

Date: November 28, 2022

The National Stock Exchange of India Limited,
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (E), Mumbai 400 051
Symbol: FIVESTAR

BSE Limited
Listing department,
First floor, PJ Towers,
Dalal Street, Fort Mumbai 400 001
Scrip code: 543663

Sub: Disclosure of Security Cover as per Regulation 54 of SEBI (LODR) Regulations, 2015

Dear Sir/ Madam

Pursuant to Regulation 54 of SEBI (LODR) Regulations 2015, read with SEBI Circular No SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, the Company maintains sufficient Security cover as per the terms of the offer document/Information Memorandum and/ or Debenture Trust Deed sufficient to discharge the principal and the interest thereon at all times for the non-convertible debt securities issued.

The Security cover certificate pursuant to the aforesaid SEBI circular is attached as *Annexure I*.

Kindly take the above on record.

For Five-Star Business Finance Limited

Shalini Baskaran
Company Secretary & Compliance Officer

Five-Star Business Finance Limited

Registered Office : New No. 27, Old No. 4, Taylor's Road, Kilpauk, Chennai - 600 010.
Phone : 044 - 4610 6200, e-mail : info@fivestargroup.in, Website : www.fivestargroup.in
CIN : U65991TN1984PLC010844

Statement of Security Cover as at 30th September 2022

| (in Lakhs) | | | | | | | | | | | | | | | |
|--|--|--|--------------------|--|--|--|---|--|--------------------|--|--|--|----------------------|------------------|-------------------------|
| Column A | Column B | Column C | Column D | Column E | Column F | Column G | Column H | Column I | Column J | Column K | Column L | Column M | Column N | Column O | |
| Particulars | Description of asset for which this certificate relate | 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 | | | | | Total Value (=K+L+M+ N) |
| | | 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 viii | 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) | Relating to Column F | | |
| | | Book Value | Book Value | Yes/No | Book Value | Book Value | | | | | | | | | |
| ASSETS | | | | | | | | | | | | | | | |
| Property, Plant and Equipment | | - | - | No | - | - | 1,455.46 | | 1,455.46 | - | - | - | - | - | |
| Capital Work-in-Progress | | - | - | No | - | - | - | | - | - | - | - | - | - | |
| Right of Use Assets | | - | - | No | - | - | 2,634.90 | | 2,634.90 | - | - | - | - | - | |
| Goodwill | | - | - | No | - | - | - | | - | - | - | - | - | - | |
| Intangible Assets | | - | - | No | - | - | 91.01 | | 91.01 | - | - | - | - | - | |
| Intangible Assets under Development | | - | - | No | - | - | - | | - | - | - | - | - | - | |
| Investments | | - | - | No | - | - | 16,439.50 | | 16,439.50 | - | - | - | - | - | |
| Loans | Book Debts Receivables | 89,430.47 | 1,66,687.65 | No | - | - | 3,20,228.01 | | 5,76,346.13 | - | 89,430.47 ### | - | - | 89,430.47 | |
| Inventories | | - | - | No | - | - | - | | - | - | - | - | - | - | |
| Trade Receivables | | - | - | No | - | - | 2,051.05 | | 2,051.05 | - | - | - | - | - | |
| Cash and Cash Equivalents | | - | - | No | - | - | 34,379.20 | | 34,379.20 | - | - | - | - | - | |
| Bank Balances other than Cash and Cash Equivalents | Lien Marked FD | 825.00 | 7,287.10 | No | - | - | 14,875.47 | | 22,987.57 | - | 825.00 | - | - | 825.00 | |
| Others | Land - Investment Property ** | 1.63 | - | Yes | - | - | 6,204.49 | | 6,204.12 | 3.31 *** | - | - | - | 3.31 | |
| Total | | 90,257.10 | 1,73,974.74 | | | | 3,98,357.09 | | 6,62,588.93 | 3.31 | 90,255.47 | | | 90,258.78 | |
| LIABILITIES | | | | | | | | | | | | | | | |
| Debt securities to which this certificate pertains | Secured Non-Convertible Debentures | 74,566.37 | - | No | - | - | - | | 74,566.37 | - | - | - | - | - | |
| Other debt sharing pari-passu charge with above debt | | | | No | - | - | | | - | - | - | - | - | - | |
| Other Debt | | | | No | - | - | | | - | - | - | - | - | - | |
| Subordinated debt | | | | No | - | - | | | - | - | - | - | - | - | |
| Borrowings | | | 9,131.33 | No | - | - | 8,036.70 | | 17,168.03 | - | - | - | - | - | |
| Bank | | | 1,26,478.27 | No | - | - | | | 1,26,478.27 | - | - | - | - | - | |
| Debt Securities | | Not to be filled | | No | - | - | | | - | - | - | - | - | - | |
| Others ## | | | 34,097.02 | No | - | - | | | 34,097.02 | - | - | - | - | - | |
| Trade payables | | | | No | - | - | 1,338.38 | | 1,338.38 | - | - | - | - | - | |
| Lease Liabilities | | | | No | - | - | 2,748.39 | | 2,748.39 | - | - | - | - | - | |
| Provisions | | | | No | - | - | 1,161.94 | | 1,161.94 | - | - | - | - | - | |
| Others | | | | No | - | - | 4,270.53 | | 4,270.53 | - | - | - | - | - | |
| Total | | 74,566.37 | 1,69,706.63 | | | | 17,555.94 | | 2,61,828.94 | | | | | | |
| Cover on Book Value * | | | | | | | | | | | | | | | |
| Cover on Market Value | | | | | | | | | | | | | | | |
| | | Exclusive Security Cover Ratio | 1.21 | | Pari-Passu Security Cover Ratio | | | | | | | | | | |

* The Security Cover Ratio pertains only to listed secured debt. Disclosure in the statement is cumulative for all the listed secured debt of the Company.

** Of the listed secured debt of the Company, 5 listed secured debt share a pari-passu charge on Land - Investment Property.

*** The Market value of Rs 3.31 lakhs to the immovable property is on the basis of certified valuation obtained from an independent valuer on June 30, 2022.

Represents carrying value as per books of account underlying the Financial Statements of the Company as at and for the period ended September 30, 2022.

Others include Securitisation borrowings as at September 30, 2022.

The Company carries the receivables at Amortised cost. Market value is not ascertained at every period end, and hence for the purpose of disclosure in this Statement, the carrying value of these receivables have been disclosed in Column L.

