (Unaudited)	For the six months ended September 30, 2023 (Unaudited)
I	Cash Flow from operating activities		
	Net Profit before tax	369.89	233.91
	<u>Adjustments for:</u>		
	Depreciation and amortization expenses	0.19	0.23
	Interest income on bank deposits	(0.19)	-
	Net unrealised (gain) / loss on foreign currency translation	4.60	(4.63)
	Net (gain) / loss on fair value changes	(64.37)	-
	Impairment on financial instruments	(5.83)	2.89
	Interest income	(1,325.48)	(1,076.82)
	Interest expenses	825.92	683.07
	Operating profit before working capital changes	(195.27)	(161.35)
	<u>Adjustments for:</u>		
	Decrease / (increase) in loans	588.70	(4,123.65)
	Decrease / (increase) in receivables	0.86	(2.74)
	Decrease / (increase) in other financial assets	0.23	(1.56)
	Decrease / (increase) in other non financial assets	(1.54)	(2.65)
	Increase / (decrease) in trade payables	57.18	33.33
	Increase / (decrease) in other payables	0.92	0.03
	Increase / (decrease) in other financial liabilities	(11.62)	51.55
	Increase / (decrease) in provisions	18.53	19.21
	Cash generated / (used in) from operations	457.99	(4,187.83)
	Interest income received	1,150.89	939.14
	Interest expenses paid	(785.60)	(624.80)
	Income taxes paid (includes tax deducted at source)	(102.07)	(77.25)
	Net cash flow from / (used in) operating activities	721.22	(3,950.73)
II	Cash flow from investing activities		
	Purchase of investments	(936.58)	(2,946.20)
	Proceeds from sale of investments	991.05	1,354.17
	Purchase of property, plant and equipment	-	(0.11)
	Net cash flow from / (used in) investing activities	54.47	(1,592.15)
III	Cash flow from financing activities		
	Proceeds from / (Repayment of) Debt Securities (net)	(1,585.92)	5,068.49
	Proceeds from / (Repayment of) borrowing other than Debt Securities (net)	769.29	1,500.00
	Proceeds from / (Repayment of) Inter-corporate Deposit (net)	-	(1,000.00)
	Net cash flow from / (used in) financing activities	(816.63)	5,568.49
	Net increase / (decrease) in cash and cash equivalents	(40.94)	25.61
	Cash and cash equivalents as at beginning of the period	193.91	126.44
	Cash and cash equivalents as at end of the period	152.96	152.05

Notes:

(i) The above information have been prepared pursuant to the requirement of circular no. SEBI/LAD-NRO/GN/2021/39 dated August 9, 2021, issued by Securities and Exchange Board of India ("SEBI") and pursuant to SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 being submitted by the Company to include in disclosure documents of listed Commercial Papers (CPs) and Non-Convertible Debentures (NCDs) respectively. The financials information have been prepared in accordance with the recognition & measurement principles laid down in accordance with the Indian Accounting Standard 34 'Interim Financial Reporting'(Ind AS 34) as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India.

(ii) The above unaudited financial information for the quarter and six months ended September 30, 2024 have been reviewed by the Audit Committee and recommended for approval and approved by the Board of Directors at its meeting held on November 11, 2024. The Statutory Auditors of the Company have carried out limited review of financial information for the quarter and six months ended September 30, 2024.

(iii) In terms of requirement as per RBI notification no RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020 on implementation of Indian Accounting Standards, Non- Banking Financial Companies (NBFCs) are required to create an impairment reserve for any shortfall in impairment allowances under IND AS 109- Financial Instruments and Income Recognition, Asset Classification and Provisioning ('IRACP') norms (including provision on standard assets). The Company is required to maintain an impairment reserve of INR 72.46 as at September 30, 2024. However, the Impairment reserve in the books as at September 30, 2024 is INR 227.38, thus resulting in an excess reserve of INR 154.92.

(iv) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in June 2021. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules / interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

(v) There is no Debenture Redemption Reserve (DRR) created as the Non Banking Financial Companies registered with Reserve Bank of India are not required to create DRR for the privately placed debentures.

(vi) The debentures of the Company have been assigned rating of "IND AAA" by India Ratings & Research Private Limited.

(vii) The figures for the quarter ended September 30, 2024 and quarter ended September 30, 2023 are the balancing figures between reviewed figures in respect of the half year ended September 30, 2024 and September 30, 2023 and the reviewed figures of quarter ended June 30, 2024 and reviewed figures of quarter ended June 30, 2023 respectively.

(viii) Figures for the previous period/ year have been regrouped/ reclassified and rearranged wherever necessary to confirm to the current period presentation.

In terms of our report attached

For Chhajed & Doshi

Chartered Accountants

ICAI Firm registration number: 101794W

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M P Chhajed

Partner

Membership No: 049357

Place: Mumbai

Date: November 11, 2024

For and on behalf of the Board of Directors of
Deutsche Investments India Private Limited

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Manu Sharma

Director

DIN:09744923

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Anjallee Paatil

Director

DIN:00643278



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Information disclosure for Deutsche Investments India Pvt Ltd under Regulation 52 (4), Chapter V of SEBI LODR Regulations:

Limited Review of quarter ended September 30, 2024

Debt Equity Ratio	1.88
Outstanding Preference Shares	The Company does not have Preference Share Capital
Capital redemption reserve/debenture redemption reserve	NIL
Net Worth	INR 10,106.37 million
Net Profit after Tax	INR 165.93 million
Earnings per share (Not annualised)	INR 3.14
Total debt to total assets	0.65
Net profit margin (%) (Net Profit after Tax / Total Income)	21.11%
Sector specific equivalent ratio	
Capital risk adequacy ratio (CRAR) %	43.81%

Note: Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Bad debts to Accounts receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio is not applicable to the Company.

Yours faithfully,

For and on behalf of Deutsche Investments India Private Limited

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Manu Sharma
Director
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Anjallee Paatil
Director
DIN - 00643278

Certificate on maintenance of security cover and compliance with the covenants as per the Offer Document/Information Memorandum/Debenture Trust Deed pursuant to Regulation 54 read with Regulation 56 (1) (d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors of
Deutsche Investments India Private Limited

1. As required by Regulation 54 read with Regulation 56 (1) (d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") as amended from time to time, Deutsche Investments India Private Limited ("the Company") desires a certificate regarding maintenance of security cover as per the terms of Offer Document/ Information Memorandum/Debenture Trust Deed, in the form of book debts/receivables on the amounts due and payable to all secured lenders in respect of listed debt securities ("Secured Lenders") issued by the Company and compliance with financial & other covenants of such Offer Document/Information Memorandum/Debenture Trust Deed in respect of listed debt securities as on and for the half-year ended September 30, 2024.
2. This certificate is required by the Company also for the purpose of submission to the Debenture Trustee of the Company to ensure compliance with the Listing Regulations and SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67, dated May 19, 2022 ("the circular") in respect of its listed non-convertible debt securities during and as at the half-year ended September 30, 2024.

Accordingly, Company has prepared details of security cover available for debenture holders from the unaudited financial statements as at September 30, 2024 and other relevant documents/records maintained by the Company as per attached Annexure I.

3. Management's Responsibility

The Management of the Company is responsible for:

- a. Ensuring maintenance of the security cover available for debenture holders is more than the cover required as per Offer Document/ Information Memorandum/Debenture Trust Deed in respect of listed debt securities;
- b. Compliance with the financial & other covenants of the Offer Document/Information Memorandum/Debenture Trust Deed in respect of listed debt securities.
- c. Preparation and maintenance of proper accounting and other records & design, implementation and maintenance of adequate internal procedures / systems / processes /controls relevant to the creation and maintenance of the aforesaid records.

This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

Page 1 of 3

4. Auditor's Responsibility

Based on our examination of the security cover available for debenture holders, which has been prepared from the Unaudited financial statements as on September 30, 2024 and relevant records provided by the Company, our responsibility is to provide limited assurance that security cover available for debenture holders has been maintained in accordance with Offer Document/Information Memorandum/Debenture Trust Deed in respect of listed debt securities.

Further, basis our examination, our responsibility is to provide limited assurance that prima facie the Company has complied with the financial & other covenants mentioned in Offer Document/Information Memorandum/ Debenture Trust Deed in respect of listed debt securities.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

We have performed the following audit procedures in relation to the Statement:

- i. We have been provided with the unaudited financial information of the Company for the half year ended September 30, 2024.
- ii. We have obtained and read the Board Resolution and information memorandum and under various Debenture Trustee Agreement.

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes ("the Guidance Note") and Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

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 Service Engagements.

5. Conclusion

Based on our examination as above and according to the information and explanations provided to us by Company's Management, the Company has only issued Listed Unsecured Non-Convertible debentures of Rs. 700 millions listed with the National Stock Exchange of India Limited and accordingly a Nil Security Cover Certificate is enclosed as at September 30, 2024 in the prescribed format of the SEBI circular.

6. Restriction on use

This Certificate has been issued at the specific request of the Company pursuant to the requirements of Regulation 54 read with Regulation 56 (1) (d) of Listing Regulations as amended from time to time. It should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For Chhajed & Doshi
Chartered Accountants
Firm Reg. No.: 101794W

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M P Chhajed
Partner
M. No. 049357
UDIN: 24049357BKCIYA4866

Place: Mumbai
Date: November 11, 2024



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To,

Catalyst Trusteeship Limited

We hereby confirm the following details to Debenture trustee

- a) Deutsche Investment India Private Limited (Company) vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities where Catalyst Trusteeship Limited is the Debenture trustee.

ISIN	Private Placement / Public Issue	Secured / Unsecured	Sanctioned Amount
INE144H08026	Private Placement	Unsecured	INR 700 million

- b) **Asset Cover for listed unsecured debt securities:**

Refer Annexure I (Nil Submission)

- c) **Compliance of all the covenants/terms of the issue in respect of listed debt securities of the listed entity**

We hereby certify that the above information are correct and compliance made in respect of the covenants / terms of the issue of the listed debt securities (NCD's) and we have no reason to believe that the Company has not complied such covenants/terms of the issue.

For and on behalf of the Board of Directors of
Deutsche Investments India Private Limited

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Date: 2024.11.11
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Manu Sharma
CEO & Director
DIN: 09744923

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Anjallee Paatil
Director
DIN: 00643278



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Annexure I

Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
Description of asset for which this certificate relate		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)	Market Value for Pari passu charge Assets ^{ix}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
ASSETS														
Property, Plant and Equipment														
Capital Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments														

-----Nil-----



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Loans														
Inventories														
Trade Receivable s														
Cash and Cash Equivalents														
Bank Balances other than Cash and Cash Equivalents														
Others														
Total														
LIABILITIE S														
Debt securities to which this certificate pertains		-----Nil-----												
Other debt sharing pari-passu charge with above debt		not to be filled												
Other Debt														
Subordinat ed debt														
Borrowings														
Bank														
Debt Securities														
Others														
Trade payables														



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Lease Liabilities														
Provisions														
Others														
Total														
Cover on Book Value				-----Nil-----										
Cover on Market Value*														
		Exclusiv e Security Cover Ratio			Pari-Passu Security Cover Ratio									