



Press Release

Phoenix Tech Zone Private Limited

March 25, 2021

Ratings

Facilities	Amount (Rs. crore)	Ratings	Rating Action
Bank Facilities - Long Term	575.00	IVR BB+; ISSUER NOT CO-OPERATING (IVR Double B Plus); ISSUER NOT CO-OPERATING)*	Downgraded from IVR BBB-/Stable Outlook and moved to ISSUER NOT CO-OPERATING category
Bank Facilities - Short Term	15.27	IVR A4+; ISSUER NOT CO-OPERATING (IVR A Four Plus); ISSUER NOT CO-OPERATING)*	Downgraded from IVR A3 (IVR A Three) and moved to ISSUER NOT CO-OPERATING category
Total	590.27		

*Issuer did not cooperate; based on best available information

Detailed Rationale

The rating revision is because of lack of adequate information regarding Phoenix Tech Zone Private Limited (PTZPL)'s performance and hence the uncertainty around its credit risk. Infomerics assesses whether the information available about the entity is commensurate with its rating and reviews the same as per its policy.

Infomerics has been regularly following up with the company to provide the required data including FY2020 (Audited) & 9MFY2021, results to monitor its assigned rating to the bank facilities, vide multiple E-mail communications latest by March 17, 2021 and concurrently over several phone calls. However, despite repeated requests by Infomerics, the company's management has not submitted the essential details. Accordingly, the lenders, investors and other users of this rating are requested to exercise adequate caution while using this rating as this rating may not adequately reflect the current credit risk profile of the company.

Non-cooperation by Issuer

Availability of information is very critical in rating exercise. In the absence of the requisite information, in consonance with SEBI guidelines, Infomerics has to assign the rating based on the best available information. Accordingly, the long- term ratings for the bank loan facilities of Phoenix Tech Zone Private Limited aggregating to Rs.590.27 crore shall be moved to the



Press Release

'ISSUER NOT COOPERATING' category by Infomerics and the rating be noted as IVR BB+; Issuer Not Co-operating; Based on best available information (IVR Double B Plus: Issuer Not Co-operating; Based on best available information) and IVR A4+; Issuer Not Co-operating; Based on best available information (IVR A Four Plus: Issuer Not Co-operating; Based on best available information).

Analytical Approach & Applicable Criteria

Standalone

Rating Methodology for Infrastructure Companies

Financial Ratios & Interpretation (Non-financial Sector)

Guidelines on what constitutes Non-Cooperation by clients

About the company

Promoted by the Phoenix group, Phoenix Tech Zone Private Limited (PTZPL) (erstwhile Phoenix Embassy Tech Zone Private Limited) is engaged in the construction of IT/ITeS SEZ commercial projects in Hyderabad. The Company is currently carrying out office space development under, Project Centaurus and Project Aquila in Hyderabad.

Financials (Standalone): Not Meaningful

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years:

Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2020-21)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2019-20	Date(s) & Rating(s) assigned in 2018-19	Date(s) & Rating(s) assigned in 2017-18
1.	Fund Based Limits	Long Term	575.00	IVR BB+; ISSUER NOT COOPERATING*	IVR BBB-/Stable Outlook (Feb 11, 2020)	-	-



Press Release

Sr. No.	Name of Instrument/Facilities	Current Rating (Year 2020-21)			Rating History for the past 3 years		
		Type	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2019-20	Date(s) & Rating(s) assigned in 2018-19	Date(s) & Rating(s) assigned in 2017-18
2.	Non-Fund Based	Short Term	15.27	IVR A4+; ISSUER NOT COOPERATING*	IVR A3 (Feb 11, 2020)		

* Issuer did not cooperate; based on best available information

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com.

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About Infomerics:

Infomerics commenced rating & grading operations in April 2015 after having spent over 25 years in various segments of financial services. Infomerics is registered with the Securities and Exchange Board of India (SEBI) and accredited by Reserve Bank of India. It is gradually gaining prominence in domestic rating and/or grading space. Infomerics is striving for positioning itself as the most trusted & credible rating agency in the country and is gradually widening its product portfolio. Company's long experience in varied spectrum of financial services is helping it to fine tune its product offerings to best suit the market.

Disclaimer: Infomerics ratings are based on information provided by the issuer on an 'as is where is' basis. Infomerics credit ratings are an opinion on the credit risk of the issue / issuer and not a recommendation to buy, hold or sell securities. Infomerics reserves the right to change, suspend or withdraw the credit ratings at any point in time. Infomerics ratings are opinions on financial statements based on information provided by the management and information obtained from sources believed by it to be accurate and reliable. The credit quality ratings are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. We, however, do not guarantee the accuracy, adequacy or completeness of any information which we accepted and presumed to be free from misstatement, whether due to error or fraud. We are not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by us have paid a credit rating fee, based on the amount and type of bank facilities/instruments. In case of partnership/proprietary concerns/Association of Persons (AOPs), the rating



Press Release

assigned by Infomerics is based on the capital deployed by the partners/proprietor/ AOPs and the financial strength of the firm at present. The rating may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor/ AOPs in addition to the financial performance and other relevant factors.

Annexure 1: Details of Facilities

Name of Facility	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
Long Term Bank Facilities- Term Loan	-	11.5%	June 2024	575.00	IVR BB+; ISSUER NOT COOPERATING*
Short Term Bank Facilities –Bank Guarantee	-	-	-	15.27	IVR A4+; ISSUER NOT COOPERATING*

* Issuer did not cooperate; based on best available information