

February 10, 2020

**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Fort,  
Mumbai- 400 001

**National Stock Exchange of India Limited**  
Exchange Plaza,  
Bandra-Kurla Complex, Bandra East,  
Mumbai- 400051

**Security code: 503100**

**Symbol: PHOENIXLTD**

Dear Sir(s),

**Sub: Outcome of the Board Meeting- Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended December 31, 2019**

In continuation to our letter dated January 31, 2020 and pursuant to Regulation 30, 33 and other applicable provision of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations"), we hereby inform you that the Board of Directors of The Phoenix Mills Limited ("Company") at their meeting held today viz. Monday, February 10, 2020, have considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended December 31, 2019.

Accordingly, we are submitting herewith the Unaudited Standalone and Consolidated Financial Results of the Company along with the Limited Review Report thereon issued by our Statutory Auditors M/s. D T S & Associates, Chartered Accountants, for the quarter and nine months ended December 31, 2019.

The meeting of the Board of Directors of the Company commenced at 4:30 p.m. and concluded at 7.25 p.m.

The intimation along with the aforesaid Financial Results and Limited Review Report is also being uploaded on the Company's website at <https://www.thephoenixmills.com>.

You are requested to take the aforesaid information on your record.

Thanking you,

Yours Faithfully,  
**For The Phoenix Mills Limited**

  
**Gajendra Mewara**  
Company Secretary



**Encl:- As above**


## LIMITED REVIEW REPORT

To,  
The Board of Directors  
The Phoenix Mills Limited

### LIMITED REVIEW REPORT ON THE UNAUDITED STANDALONE RESULTS OF THE PHOENIX MILLS LIMITED FOR THE QUARTER AND NINE MONTHS ENDED 31<sup>st</sup> DECEMBER, 2019

1. We have reviewed the accompanying statement of unaudited standalone financial results of The Phoenix Mills Limited (the 'Company') for the quarter ended 31st December, 2019 and for the period from 1st April, 2019 to 31st December, 2019 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition & measurement principles laid down in the Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules thereafter and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with the recognition and measurement principles laid down in applicable Indian Accounting Standards ('Ind AS') 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, has not disclosed the information required to be disclosed in terms of Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **D T S & Associates LLP**  
Chartered Accountants  
(Firm Registration No. 142412W/WI00595)



**Ashish G. Mistry**

Partner

Membership No. 132639

Place : Mumbai

Date : 10<sup>th</sup> February, 2020

UDIN: 20132639AAAAA16101



**THE PHOENIX MILLS LIMITED**  
**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2019**  
 Regd. Office :- 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013  
 Tel : (022) 24964307/ 08/ 09 E-mail : info@thephoenixmills.com Website : www.thephoenixmills.com

₹ in Lakhs

Sr. No.	PARTICULARS	Three Months Ended On			Nine Months Ended On		Year Ended
		31/12/2019	30/09/2019	31/12/2018	31/12/2019	31/12/2018	31/03/2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	Net Sales / Income from Operations	11,985.54	11,307.42	11,213.55	34,621.02	32,995.37	44,033.08
	Other Income	548.68	2,843.98	482.57	3,878.05	5,099.56	6,260.66
	<b>Total Income from Operations</b>	<b>12,534.22</b>	<b>14,151.40</b>	<b>11,696.12</b>	<b>38,499.07</b>	<b>38,094.93</b>	<b>50,293.74</b>
2	<b>Expenditure</b>						
	a) (Increase)/ Decrease in Stock in Trade/Work in Progress	-	-	-	-	-	-
	b) Cost of Materials Consumed	-	-	-	-	-	-
	c) Employee Benefits Expenses	1,012.29	486.77	821.87	1,996.39	1,899.48	2,420.07
	d) Finance Cost	1,958.14	1,863.62	2,047.16	5,666.48	5,870.65	7,774.89
	e) Electricity Expenses	1,134.49	1,160.89	1,146.92	3,539.78	3,527.62	4,503.31
	f) Depreciation and Amortisation Expenses	1,087.17	1,048.45	1,145.32	3,197.22	3,280.08	4,419.71
	g) Other Expenses	3,208.49	3,011.63	2,616.67	8,802.36	7,319.62	10,246.09
	<b>Total Expenditure</b>	<b>8,400.58</b>	<b>7,571.36</b>	<b>7,777.94</b>	<b>23,202.23</b>	<b>21,897.45</b>	<b>29,364.07</b>
3	<b>Profit before Exceptional items</b>	<b>4,133.64</b>	<b>6,580.04</b>	<b>3,918.18</b>	<b>15,296.84</b>	<b>16,197.48</b>	<b>20,929.67</b>
4	Exceptional Item	-	(125.16)	-	(125.16)	-	-
5	<b>Profit from ordinary activities before tax</b>	<b>4,133.64</b>	<b>6,454.88</b>	<b>3,918.18</b>	<b>15,171.68</b>	<b>16,197.48</b>	<b>20,929.67</b>
6	Tax expense	822.89	585.80	840.79	2,429.20	2,606.00	3,620.56
7	<b>Net Profit After Tax for the period from continuing operations</b>	<b>3,310.75</b>	<b>5,869.08</b>	<b>3,077.39</b>	<b>12,742.48</b>	<b>13,591.48</b>	<b>17,309.11</b>
8	Other Comprehensive Income (after tax)	(13.42)	69.59	165.23	(46.85)	3,577.93	3,390.48
9	<b>Total Comprehensive Income (after taxes) (7+8)</b>	<b>3,297.33</b>	<b>5,938.67</b>	<b>3,242.62</b>	<b>12,695.63</b>	<b>17,169.41</b>	<b>20,699.59</b>
10	Paid-up equity share capital (Face Value Rs.2/- per share)	3,067.99	3,066.97	3,065.44	3,067.99	3,065.44	3,065.80
11	Other Equity	-	-	-	-	-	2,71,393.87
12	Basic EPS (not annualised) (₹)	2.16	3.83	2.01	8.31	8.87	11.30
	Diluted EPS (not annualised) (₹)	2.15	3.81	1.99	8.29	8.84	11.26

**Notes:**

- The above Financial Results of the Company for the quarter ended 31st December, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 10th February, 2020.
- The Company has adopted Ind AS – 116 “Leases” effective reporting period beginning from 1st April, 2019, using the modified retrospective approach. The adoption of this standard does not have any material impact on the financial results of the company.
- The company has issued 51,000 Equity Shares under the ESOP scheme at an exercise price of ₹ 333.90 per equity share (including premium of ₹ 331.90 per equity share) during the quarter ended 31st December, 2019.
- The Board of Directors approved the Scheme of Amalgamation (“Scheme”) under section 230 to 232 of the Companies Act, 2013 for merger of Phoenix Hospitality Company Private Limited (“PHCPL”), a subsidiary company with the Company from the Appointed Date 1st April, 2019. The effect of the merger would be accounted for after the Scheme is approved by National Company Law Tribunal (“NCLT”) and other authorities. The Company has received a No-objection Certificate from both the stock exchanges, pursuant to which it has filed the merger application with the NCLT.
- The Company has elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961. Accordingly, the Company has recognised provision for Income Tax for the quarter and nine months ended 31st December, 2019 and re-measured its Deferred tax assets/liability including the MAT credit basis the rate and the provisions prescribed in the aforesaid section. The impact of this change is recognised over the period upto 31st March, 2020.
- Exceptional items include : (a) Provision for diminution of ₹ 2,057.45 lakhs on the equity investments in Entertainment World Developers Ltd and fully convertible debentures of Treasure World Developers Pvt. Ltd.; (b) Write off of interest accrued of ₹ 1,432.51 lakhs on the above debentures; (c) Provision of doubtful loans of ₹ 1,535.20 Lakhs (including ₹ 1,293.22 lakhs given to a subsidiary); and (d) Claim Settlement of ₹ 4,900 lakhs in a suit for damages filed by Company, of which ₹ 1,000 lakhs has been received and the balance receivable is secured by deposit of title deeds of immovable properties.
- The Company is predominantly engaged in the business of property and related services, whose results are reviewed regularly by chief operating decision maker for making decisions about resource allocation and performance assessment. As such, there are no separate reporting segments as per Ind-AS108.
- The figures for the corresponding previous periods have been restated/ regrouped, wherever necessary, to make them comparable with the current periods.

Mumbai  
 Dated : 10th February, 2020



For and on behalf of the Board of Directors

*(Signature)*  
 Shishir Shrivastava  
 Managing Director



# D T S & Associates LLP

Chartered Accountants

## LIMITED REVIEW REPORT

To,  
The Board of Directors  
The Phoenix Mills Limited

### LIMITED REVIEW REPORT OF THE UNAUDITED CONSOLIDATED RESULTS OF THE PHOENIX MILLS LIMITED FOR THE QUARTER AND NINE MONTHS ENDED 31<sup>ST</sup> DECEMBER, 2019

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of **The Phoenix Mills Limited** ("the Parent"), and its' subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its associates for the quarter ended 31st December, 2019 and for the period from 1st April, 2019 to 31st December, 2019("the Statement") attached herewith, being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This statement which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is free of material misstatements. A review of interim financial information consists of making inquiries, primarily of persons 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.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

#### List of Subsidiaries:

Alliance Spaces Private Limited; Alyssum Developers Private Limited; Big Apple Real Estate Private Limited; Bellona Hospitality Services Limited; Blackwood Developers Private Limited; Butala Farm Lands Private Limited; Destiny Retail Mall Developers Private Limited (Formerly Known as Destiny Hospitality Services Private Limited); Enhance Holdings Private limited; Gangetic Developers Private Limited; Graceworks Reality and Leisure Private Limited; Insight Mall Developers Private Limited (Formerly Known as Insight Hotels and Leisures Private Limited); Island Star Mall Developers Private Limited; Market City Management Private Limited; Market City Resources Private Limited; Mindstone Mall Developers Private Limited; Mugwort Land Holdings Private Limited; Offbeat Developers Private Limited; Palladium Constructions Private Limited; Pallazzo Hotels and Leisure Limited; Phoenix Hospitality Company Private Limited; Pinnacle Real Estate Development Private Limited; Plutocrat Commercial Real Estate Private Limited (Formerly Known as Plutocrat Assets & Capital Management Private Limited); Rentcierge Developers Private Limited; Sangam Infrabuild Corporation Private Limited; Sparkle One Mall Developers Private Limited; Sparkle Two Mall Developers Private Limited; Savannah Phoenix Private Limited; SGH Realty LLP; True value Infrabuild LLP; Upal Developers Private Limited; Vamona Developers Private Limited;



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**List of Associates:**

Classic Housing Projects Private Limited; Classic Mall Development Company Limited; Columbus Investment Advisory Private Limited; Mirabel Entertainment Private Limited; Starboard Hotels Private Limited;

5. (a) The accompanying Statement includes interim financial results and other financial information of one subsidiary which reflects, total revenue of Rs. 6,353.12 Lakhs and Rs.18,980.56 Lakhs, total comprehensive income of Rs.1,895.49 Lakhs and Rs.6,596.73 Lakhs for the quarter ended 31st December, 2019 and for the period from 1st April, 2019 to 31st December, 2019, respectively, which have been reviewed by us jointly with another auditor.

(b) We did not review the interim financial results and other financial information in respect of twenty eight subsidiaries whose interim financial results/information reflects total revenues of Rs.27,540.42 Lakhs and Rs.85,556.35 Lakhs, total net profit/(loss) after tax of Rs.4,210.48 Lakhs and Rs.11,511.19 Lakhs and total comprehensive income of Rs. 4,541.90 Lakhs and Rs.9,584.37 Lakhs for the quarter ended 31st December, 2019 and for the period from 1st April, 2019 to 31st December, 2019, respectively and the interim financial results and other information of three associates in which the share of Loss after tax of the group is Rs. 20.10 Lakhs and Rs.972.41 Lakhs for the quarter ended 31st December, 2019 and for the period from 1st April, 2019 to 31st December, 2019, respectively. These interim financial results and other financial information have been reviewed by other auditors, whose reports have been furnished to us by the management of the Company and our conclusion in so far as it relates to the affairs of such subsidiaries and associates is based solely on the report of other auditors. Our conclusion is not modified in respect of these matters.

6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred in paragraph 5 above nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with the relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For D T S & Associates LLP**

Chartered Accountants

(Firm Registration No. 142412W/W100595)

**Ashish G. Mistry**

Partner

Membership No. 132639

Place: Mumbai

Date : 10<sup>th</sup> February, 2020

UDIN: 20132639AAAAAJ6371



**THE PHOENIX MILLS LIMITED**  
**UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER/NINE MONTHS ENDED 31st DECEMBER, 2019**  
 Regd. Office :- 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013  
 Tel : (022) 24964307/ 08/ 09 E-mail : info@thephoenixmills.com Website : www.thephoenixmills.com

(Rs. In Lakhs)

Sr. No.	PARTICULARS	Three Months Ended on			Nine Months Ended		Year Ended on
		31/12/2019	30/09/2019	31/12/2018	31/12/2019	31/12/2018	31/03/2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income from Operation</b>						
	Net Sales / Income from operations	51,178.95	41,506.70	44,043.01	1,54,189.96	1,25,833.06	1,98,156.05
	Other Income	1,327.54	1,945.50	1,697.58	4,810.66	5,223.36	8,513.39
	<b>Total Income from Operations</b>	<b>52,506.49</b>	<b>43,452.20</b>	<b>45,740.59</b>	<b>1,59,000.62</b>	<b>1,31,056.42</b>	<b>2,06,669.44</b>
2	<b>Expenditure</b>						
	a) (Increase)/ Decrease in Stock in Trade/Work in Progress	1,232.27	(1,103.16)	(5,209.38)	8,874.17	(11,836.97)	(24,200.70)
	b) Cost of Materials Consumed/ Construction Related Costs	1,996.43	2,294.38	7,336.52	9,121.39	18,657.94	46,090.21
	c) Employee Benefits Expenses	5,212.63	3,984.20	4,594.28	13,016.48	12,407.26	16,150.29
	d) Finance Costs	8,889.71	8,777.07	9,166.95	26,379.15	26,800.97	35,057.91
	e) Electricity Expenses	3,902.85	4,235.60	4,028.40	12,647.79	12,884.49	16,412.02
	f) Depreciation and Amortisation Expenses	5,143.78	5,093.58	5,229.87	15,307.53	15,283.54	20,423.20
	g) Other Expenses	12,903.02	11,019.42	11,046.09	34,247.72	32,121.16	44,390.24
	<b>Total Expenditure</b>	<b>39,280.69</b>	<b>34,301.09</b>	<b>36,192.73</b>	<b>1,19,594.23</b>	<b>1,06,318.39</b>	<b>1,54,323.17</b>
3	<b>Profit before Exceptional Items</b>	<b>13,225.80</b>	<b>9,151.11</b>	<b>9,547.86</b>	<b>39,406.39</b>	<b>24,738.03</b>	<b>52,346.27</b>
4	Exceptional Item	-	776.61	-	776.61	-	4,809.89
5	<b>Profit from Ordinary Activities before Tax</b>	<b>13,225.80</b>	<b>9,927.72</b>	<b>9,547.86</b>	<b>40,183.00</b>	<b>24,738.03</b>	<b>57,156.16</b>
6	Tax Expense	3,577.11	3,501.53	1,749.11	9,420.59	5,887.93	10,987.30
7	<b>Net Profit/(loss) After Tax for the period</b>	<b>9,648.69</b>	<b>6,426.19</b>	<b>7,798.75</b>	<b>30,762.41</b>	<b>18,850.10</b>	<b>46,168.86</b>
	Add/(Less): Share in Profits /(Loss) of Associates	1,070.43	1,049.53	360.00	2,804.30	2,426.56	3,530.68
8	<b>Net Profit/(loss) After Tax &amp; Share in Profits /(Loss) of Associates</b>	<b>10,719.12</b>	<b>7,475.72</b>	<b>8,158.75</b>	<b>33,566.71</b>	<b>21,276.66</b>	<b>49,699.54</b>
9	Other Comprehensive Income (Net of Tax)	315.98	(19.87)	77.79	(1,975.70)	4,997.04	1,675.55
10	<b>Total Comprehensive Income after Taxes</b>	<b>11,035.10</b>	<b>7,455.85</b>	<b>8,236.54</b>	<b>31,591.01</b>	<b>26,273.70</b>	<b>51,375.09</b>
11	<b>Net Profit attributable to</b>						
	a) Owners of the Company	9,185.11	6,579.85	7,083.11	28,803.68	19,260.74	42,101.78
	b) Non controlling interest	1,534.01	895.87	1,075.64	4,763.03	2,015.92	7,597.76
12	<b>Other comprehensive income attributable to</b>						
	a) Owners of the Company	317.14	(19.87)	77.79	(1,974.54)	4,997.04	1,689.65
	b) Non controlling interest	(1.16)	-	-	(1.16)	-	(14.10)
13	<b>Total comprehensive income attributable to</b>						
	a) Owners of the Company	9,502.25	6,559.98	7,160.90	26,829.14	24,257.78	43,791.43
	b) Non controlling interest	1,532.85	895.87	1,075.64	4,761.87	2,015.92	7,583.66
14	Paid-up equity share capital (Face Value Rs.2/- per share)	3,067.99	3,066.97	3,065.44	3,067.99	3,065.44	3,065.80
15	Other Equity						3,44,346.01
	<b>Earning Per Share</b>						
16	Basic EPS (not annualised) (Rs.)	5.99	4.29	4.62	18.78	12.57	27.48
17	Diluted EPS (not annualised) (Rs.)	5.97	4.28	4.61	18.73	12.53	27.40

**Notes:**

- The above Financial Results of the Group for the quarter ended 31st December, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 10th February, 2020.
- The Group has adopted Ind AS – 116 “Leases” effective reporting period beginning from 1st April, 2019, using the modified retrospective approach. The adoption of this standard does not have any material impact on the financial results of the Group.
- The Company has issued 51,000 Equity Shares under the ESOP scheme at an exercise price of ₹ 333.90 per equity share (including premium of ₹ 331.90 per equity share) during the quarter ended 31st December, 2019.
- The Board of Directors approved the Scheme of Amalgamation (“Scheme”) under section 230 to 232 of the Companies Act, 2013 for merger of Phoenix Hospitality Company Private Limited (“PHICPL”), a subsidiary company with the Company from the Appointed Date 1st April, 2019. The effect of the merger would be accounted for after the Scheme is approved by National Company Law Tribunal (“NCLT”) and other authorities. The Company has received a No-objection Certificate from both the stock exchanges, pursuant to which it has filed the merger application with the NCLT.
- The Group has elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961. Accordingly, the Group has recognised provision for Income Tax for the quarter and nine months ended 31st December, 2019 and re-measured its Deferred tax assets/liability including the MAT credit basis the rate and the provisions prescribed in the aforesaid section. The impact of this change is recognised over the period upto 31st March, 2020.
- Exceptional items include : (a) Provision for diminution of Rs. 2,448.90 lakhs on the equity investments in Entertainment World Developers Ltd and fully convertible debentures of Treasure World Developers Pvt. Ltd.; (b) Write off of interest accrued of Rs. 1,432.51 lakhs on the above debentures; (c) Provision of doubtful loans of Rs. 241.98 lakhs; and (d) Claim Settlement of Rs. 4,900 lakhs in a suit for damages filed by Company, of which Rs. 1,000 lakhs has been received and the balance receivable is secured by deposit of title deeds of immovable properties.
- The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods.
- Based on the results & the financial information regularly reviewed by chief operating decision maker for making decisions about the resource allocation & performance assessment, the group has on consolidated basis identified two reportable segments viz Property & related services and Hospitality services as per Ind As 108. The Segment information is as per Annexure “A”.



For and on behalf of the Board of Directors

*Shishir Shrivastava*  
 Shishir Shrivastava  
 Managing Director

Place: Mumbai  
 Dated : 10th February, 2020

## Annexure "A"

(Rs. in Lakhs)

Sr.No.	Particulars	Three Months Ended On			Nine Months Ended on		Year Ended on
		31/12/2019	30/09/2019	31/12/2018	31/12/2019	31/12/2018	31/03/2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>A</b>	<b>Segment Revenue</b>						
	Property & Related Services	40,242.44	34,021.42	34,258.62	1,27,957.08	1,00,018.16	1,62,235.44
	Hospitality Services	10,936.51	7,485.28	9,784.39	26,232.88	25,814.90	35,920.61
	<b>TOTAL</b>	<b>51,178.95</b>	<b>41,506.70</b>	<b>44,043.01</b>	<b>1,54,189.96</b>	<b>1,25,833.06</b>	<b>1,98,156.05</b>
<b>B</b>	<b>Segment Result</b>						
1	<b>Profit Before Tax &amp; Interest</b>						
	Property & Related Services	18,073.85	15,560.62	15,357.67	57,105.59	44,318.84	70,124.28
	Hospitality Services	2,714.12	422.06	1,659.56	3,869.29	1,996.80	8,766.52
2	<b>Profit from operations before Other Income, Finance Costs and Exceptional items</b>	<b>20,787.97</b>	<b>15,982.68</b>	<b>17,017.23</b>	<b>60,974.88</b>	<b>46,315.64</b>	<b>78,890.80</b>
3	Other Income	1,327.54	1,945.50	1,697.58	4,810.66	5,223.36	8,513.38
4	<b>Profit from ordinary activities before Finance Costs</b>	<b>22,115.51</b>	<b>17,928.18</b>	<b>18,714.81</b>	<b>65,785.54</b>	<b>51,539.00</b>	<b>87,404.18</b>
5	Finance Costs	8,889.71	8,777.07	9,166.95	26,379.15	26,800.97	35,057.91
6	<b>Profit Before Tax &amp; Exceptional Items</b>	<b>13,225.80</b>	<b>9,151.11</b>	<b>9,547.86</b>	<b>39,406.39</b>	<b>24,738.03</b>	<b>52,346.27</b>
7	Add/(Less): Exceptional Items	-	776.61	-	776.61	-	4,809.89
8	<b>Profit Before Tax</b>	<b>13,225.80</b>	<b>9,927.72</b>	<b>9,547.86</b>	<b>40,183.00</b>	<b>24,738.03</b>	<b>57,156.16</b>
<b>C</b>	<b>Segment Assets</b>						
	Property & Related Services	7,97,552.94	7,81,598.60	7,63,915.34	7,97,552.94	7,63,915.34	7,69,675.99
	Hospitality Services	1,09,388.40	1,10,844.96	1,13,100.15	1,09,388.40	1,13,100.15	1,13,410.95
	Unallocated	1,38,638.44	1,38,236.54	1,45,276.43	1,38,638.44	1,45,276.43	1,28,503.55
	<b>Total Segment Assets</b>	<b>10,45,579.78</b>	<b>10,30,680.10</b>	<b>10,22,291.92</b>	<b>10,45,579.78</b>	<b>10,22,291.92</b>	<b>10,11,590.49</b>
<b>D</b>	<b>Segment Liabilities</b>						
	Property & Related Services	4,70,375.67	4,64,600.17	4,84,227.53	4,70,375.67	4,84,227.53	4,59,921.78
	Hospitality Services	78,786.52	80,972.32	88,910.25	78,786.52	88,910.25	81,687.62
	Unallocated	68.14	9.56	48.67	68.14	48.67	239.08
	<b>Total Segment Liabilities</b>	<b>5,49,230.33</b>	<b>5,45,582.05</b>	<b>5,73,186.45</b>	<b>5,49,230.33</b>	<b>5,73,186.45</b>	<b>5,41,848.48</b>

