

# TRIANGLE REAL ESTATE INDIA LIMITED (PREVIOUSLY KNOWN AS TRIANGLE REAL ESTATE INDIA FUND LLC)

## UNAUDITED CONDENSED FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED 31 DECEMBER 2018

### STATEMENT OF FINANCIAL POSITION

	Unaudited 31 December 2018 USD	Unaudited 31 December 2017 USD	Audited 31 March 2018 USD
<b>ASSETS</b>			
Non-current assets	82,365,064	89,310,503	82,365,064
Current assets	281,396	380,283	356,482
<b>Total assets</b>	<b>82,646,460</b>	<b>89,690,786</b>	<b>82,721,546</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and reserves:</b>			
Owners' interests	100,000	100,000	100,000
<b>Current liabilities:</b>			
Other payables	20,935	12,522	16,598
Net assets attributable to holder of Class A shares	82,525,525	89,578,264	82,604,948
<b>Total equity and liabilities</b>	<b>82,646,460</b>	<b>89,690,786</b>	<b>82,721,546</b>
<b>Net asset value per Class A share</b>	<b>814.13</b>	<b>883.70</b>	<b>815.00</b>

### STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDER OF CLASS A SHARES

	Unaudited 30 September 2018 USD	Audited 31 March 2018 USD
Net assets attributable to holder of Class A shares at start of the period/year	82,604,948	89,544,670
Contributions by holder of Class A shares:		
Issue of Class A shares	-	29,000
Change in net assets attributable to holder of Class A shares	(79,423)	(6,968,722)
<b>Net Assets Attributable to holder of Class A shares at end of the period/year</b>	<b>82,525,525</b>	<b>82,604,948</b>

#### NOTES :

##### (1) Activity

The principal activity of the Company is to invest in real estate developments in India through its subsidiaries.

##### (2) Basis of accounting

The unaudited nine months condensed financial statements have been prepared using the same accounting policies as for the statutory financial statements for the year ended 31 March 2018, except for the adoption of published standards that are now effective.

##### (3) Net Asset Value

The Net Asset Value per share has been calculated based on the number of Class A shares in issue as at 31 December 2018, i.e. 101,367 shares (31 December 2017: 101,367 shares).

##### (4) Earnings per share

The earnings/(loss) per share has been calculated based on the weighted average number of Class A shares in issue as at 31 December 2018, i.e. 101,357 shares (31 December 2017: 101,357 shares).

By order of the Board

### STATEMENT OF COMPREHENSIVE INCOME

	Unaudited Quarter ended 31 December 2018 USD	Unaudited Period ended 31 December 2018 USD	Unaudited Quarter ended 31 December 2017 USD	Unaudited Period ended 31 December 2017 USD	Audited Year ended 31 March 2018 USD
Net gain/(loss) on financial assets designated at fair value through profit or loss	-	-	-	83,835	(6,861,604)
Administrative and other expenses	(25,585)	(79,423)	(8,361)	(79,241)	(107,118)
(Loss)/profit before tax for the period/year	(25,585)	(79,423)	(8,361)	4,594	(6,968,722)
Taxation	-	-	-	-	-
Total comprehensive income, net of tax, for the period/year	(25,585)	(79,423)	(8,361)	4,594	(6,968,722)
<b>(Loss)/earnings per share</b>	<b>(0.25)</b>	<b>(0.78)</b>	<b>(0.08)</b>	<b>0.05</b>	<b>(68.75)</b>

### STATEMENT OF CASH FLOWS

	Unaudited Period ended 31 December 2018 USD	Unaudited Period ended 31 December 2017 USD	Audited Year ended 31 March 2018 USD
Net cash used in operating activities	(68,692)	(78,982)	(109,177)
Net cash generated from financing activities	-	-	-
Net cash used in investing activities	(30,000)	(81,000)	(81,000)
Decrease in cash and cash equivalents	(98,692)	(159,982)	(190,177)
<b>Movement in cash and cash equivalents</b>			
At beginning of the period/year	106,087	296,264	296,264
Decrease	(98,692)	(159,982)	(190,177)
At end of period/year	7,395	136,282	106,087
<b>Cash and cash equivalents comprise of:</b>			
Cash at bank	7,395	136,282	106,087

Ocorian Corporate Services (Mauritius) Limited  
Corporate Secretary  
Date: 12 February 2019

The Board of Directors of Triangle Real Estate India Limited (previously known as Triangle Real Estate India Fund LLC) accepts full responsibility for the accuracy of the information contained in this report pursuant to Listing Rule 12.20 and Securities Act 2005.

Copies of this report are available, free of charge, upon request from the Company Secretary, Ocorian Corporate Services (Mauritius) Limited, 6th Floor, Tower A, 1 Cybercity, Ebène.

The statement of direct and indirect interests of Insiders, pursuant to rule 8 (2) (m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, is available to the public, free of charge, at the registered office of the Company, c/o Ocorian Corporate Services (Mauritius) Limited, 6th Floor, Tower A, 1 Cybercity, Ebène.

*The contents of this document is classified as DC 0 – public information*