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ANSAL PROPERTIES & INFRASTRUCTURE LTD

Regd. Office: 115, Ansal Bhawan, 16, K. G. Marg, New Delhi-110001

Chairman, Shri Sandeep Kohli's Address to the Members {Shareholders} at the 55th Annual General Meeting of the Company to be held on Wednesday, the 28th September 2022 at 11.30 A.M through Video Conferencing (VC)

Dear Members,

On behalf of the Board of Directors, I extend a warm welcome to each one of you at the 55th Annual General Meeting of your Company. It is my pleasure to virtually connect with you for the first time as the Chairman, on this eventful day of your Company. I am thankful to you for sparing your valuable time to join us today.

Before I present the highlights of your Company's performance during the Financial Year 2021-22, with a heavy heart, I would like to inform all the members about the resignation of Shri Sushil Ansal, erstwhile Chairman & Whole Time Director of the Company w.e.f the 24th May 2022. We sincerely appreciate and acknowledge the uniquely admirable, contribution of Shri Sushil Ansal to the growth of the Company for more than 05 decades. Under his all-encompassing guidance/supervision, the Company has grown to become iconic, and prosperous, with a strong footing in the real estate sector. We all will always remember and cherish his professional inputs, guidance and visionary approach to various issues arising before the Board as well as the Company.

Moving forward, now, I would like to share with you briefly the details of the global and domestic economic environment that prevailed during the financial year 2021-22.

IMPACT OF COVID-19 PANDEMIC

During the financial years 2021 and 2022, COVID-19 has severely hit the residential real estate business, and the sector has come to an almost standstill position. Site visits, discussions, documentations and sale closures, depict that the real estate industry is facing difficult times but thankfully with hints of positivity. The real estate sector is also facing an acute working capital crisis which is essential to keep the business moving. The sector has pinned its hopes on Government intervention to salvage the loss created by the COVID-19 crisis with its substantial fiscal stimulus to get the growth trajectory back on track.

ECONOMIC OUTLOOK

Like the financial year 2020-21, the financial year 2021-22 was also a difficult year for the global economy. Global economies entered the financial year 2021- 22 on a weak note with the spread of the Omicron variant of Covid, which had much higher transmissibility but less severity than the previous variants. The year closed with the optimism of a post-Covid-19 pandemic recovery, but the shock waves from the war in Ukraine and retaliatory economic sanctions on Russia have jolted the global economy and led to a costly humanitarian crisis.

Indian economy is estimated to grow by 9.2 per cent in real terms in the financial year 2021-22 (as per first advanced estimates) after a contraction of 7.3 per cent in the preceding financial year 2020-21. GDP is projected to grow by 8- 8.5 per cent in real terms in the financial year 2022-23. With an improvement in the economic scenario, there have been investments across various sectors of the economy. The private equity - venture capital (PE-VC) sector recorded investments worth US\$ 5.8 billion across 117 deals in February 2022, 24% higher than in January 2022.

Performance Review

Through Management's Discussion and Analysis Report, which forms part of the Directors' Report, your Board of Directors has endeavoured to provide a broad overview of the Global economic scenario and the Indian economy scenario and, more particularly, the status of the real estate sector prevailing in the Country which has and shall have an impact on the nature of the Company's business and generally in the class of business in which the Company has an interest.

The details of the major projects currently under development by your Company have been given in the Annual Report 2021-22.

OVERVIEW OF THE COMPANY'S PERFORMANCE DURING FINANCIAL YEAR 2021-22

There has been significant improvement in the operation of your Company, and despite of the restrictive business scenario, your Company has delivered a strong performance and achieved a huge reduction in the Net loss, by approx. 50% (on a standalone basis) from Rs 19.45 Crores in the financial year 2020-21 to Rs. 9.76 Crores in the financial year 2021-22. This represents (1.48%) and (2.55%) of the total income for the Financial Year 2021-22 and 2020-21, respectively. Major reasons for the reduction in the losses of the Company during the financial year are: reduction in other expenditures from Rs. 138.75 Cr to Rs. 129.44 Cr; reduction in finance cost from Rs. 66.25 Cr to Rs. 58.68 Cr. Further, you will be happy to know that your Company has been continuously working on reducing the debt burden so that it has a favourable long-term impact on the profitability therefore, during the year under report, debts from Banks/FIs/NBFC/Funds have been reduced by Rs. 4,871.88 lakhs i.e. from Rs. 42,170.26 lakhs in the previous financial year 2020-21, to Rs. 37,298.38 lakhs in the financial year 2021-22, and this is going to have a long-term positive impact on the profitability of the Company in the years to come. Your Company has taken positive steps for continuous reduction of its debts to a great extent during the current financial year also.

You are already aware that the Board of Directors of your Company has decided that no dividend be recommended for the financial year 2021-22, keeping in view the prevailing uncertainties, especially in the real estate sector, as well as loss in the financial year ended at the 31st March, 2022.

CORPORATE SOCIAL RESPONSIBILITY {CSR}

Your Company has been actively pursuing CSR activities, details of which have been given in the Annual Report 2021-22.

CORPORATE GOVERNANCE

Although corporate governance has been legally mandated in various manifestations, it is always the endeavour that the Company should go beyond adherence to the regulatory framework and adopt and adhere to the best ethical corporate practices. Your Company continues to do just that and also follows the procedures and practices in conformity with the Corporate Governance practices as stipulated by Securities and Exchange Board of India (SEBI).

ACKNOWLEDGEMENT OF SUPPORT

On behalf of your Company's Board, I would like to place on record my deep sense of gratitude to all the members and the stakeholders for their unstinted support and trust given to us at all times, whether, during prosperity or while facing challenges. Your support and confidence in us, even in uncertain times like these, drive us to look for more ways to do better and create greater value for all.

Thank you for your attention, ladies and gentlemen!
Stay Safe and Stay Healthy.

Date: 28th September 2022
Place: New Delhi

Sd/-
SANDEEP KOHLI
{CHAIRMAN}
DIN:00300767