

एआई एसेट्स होल्डिंग लिमिटेड
(भारत सरकार की एक कंपनी)
AI ASSETS HOLDING LIMITED
(A Government of India Company)

October 24, 2025

To,

The Manager
Corporate Relationship
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai-400001

Dear Sir,

Sub: Intimation of Outcome of Board Meeting under Regulation 51(2) read with Schedule III (Part B) 16 (b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 51(2) read with Schedule III (Part B) 16 (b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submitting the outcome of Board Meeting held on Friday, 24th October, 2025 at Conference Room, 2nd Floor, AI Administration Building at Safdarjung Airport New Delhi 110003. In the said meeting the Board of Directors of the Company, inter alia, has approved the following:

- i. Audited Financial Results for the financial year ended 31.03.2025.
- ii. Audited Financial Results for the quarter/year ended 31st March, 2025 in the format prescribed by SEBI (LODR), Regulations 2015.
- iii. Unaudited Financial results for the quarter ended 30th June, 2025.

The meeting started at 12:30 P.M. and concluded at 3:30 P.M.

Thanking you,
Yours faithfully,

For AI Assets Holding Limited

Kavita
Digitally signed
by Kavita
Date: 2025.10.24
15:47:07 +05'30'

Kavita Tanwar
Company Secretary
ACS29486

AI Assets Holding Limited
CIN - U74999DL2018GOI328865

Statement of unaudited standalone financial results for the quarter and three months ended June 30, 2025

(₹ in million)

	Particulars	Quarter ended			Year Ended
		June 30, 2025	March 31, 2025	June 30, 2024	March 31, 2025
		Unaudited	Unaudited	Unaudited	Audited
I	Revenue from Operations			-	
II	Other Income :				
	Rent from properties held for sale	205.14	356.20	325.43	1,127.33
	Other Misc Income	1,757.04	7,215.43	1,593.89	15,007.51
III	Total Income (I + II)	1,962.18	7,571.63	1,919.32	16,134.84
IV	Expenses:				
	Employee Benefit Expenses	7.37	24.18	4.53	38.70
	Finance Cost	2,760.89	2,730.55	2,754.14	11,058.11
	Depreciation & Amortization	0.01	0.01	0.01	0.03
	Other Expenses	412.54	609.77	301.36	1,600.53
V	Total Expenses	3,180.81	3,364.51	3,060.04	12,697.37
VI	Profit / (Loss) Before exceptional items and Tax (III-IV)	(1,218.63)	4,207.12	(1,140.72)	3,437.47
VII	Exceptional Items	-	-	-	-
VI	Profit / (Loss) Before Tax (III-V)	(1,218.63)	4,207.12	(1,140.72)	3,437.47
VII	Tax Expense				
	1. Current Tax	-	85.89	-	85.89
	2. Deferred Tax	-	668.03	-	668.03
	3. Tax Adjustment relating to earlier year	0.06	111.34	-	111.34
VIII	Profit / (loss) For the Year (IX-X)	(1,218.69)	3,341.86	(1,140.72)	2,572.21
XI	Other Comprehensive Income	-	-	-	-
	Total Other Comprehensive Income	-	-	-	-
X	Total Comprehensive Income for the year	(1,218.69)	3,341.86	(1,140.72)	2,572.21
XI	Earning per Equity Share of Rs. 10 each				
	Basic (Rs.)	(0.02)	0.05	(0.02)	0.04
	Diluted (Rs.)	(0.02)	0.05	(0.02)	0.04
XII	Net Worth	12,052.51	13,271.19	9,009.88	13,271.19
	(Paid-up equity share capital + Reserves)				
XIII	Debt-Equity Ratio	12.43	11.29	16.63	11.29
	(Outstanding Debt + Net Worth)				
XIV	Debt Service Coverage Ratio (DSCR) 1	0.01	0.05	0.01	0.09
	(Profit before interest + Outstanding Debt including interest)				
XV	Interest Service Coverage Ratio (ISCR) 2	0.56	2.54	0.59	1.31
	(Profit before interest + interest cost)				

1 DSCR = Profit before finance costs and tax / (Interest expenses + Principal of long term loan repayment).

2 ISCR = Profit before finance costs and tax / Interest expenses.

Note-1 : Notes to unaudited standalone financial results

1	These Financial results have been prepared in accordance with recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
2	The financial results have been prepared in accordance with the requirement of Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulation, 2015, as amended.
3	The Audit Committee has reviewed the financial results and the same have been subsequently approved by the Board of Directors at their respective meetings held on Oct 24, 2025. The financial results have been reviewed by the Independent Firm of Chartered Accountants as required under Regulation 52 of SEBI (Listing Obligation and disclosure Requirements) Regulations, 2015 as modified by SEBI (Listing Obligations and Disclosure Requirements) (Fifth Amendment) Regulations, 2021 and have issued the review report which has been suitably addressed.
4	Debenture Redemption Reserve (DRR) not applicable to debt listed entities in terms of Rule 18(7) of Companies (Share Capital and Debentures) Rules 2014 as amended, hence no DRR created by the Company. The Non-Convertible Debentures are assured for repayment by the Government of India.
5	The balances with subsidiaries and Air India Limited are subject to confirmation and reconciliation as on 30th June, 2025. The company has a total recoverable balance of Rs. 2,863.17 Million as on 30th June, 2025 from Air India Limited which has not yet been confirmed by Air India Limited. As per the management the same is good for recovery and any adjustment consequent to confirmation/reconciliation will be carried out in the year/period, the same is done.
6	The Company has not sold any immovable properties during the quarter April 2025 to June 2025.
7	Advance Received against sale of Properties includes Rs. 25.30 million against sale of property through E-auction for one of the property situated at Besant Nagar, Chennai. The company has received the full amount of sale proceeds as advance but could not complete the formalities of registration in the name of buyer pending determination of stamp duty payable on properties held by Air India in the State of Tamil Nadu. The buyer has initiated the legal proceedings against the company to enforce the registration in his name which is pending till date.
8	The Company has sought the confirmation of balances for major receivables and payables as on 30th June 2025. Some of the parties have responded and their balances are in agreement with the books of the Company. The balances of GST input tax credit as per books amounting to ₹ 76.48 million and as per GST portal amounting to ₹ 21.50 million are in the process of reconciliation.
9	The company has been classifying the non-current asset (or disposal group) as held for sale as on 30.06.2025 as the management of the company is of the view that the carrying amount of these assets will be recovered principally through sale transaction and that the assets classified under disposal group are in immediately saleable condition and their sale is highly probable as the company itself has been created as an SPV for sale of assets of then Air India Limited.
10	Management of the company is of the view that the Nariman point building, Mumbai is in the process of being sold (with tenancy rights) hence the same is not considered as Investment Property under Ind AS 40 and thus classified as property held for sale under disposal group.
11	As on date of the results, the non-convertible debentures (NCDs) issued by the company are rated with long term rating [ICRA]AAA(CE) (Stable) by ICRA and IND AAA(CE)/Stable by India Ratings and Research.
12	The company has obtained balance confirmation as on 30.06.2025 in respect of Bank Accounts maintained with SBI.
13	Previous period figures have been regrouped / reclassified, wherever necessary.



Note-2

Additional disclosure as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations , 2015 :

(₹ in million)

Particulars	Quarter ended			Year Ended
	June 30, 2025	March 31, 2025	June 30, 2024	March 31, 2025
			Unaudited	Audited
Current Ratio [Current Assets/Current Liabilities]	2.12	2.03	2.43	2.03
Long Term Debt to Working Capital [(Non-Current Borrowings + Current Maturities of Non-Current Borrowings)/(Current Assets - Current Liabilities excluding Current Maturities of Non-Current Borrowings)]	32.55	21.10	24.52	21.10
Current Liability Ratio [Current Liabilities /Total liabilities]	0.03	0.09	0.03	0.09
Total Debt to Total Assets [(Non - Current Borrowings + Current Borrowings)/Total Assets]	0.93	0.92	0.91	0.92
Debtors Turnover [Average Trade Receivable for the period/Revenue from Operations (excluding other operating revenue for the period) * No of days in period]	N.A.	N.A.	N.A.	N.A.
Inventory Turnover [Average inventory/Fuel, Oil and Water cost for the period * No of days in period]	N.A.	N.A.	N.A.	N.A.
Operating Margin (%) [Profit/(Loss) before Depreciation and amortisation expenses, Interest, Tax, less other Income/Revenue from Operations]	N.A.	N.A.	N.A.	N.A.
Net Profit Margin (%) [Profit/(Loss) after tax/Total Income]	-62.11%	44.14%	-59.43%	15.94%

Place: New Delhi
Date: Oct 24, 2025



For and on behalf of the Board of Directors

Amit Kumar

Amit Kumar
Chairman and Managing Director
DIN 11001643





KUMAR MITTAL & CO.
Chartered Accountants

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East of Kailash, New Delhi-110 065
Phone: 011-46565253
kumarmittalco@gmail.com
GSTIN: 07AAAFK6551G1ZG

Limited Review Report

**To the Board of Directors
AI Assets Holding Limited**

**Independent Auditors' Review Report on the Unaudited Standalone Financial Results
for the quarter and three months ended June 30, 2025**

Introduction

We have reviewed the accompanying statement of Unaudited Standalone Financial Results (the statement) of AI Assets Holding Limited ("The Company") for the quarter and three months ended June 30, 2025 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, as amended.

This statement is the responsibility of the Company's management and has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" specified under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial results based on our review.

Scope of Review

We conducted our review of the statement in accordance with the Standard on Review Engagement (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 results are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of person 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 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.

Conclusion

Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying unaudited statement of unaudited standalone financial results read with notes thereon, prepared in accordance with the applicable Indian Accounting Standards (Ind AS) and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Emphasis of Matter

- Refer Note No. 5 of the standalone financial statements for three months ending June 30, 2025 in respect of non-receipt of balance confirmation from subsidiary companies and Air India Limited and pending reconciliation of balances outstanding with Air India Limited.
- Refer Note No. 7 of the standalone financial statements for three months ending June 30, 2025 regarding advance received of Rs. 25.30 million against sale of property situated at Besant Nagar, Chennai for which full amount of sale proceeds have been received as advance but registration formalities could not be completed due to which the buyer has initiated the legal proceedings against the company to enforce the registration in its name.
- Refer Note No. 8 of the standalone financial statements for three months ending June 30, 2025 regarding un-availed GST Input Tax Credit lying with the company which is subject to reconciliation with GST portal.

Our conclusion is not modified in respect of aforesaid matters.

For Kumar Mittal & Co.
Chartered Accountants
FRN: 010500N

Pupte



Rohtash Mohan
Partner

M.No. 094292

UDIN: 25094292BMK7LD2613

Date: 24.10.2025

Place: New Delhi