

Corp. Office : Shree Laxmi Woolen Mills Estate, 2nd Floor, R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011 Tel : (022) 3001 6500 Fax : (022) 3001 6601 CIN No. : L17100MH1905PLC000200

February 14, 2018

**The Corporate Relationship Department BSE Limited** Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400 001

The Corporate Relationship Department The National Stock Exchange of India Ltd Bandra-Kurla Complex, Mumbai.

#### <u>Ref: The Phoenix Mills Limited (503100/ PHOENIXLTD)</u> <u>Sub: Un-audited Financial Results of the Company for the third quarter and nine</u> <u>months ended December 31, 2017</u>

Dear Sir(s),

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Board of Directors of the Company in its meeting held today, February 14, 2018, which commenced at 4:30 p.m. and concluded at 6.30 p.m., have approved the un-audited standalone and consolidated financial results of the Company for the third quarter and nine months ended December 31, 2017.

Accordingly, we are enclosing herewith the un-audited standalone and consolidated financial results of the Company along with the Limited Review Report issued by the Statutory Auditors for the third quarter and nine months ended December 31, 2017.

We request you to kindly take the same on record.

Regards,

For The Phoenix Mills Limited

Puja Tandon Company Secretary



## D T S & Associates

Chartered Accountants

#### INDEPENDENT AUDITOR'S REVIEW REPORT

To, The Board of Directors The Phoenix Mills Limited

#### LIMITED REVIEW REPORT OF THE UNAUDITED STANDALONE RESULTS OF THE PHOENIX MILLS LIMITED FOR THE QUARTER AND NINE MONTHS ENDED 31<sup>ST</sup> DECEMBER, 2017

- We have reviewed the accompanying statement of unaudited standalone financial results of The Phoenix Mills Limited (the 'Company') for the quarter and nine months ended 31<sup>st</sup> December, 2017 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
- 2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 is the responsibility of the Company's management and has been approved by the Board of Directors of the company. Our responsibility is express a conclusion on the Statement based on our review.
- 3. We conducted our review 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and 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') specifies under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

Ashish G. Mistry Partner Membership No. 132639 Place : Mumbai Date : 14<sup>th</sup> February, 2018



PARTICULARS         Three Months Ended On         Nine Months Ended On         Vera Ended Number Ended Number Ended Number Ended On         Vera Ended Number Ended Number Ended Number Ended On         Vera Ended Number Ended	RTICULARS         Three Month           RTICULARS         Three Month           Operations         31/12/2017         30/09, 30/09, 314/98           Chentions         10/014.16         30/09, 314/98           Exacts         10,329.14         1           Stock in Trade/Work in Progress         528.15         1           arread         528.15         1         1           arread         528.15         5         5         5           arread         3,712.29         1         7         1         1           arread         3,712.29         1         7         1 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Rs. in Lakhs</th>							Rs. in Lakhs
31/12/2017         30/09/2017         31/12/2016         31/12/2	31/12/2017         31/12/2016         31/12/	PARTICULARS	Thr	e Months Ended C	n	Nine Month	s Ended On	Year Ended
Imandited         Unandited         Unandited <t< th=""><th>Unaudited         Unaudited         Unaudited           8         110/014116         314.98           15314.98         10,329.14         11           15314.98         528.15         11,751           15314.91         10,17.61         11,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.62         3,712.29           60re tax         3,712.29         5,642.19           10,01         2,916.75         3,712.29           60re tax         3,712.29         3,712.29           60re tax         3,712.29         3,712.29           703.18         795.18         10,916.75           60re tax         3,712.29         3,642.19           712.44         10,01         10,01           10         10,01         10,01           11,00         10,01         10,01           11,00         10,01         10,01           12,01         11</th><th></th><th></th><th>30/09/2017</th><th>31/12/2016</th><th>31/12/2017</th><th>31/12/2016</th><th>31/03/2017</th></t<>	Unaudited         Unaudited         Unaudited           8         110/014116         314.98           15314.98         10,329.14         11           15314.98         528.15         11,751           15314.91         10,17.61         11,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.61         10,017.61           10,017.61         10,017.62         3,712.29           60re tax         3,712.29         5,642.19           10,01         2,916.75         3,712.29           60re tax         3,712.29         3,712.29           60re tax         3,712.29         3,712.29           703.18         795.18         10,916.75           60re tax         3,712.29         3,642.19           712.44         10,01         10,01           10         10,01         10,01           11,00         10,01         10,01           11,00         10,01         10,01           12,01         11			30/09/2017	31/12/2016	31/12/2017	31/12/2016	31/03/2017
s         10/1416         9,46.55         9,955.55         29,277.26         28,398/81         7/301           Tade/Work in Progress         3,490.41         3,80.67         (49.51)         4,782.11         3,007.33         4,507           Finde/Work in Progress         3,381.5         3,33.71         4,905.47         3,4007.33         4,5097           Finde/Work in Progress         3,581.5         3,33.71         4,405.21         1,030.67         1,33.067.33         4,5097           Systems         3,33.41         1,030.62         1,030.63         5,501.13         3,006.63         4,13           Tade/Work in Progress         3,313.41         1,030.63         5,501.43         5,000.65         5,001.13         5,000.65         4,107           Systems         1,014.15         1,014.15         1,030.68         5,001.65         1,041.74         5,000.65         4,073         4,007.55         5,001.13         5,001.65         4,073         6,006.66         4,073         6,006.66         4,073         6,006.66         4,073         6,006.66         6,006.65         4,073         6,006.66         6,073         5,001.13         5,001.13         5,001.13         5,001.13         5,001.13         5,001.13         5,001.13         5,001.13         5,001.1	s         10,014.16           frade/Work in Progress         10,329.14         11           frade/Work in Progress         528.15         528.15           ivol 17.61         1,017.61         1,017.61           kpenses         528.15         1,534.99         11           kpenses         528.15         5,516.55         5,513.45         5,516.75           for tax         795.54         7,95.54         795.54         1,017.61           for tax         795.54         1,017.61         1,017.61         1,017.61           for tax         795.54         5,616.85         5,712.29         5,616.75         1,007.61         1,017.61         1,016         1,016         1,016         1,016         1,016         1,016         1,010 <t< td=""><td></td><td>Unaudited</td><td>Unaudited</td><td>Unaudited</td><td>Unaudited</td><td>Unaudited</td><td>Audited</td></t<>		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
w         m(0)44 (0)         3740 (0)         7740 (0)	s         10014-10           Fade/Work in Progress         314.98           Fade/Work in Progress         528.15           S28.15         1,017.61           Systemses         528.15           Systemses         528.15           Systemses         528.15           Systemses         1,017.61           Systemses         1,017.61           Systemses         1,017.61           Systemses         2,016.85           Systemses         3,712.29           Gore tax         3,712.29           Afrom continuing         2,916.75           Gore tax         3,712.29           Value R.a.2/- per share)         3,642.19           Yalue R.a.2/- per share)         3,062.18           Value R.a.2/- per share)         3,062.18           Addir Committee have been taken on record by the Boa           a coordance with Companies (Indian Accounting Standard           d policies to the externt applicable.	ncome		10,111,0	0 000 0	20 110 00	108 BOE BL	8F 1105 21
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Itade/Work in Progress         I0,229,14         I1           Trade/Work in Progress         528.15         1,017.61         1,017.61           Expenses         528.15         1,017.61         1,017.61         1,017.61         1,017.61           Expenses         528.15         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,017.61         1,016         1,016         1,016         1,016         1,016         1,016         1,016         1,010	let Sales / Income from Operations	10,014.16	0,.40.70	55.50CM	07.117.67	0000000	OF FOR S
Trate/Nork in Progress     538.is     333.71     449.50     1,200.67     1,681.53     1,38       Trate/Nork in Progress     5,38.is     3,33.71     449.50     3,201.13     3,009.65     4,13       Nemess     1,753.49     1,992.21     2,226.53     5,604.23     6,466.60     8,12       Nemess     1,011.17     7,88.66     3,501.13     3,009.65     4,133       Nemess     2,733.45     1,001.17     7,88.66     3,009.65     4,133       Styress     2,733.45     1,001.17     7,88.66     3,009.65     4,133       Styress     2,733.45     1,001.17     7,88.66     9,075.69     3,000       Styress     3,712.29     7,064.10     3,544.36     19,402.74     11,505.58     0,535       Store us     3,712.29     7,054.10     44.36     14,902.74     11,305.58     19,55       Store us     2,916.57     6,306.67     567.17     12,342.31     9,675.69     3,05       Off non continuing     2,916.55     5,044.56     1,492.74     11,305.58     19,55       Off non     2,317     2,326.01     12,342.31     9,675.69     13,55       Off non     2,312     3,021.65     3,001.65     3,001.34     13,56       Off non <td< th=""><td>Irade/Work in Progress 528.15 1,753.49 3,712.29 i,0.11.56 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.12.29 i,0.12.29 i,0.12.29 i,0.12.20 i,0.12.29 i,0.12.20 i,0.12</td><td>Other Income (Refer Note No 6.) Otal Income from Operations</td><td>314.98 10,329.14</td><td>3,820.37 13,273.32</td><td>9,846.02</td><td>34,059.37</td><td>33,007.33</td><td>43,097.88</td></td<>	Irade/Work in Progress 528.15 1,753.49 3,712.29 i,0.11.56 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.14.115 i,0.12.29 i,0.12.29 i,0.12.29 i,0.12.20 i,0.12.29 i,0.12.20 i,0.12	Other Income (Refer Note No 6.) Otal Income from Operations	314.98 10,329.14	3,820.37 13,273.32	9,846.02	34,059.37	33,007.33	43,097.88
Trade/Work in Progress     538.15     373.71 $\pm 49.50$ 1,200.67     1,081.53     1,38       Spenses     1,077.61     1,095.67     1,992.21     2,226.32     5,604.33     6,666.60     8,12       Spenses     1,077.61     1,065.67     7,88     2,326.13     3,000.65     4,873.48       Spenses     1,041.15     1,065.67     7,88.66     2,93.65     4,873.48     6,000       Spenses     2,712.29     7,084.10     3,544.36     19,916.63     17,71.45     2,54.43       Spenses     3,712.29     7,084.10     3,544.36     19,916.63     19,73       Spenses     3,712.29     7,084.10     3,544.36     14,942.74     15,306.88       Spenses     3,712.29     7,084.10     3,544.36     14,942.74     15,306.88       Spenses     3,712.29     7,084.10     3,544.36     14,942.74     15,306.88       Spenses     7,72.28     7,084.10     3,600.00     13,506     13,556       Spenses     7,72.28     7,084.10     5,61.17     12,302.88     13,756       Spenses     7,75.48     5,67.17     12,302.90     13,556     13,556       Spenses     7,55.41     4,60.20     5,60.00     14,55       Spenses     7,55.41 <t< th=""><td>Trade/Work in Progress     528.15       1,017.61     1,017.61       Spenses     1,017.61       Spenses     2,273.45       S,016.85     5,616.85       S,012.29     5,616.85       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     7,9554       Af from continuing     2,916.75       After taxs     7,05.18       Value Rs.2/- per share)     3,642.19       After taxes) (7+8)     3,642.19       Andie Rs.2/- per share)     3,062.18       Value Rs.2/- per share)     3,062.18       Value Rs.2/- per share)     3,062.18       Andric Committee have been taken on record by the Boa       n accordance with Companies (Indian Accounting Standard       d oplicies to the extent applicable.</td><td>Sxpenditure</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Trade/Work in Progress     528.15       1,017.61     1,017.61       Spenses     1,017.61       Spenses     2,273.45       S,016.85     5,616.85       S,012.29     5,616.85       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     5,712.29       S,012.29     7,9554       Af from continuing     2,916.75       After taxs     7,05.18       Value Rs.2/- per share)     3,642.19       After taxes) (7+8)     3,642.19       Andie Rs.2/- per share)     3,062.18       Value Rs.2/- per share)     3,062.18       Value Rs.2/- per share)     3,062.18       Andric Committee have been taken on record by the Boa       n accordance with Companies (Indian Accounting Standard       d oplicies to the extent applicable.	Sxpenditure						
3351 $3351$ $419$ $1200$ $1200$ $1(313)$ $1(313)$ $1(381,3)$ $1(381,3)$ $1(381,3)$ $1(381,3)$ $1(380,6)$ $1(380,6)$ $1(380,6)$ $1(380,6)$ $1(380,6)$ $1(380,6)$ $1(380,6)$ $1(381,6)$ $1(381,3)$ $1(381,3)$ $1(381,6)$ $1(381,6)$ $1(381,6)$ $1(380,6)$ $1(380,6)$ $1(381,6)$ $1(380,6)$ $1(380,6)$ $1(381,6)$ $1(391,6)$ $1($	n Expenses     528.15       n Expenses     1,754.1       n Expenses     1,017.61       ns     2,273.45       sold 68.8     3,712.29       ns     3,712.29       sold from continuing     2,916.75       etificr tax)     3,712.29       (after tax)     725.44       (after tax)     725.44       (after tax)     725.44       (after tax)     706.118       (after tax)     3,642.19       (after tax)     1,90       (b)     1,90       (c)     1,90    <	) (Increase)/ Decrease in Stock in Trade/Work in Progress						
In Expenses $1.73340$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $1.93740$ $3.36043$ $3.36045$ $3.36045$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10110$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.10100$ $3.101000$ $3.101000$ $3.$	m Expenses $\frac{1,753,49}{1,017,61}$ m Expenses $\frac{1,753,49}{1,017,61}$ ms $2,275,45$ 6,616,85 ms $3,712,29$ 6,616,85 6,616,85 6,616,85 6,616,85 6,616,85 6,616,85 6,616,85 6,616,85 3,712,29 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 2,916,75 3,642,19 3,642,10	) Cost of Materials Consumed	31 803	17.575		13 695 1	1.081.53	1.387.98
perses $1/07.61$ $1/03.67$ $1/03.65$ $3.201.13$ $3.089.65$ $4.13$ and Amortration Expenses $1/04415$ $1/01.17$ $7.88.86$ $2.293.55$ $2.100.19$ $3.00$ acs $6.60.68.45$ $6.203.26$ $6.301.66$ $9.106.35$ $177.01.48$ $5.04.60$ acs $6.60.68.5$ $6.202.26$ $5.901.06$ $19.106.32$ $177.01.48$ $6.00.75$ acceptional items $3.712.29$ $7.054.10$ $3.544.36$ $14.942.74$ $15.305.88$ $9.75$ acceptional items $3.712.29$ $7.054.10$ $3.544.36$ $14.942.74$ $15.305.88$ $9.75$ indy activities before tax $3.712.29$ $7.054.10$ $7.47.43$ $(5.20.60.43)$ $17.701.48$ $2.23$ indy activities before tax $7.754.4$ $4.66.02$ $6.305.60$ $9.655.60$ $9.655.60$ $9.655.60$ $9.053.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ $9.55.60$ <	perses and Amortisation Expenses es es es es es es es es es es es es	) Employee Benems Expenses 0. Finance: Cost	1.753.49	1.959.21	2,226.32	5,694.23	6,466.60	8,127.19
1,04115         1,001.17         738.86         2.928.55         2,100.19         3,00           2,273.45         1,821.46         1,827.30         5,905.05         4,873.48         6,00           2,273.45         1,821.46         1,827.30         5,901.66         1,827.30         5,905.05         1,873.48         6,00           2,616.85         6,210.22         5,301.66         1,8942.74         1,8305.88         19,75           3,712.29         7,054.10         (3,500.00)         4,305         3,544.36         14,942.74         15,305.88         19,75           3,712.29         7,41.43         (5,500.00)         4,35         2,500.00         (5,50         19,75           2,916.75         6,306.67         567.17         12,442.31         9,675.69         14,36           2,55.44         46.602         (6,359)         1,288.20         (84.15)         28           2,55.44         46.602         5,01.34         3,062.18         3,061.34         3,062           2,55.44         46.602         5,01.30         12,88.20         (84.15)         (8           2,55.44         46.602         5,05.68         13,63.66         9,675.69         13,55           2,13.019         50.51 <td>tr) (1,044 15 2,273 45 6,616,85 6,65 6,616,85 6,65 6,65 6,65 6,65 6,65 6,65 6,65</td> <td>) Electricity Expenses</td> <td>19/110/1</td> <td>1,063.67</td> <td>1,039.68</td> <td>3,261.13</td> <td>3,089.65</td> <td>4,132.56</td>	tr) (1,044 15 2,273 45 6,616,85 6,65 6,616,85 6,65 6,65 6,65 6,65 6,65 6,65 6,65	) Electricity Expenses	19/110/1	1,063.67	1,039.68	3,261.13	3,089.65	4,132.56
2,273,45         1,821,46         1,827,30         5,903,05         4,873,48         6,00           6,616,85         6,210,22         6,301,66         14,942,74         15,305,88         19,73           3,712,29         7,054,10         3,544,36         14,942,74         15,305,88         19,73           3,712,29         7,054,10         (3,500,00)         44,36         14,942,74         11,805,88         19,73           775,54         7,41,43         (5,22,81)         2,600,43         2,130,19         2,89         16,55           725,54         46,602         (6,359)         11,2,822,31         9,675,69         11,36         2,89         16,55           725,54         466,02         (6,359)         1,2,822,31         9,675,69         13,56         2,89         15,56         2,89         16,55         2,89         16,55         2,89         16,55         2,89         16,55         2,89         16,55         2,89         16,55         16,55         2,89         16,55         2,89         16,55         2,89         16,55         2,89         16,55         16,55         16,55         16,55         2,89         16,55         2,89         15,56         15,56         15,56         15,56         15	2,273,45         6,616,85         6,616,85         6,616,85         6,516,85         3,712,29         3,712,29         779,54         2,916,75         795,54         2,916,75         3,642,19         3,642,19         10,0         1,00	) Deprectation and Amortisation Expenses	1,044.15	1,001.17	758.86	2,928.55	2,190.19	3,0416.66
6,616.85         6,219.22         6,301.46         19,116.65         11,501.45         2,344.36           3,712.29         7,054.10         3,544.36         14,942.74         15,305.88         19,75           3,712.29         7,054.10         (3,500.00)         (3,500.00)         (3,500.00)         (3,500.00)           3,712.29         7,143         (5,22.81)         2,600.43         2,130.19         2,80           795.54         747.43         (5,22.81)         5,50.17         12,342.31         9,675.69         10,55           725.44         466.02         (6,3.39)         1,288.29         (84.15)         (8           725.41         466.02         503.58         13,630.60         9,591.54         13,56           3,642.19         6,772.69         503.58         13,630.60         9,591.54         13,26           190         41.1         0.37         8.04         3,061.34         3,061         3,061           191         1190         41.11         0.37         8.04         6,32         13,06           19         119         111         0.37         8.04         6,32         13,061         3,061         3,061         3,061         3,061         3,061         3,06	6,616,85         3,712.29           3,712.29         3,712.29           795.54         795.54           795.54         736.42.19           rc)         3,642.19           atom         3,062.18           1.90         1.90           have been taken on record by the Boa           ompanues (Indian Accounting Standard           rid applicable.           pertains to warver and consequential	Ø Other Fispenses	2,273.45	1,821.46	1,827.30	5,963.05	4,873.48	6,690.03
3,712.29 $7,054.10$ $5,544.56$ $4,54.56$ $14,942.74$ $11,805.88$ $10,500.00$ $(5,500.00)$	3,712.29 3,712.29 795.54 795.54 725.44 3,642.19 1.90 1.90 1.90 1.90 1.90 1.90 1.90 1	Fotal Expenditure	6,616.85	6,219.22	6,301.66	19,116.63	17,701.45	23,344.30
3,712.29         7,054.10         (3,500.00)<	3,712.29       3,712.29       795.54       795.54       2,916.75       725.44       3,642.19       1,90	Profit before Exceptional items	3,712.29	7,054.10	0C.44c,C	14, 742. /4	00'000'01	70.001.01
3,712.29         7,054.10         44.36         14,942.74         11,805.88         16,52           795.54         747.43         (522.81)         2,600.43         2,130.19         2,289           2,916.75         6,306.67         567.17         12,342.31         9,675.69         13,55           2,55.44         466.02         (63.39)         1,288.29         (84.15)         (8           725.54         466.02         (63.59)         1,288.29         (84.15)         (8           3,642.19         6,772.69         503.58         13,630.60         9,591.54         13,26           10         3,061.65         3,061.34         3,062.18         3,061.34         3,06         6,32           11,90         411         0.37         8.04         5,061.34         3,06         6,32           11,90         411         0.37         8.04         6,32         13,06         13,06           12,91         411         0.37         8.04         6,32         13,06         13,06           12,91         411         0.37         8.04         6,32         13,06         13,06         13,06         13,06         13,06         13,06         13,06         13,06         13,06 </th <td>3,712.29         3,712.29           795.54         795.54           795.54         725.41           725.41         3,642.19           at 3,062.18         1.90           1.90         1.90           have been taken on record by the Boa           at applicable.           comparise (Indian Accounting Standard           rat applicable.</td> <td>Commissional Linear (Refer Note No. 3.)</td> <td>3</td> <td></td> <td>(3,500.00)</td> <td></td> <td>(3,500.00)</td> <td>(3,500.00</td>	3,712.29         3,712.29           795.54         795.54           795.54         725.41           725.41         3,642.19           at 3,062.18         1.90           1.90         1.90           have been taken on record by the Boa           at applicable.           comparise (Indian Accounting Standard           rat applicable.	Commissional Linear (Refer Note No. 3.)	3		(3,500.00)		(3,500.00)	(3,500.00
795.54         747.43         (52.281)         2,600.43         2,130.19         2,80           2,916.75         6,306.67         567.17         12,342.31         9,675.69         13,45           725.44         466.02         (63.39)         1,288.20         (84.15)         (8           725.44         466.02         6,772.69         503.58         13,630.60         9,591.54         13,36           a,642.19         6,772.69         503.58         13,630.60         9,591.54         13,26           (c)         3,062.18         3,061.65         3,061.34         3,062.18         3,061.34         3,06           (c)         1190         411         0.37         8.04         6.32         13,26           (c)         411         0.37         8.04         6.32         13,06         13,26           (c)         411         0.37         8.04         6.32         13,06         14,12         13,06 </th <td>795.54         795.54           2,916.75         725.41           725.41         3,642.19           a,642.19         1.00           1.00         1.00           have been taken on record by the Boa         1.90           have been taken on record by the Boa         1.32:           ompanues (Indian Accounting Standard         1.480           ortains to warvet and consequential         1.00</td> <td>Profit from ordinary activities before tax</td> <td>3,712.29</td> <td>7,054.10</td> <td>44.36</td> <td>14,942.74</td> <td>11,805.88</td> <td>16,253.52</td>	795.54         795.54           2,916.75         725.41           725.41         3,642.19           a,642.19         1.00           1.00         1.00           have been taken on record by the Boa         1.90           have been taken on record by the Boa         1.32:           ompanues (Indian Accounting Standard         1.480           ortains to warvet and consequential         1.00	Profit from ordinary activities before tax	3,712.29	7,054.10	44.36	14,942.74	11,805.88	16,253.52
2,916.75         6,306.67         567.17         12,342.31         9,675.69         13,53           725.44         466.02         (6.3.39)         1,288.29         (84.15)         (8           3,642.19         6,772.69         503.58         13,630.60         9,591.54         13,26           10         3,061.65         3,061.34         3,062.18         3,061.34         3,062.18         3,061.34         3,06           11         11         0.37         88.06         6.32         13,63         6.32         13,06           11         11         0.37         88.06         6.32         13,06         6.32         13,06         14,06         14,06         14,06         14,06         14,06         14,06         14,06         14,06         14,06	2,916.75         2,916.75           725.44         725.44           3,642.19         3,642.19           1,00         1,00           1,100         1,00           have been taken on record by the Boa         :2:           nat applicable.         :2:           pretations (Indian Accounting Standard           pretations to warver and consequential	fax expense	795.54	747.43	(522.81)	2,600.43	2,130.19	2,898.7
725.44     466.02     (63.39)     1,288.29     (84.15)     (8       3,642.19     6,772.69     503.58     13,630.60     9,591.54     13,26       3,062.18     3,061.65     3,061.34     3,062.18     3,061.34     3,06       1,90     4.12     0.37     8,06     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32       1,90     4.11     0.37     8,04     6,32	725.44       3,642.19       hare)     3,062.18       1.90     1.90       1.90     1.90       ce have been taken on record by the Boa       ce have been taken on record by the Boa       stert applicable.       117 pertauts to waivet and consequential	vet Profit After Tax for the period from continuing perations	2,916.75	6,306.67	567.17	12,342.31	9,675.69	13,354.77
3,642.19         6,772.69         503.58         13,630.60         9,591.54         13,26           hate()         3,062.18         3,061.65         3,061.34         3,062.18         3,061.34         3,06           190         4,12         0,37         8,06         6,32         3,06         3,30           190         4,12         0,37         8,04         6,32         3,06         3,30           190         4,11         0,37         8,04         6,32         3,30         3,30           120         4,11         0,37         8,04         6,32         3,30 <t< th=""><td>hare) 3,642.19 hare) 3,062.18 1.90 1.90 1.90 e have been taken on record by the Boa ee have been taken on record by the Boa rett applicable.</td><td>Other Comprehensive Income (after tax)</td><td>725,44</td><td>466.02</td><td>(63.59)</td><td>1,288.29</td><td>(84.15)</td><td>(0.68)</td></t<>	hare) 3,642.19 hare) 3,062.18 1.90 1.90 1.90 e have been taken on record by the Boa ee have been taken on record by the Boa rett applicable.	Other Comprehensive Income (after tax)	725,44	466.02	(63.59)	1,288.29	(84.15)	(0.68)
ce Value Rs.2/- per share) 3,062.18 3,061.65 3,061.54 3,062.18 3,062.18 3,061.34 3,00 s) 1.90 4,12 0.37 8,06 6,32 s) 1.90 4,11 0.37 8,04 6,32 	ce Value Rs.2/- per share) 3,062.18 s.) 1.90 s.) 1.90 y the Audit Committee have been taken on record by the Boa and policies to the extert applicable. and policies to the extert applicable.	"otal Comprehensive Income (after taxes) (7+8)	3,642.19	6,772.69	503.58	13,630.60	9,591.54	13,265.72
s) 190 4.12 0.37 8.06 6.32 1.90 4.11 0.37 8.04 6.32 2.32 	s) 1.90 1.90 1.90 1.90 1.90 1.90 1.90 1.90		3,062.18	3,061.65	3,061.34	3,062.18	3,061.34	3,061.3
s) 1.90 4.11 0.37 8.04 6.32 :2: :2:	s) 1.00 y the Audit Committee have been taken on record by the Boa d in accordance with Companies (Indian Accounting Standard and policies to the extent applicable. meded 31st March, 2017 pertains to waiver and consequential	and a state of the	1000	C1		NU 8	65.9	8.7
:2: 	: 2: The above results as reviewed by the Audir Committee have been taken on record by the Board of Directors at their meeting held on 14th February. 2018. The statement has been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act , 2013 and other recognised accounting practices and policies to the extent applicable.	basic E.P.S (not annualised) (Rs.) Diluted E.P.S (not annualised) (Rs.)	1.90	114	0.37	8.04	6.32	8.7
:2: 	: 2: The above results as reviewed by the Audit Committee have been taken on record by the Board of Directors at their meeting held on 14th February, 2018. The statement has been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act , 2013 and other recognised accounting practices and policies to the extent applicable.							
	The above results as reviewed by the Audir Committee have been taken on record by the Board of Directors at their meeting held on 14th February, 2018. The statement has been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act , 2013 and other recognised accounting practices and policies to the extent applicable.			:2:				
he above results as reviewed by the Audit Committee nave been laken on record by the troate of Linetung term of 14th 15th 15th 15th 15th 15th 15th 15th 15	The statement has been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act , 2013 and other ecognised accounting practices and policies to the extent applicable.	The above results as reviewed by the Audit Committee have bee	n taken on record by	w the Board of Direct	tors at their meeting	held on 14th Februa	ry, 2018.	
Lenue Limited (1711.4.). The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods		The company has issued 26,250 Equity Shares under the ESOI	scheme at an exer-	cise price of Rs. 333.	90 per equity share	(including premium	of Rs. 331.90 per equ	ity share), during t
esture tarmicol (******). The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the	The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the	quarter ended 31st December 2017. Other Income for the quarter ended 30th September, 2017 inch	des dividend of Rs.	3,264 Lakhs received	from subsidiaries a	nd for quarter ended	31st Dec 2016 includ	es reversal of inter
The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share), through the quarter ended 31st December 2017. There income for the quarter ended 31st Dec 2016 includes reversal of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes	The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December 2017. Other lincome for the Income for the quarter ended 30th September, 2017 includes dividend of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes are the more from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes are the more from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes are the more from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes are structered.	ANTE S	ty a	Services as per Ind	AS - 108.	10	10	
The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share, (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December 2017. Ther Income for the quarter ended 30th September, 2017 includes dividend of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes accrued on han to PH1.L recognised in eacher unset. Refer note 3) The Company has operated only in one regulation and the services as per Ind AS - 108.	The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December 2017. Other Income for the quarter ended 30th September, 2017 includes dividend of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interest accord on loan to PHLL recognised in earlier <u>unstant defer</u> note 3). The Company has operated only in one recognised in carding premium of Related Services as per Ind AS · 108.	A DA	20	of the board of Dar	ctors		at the	
The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods. The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods. The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.00 per equity share (including premium of Rs. 331.90 per equity share), during the purter ended 31st December 2017. The company has operated only shorement, 2017 includes dividend of Rs. 3.264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of nitrees accord on loan to PHLL recognised in earlier guarter ended Stress and not perfect one 3). The Company has operated only in one reaction for the Board of Directors and a subsidiaries and for quarter ended 31st Dec 2016 includes reversal of nitrees accorded on loan to PHLL recognised in earlier guarter ended Stress and for quarter ended and the ender accorded on loan to PHLL recognised in earlier guarter ended Stress and for quarter ended and the ender accordent of the Board of Directors are operated only in one reaction performance of the Board of Directors and for quarter ended and the ender guarter ender accordent of the Board of Directors accorded on loan to PHLL recognised in earlier guarter and a behalf of the Board of Directors accordent on loan to PHLL recognised in earlier guarter accordent on loan to PHLL recognised in earlier guarter accordent on loan to PHLL recognised in earlier guarter accordent accordent on loan to be accordent of the Board of Directors accordent on loan to PHLL recognised in earlier guarter accordent on loan to be accord	The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December 2017. Other Income for the quarter ended 31st December, 2017 includes dividend of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes accord on loan to PHLL recognised in earlier parter from e. 3). The Company has operated only in one register the property and Related Services as per Ind AS - 108.		THE R	1		TANK OH	Star 1	
The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods. The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods. The company has reacted 2017, 2017 includes dividend of Rs. 333.90 per equity share (meluding premium of Rs. 331.90 per equity share), during the quarter ended 31 st Dec 2016 includes reversal of interesting to company has operated only in one rapid regiment and be taken deviced from subsidiaries and for quarter ended 31 st Dec 2016 includes reversal of interesting on homo to PH1.1 recognised in earlier guarter ended S1 st Dec 2016 includes reversal of interesting on the flatend services as per Ind AS - 108. The Company has operated only in one rapid requirements of the Board of Directors as per Ind AS - 108. The Company has operated only in one rapid requirements of the Board of Directors and for quarter ended 31 st Dec 2016 includes reversal of interesting the Company has operated only in one rapid requirements of the Board of Directors as per Ind AS - 108. The Company has operated only in one rapid requestion to period. The Company has operated only in one rapid requests and not the Board of Directors of the Board of Direct	The company has issued 26,250 Equity Shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December 2017. Other Income for the quarter ended 30th September, 2017 includes dividend of Rs. 3,264 Lakhs received from subsidiaries and for quarter ended 31st Dec 2016 includes reversal of interes accord on loan to PHLL recognised in eacher generation errore 3). The Company has operated only in one reactive process where Ind AS - 108. The Company has operated only in one reaction Photon Photon Photon of the Board of Directors Mumbai		2				1121	

# D T S & Associates

Chartered Accountants

## INDEPENDENT AUDITOR'S 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, 2017

- We have reviewed the accompanying statement of Interim Consolidated Financial Results for the quarter and nine months ended 31<sup>st</sup> December 2017 ("the Statement") of **The Phoenix Mills Limited** ("the Holding Company"), its' subsidiaries (the Holding Company and its subsidiaries constitute "the Group") and associates, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
- 2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 is the responsibility of the Company's management and has been approved by the Board of Directors of the company. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our review 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 is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly we do not express an audit opinion.
- 4. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors referred to in paragraph 5 below, the Statement:

### 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; Gangetic Developers Private Limited; Graceworks Reality and Leisure Private Limited; Insight Hotels and Leisures Private Limited; Island Star Mall Developers Private Limited; Market City Management Private Limited; Marketcity Resources Private Limited; Mugwort Land Holdings Private Limited; Offbeat Developers Private Limited; Palladium Constructions Private Limited; Pallazzio Hotels and Leisure Limited; Phoenix Hospitality Company Private Limited; Sangam Infrabuild Corporation Private Limited; Sparkle One Mall Developers Private Limited; Savannah Phoenix Private Limited; Upal Developers Private Limited; Vamona Developers Private Limited; Enhance Holdings Private limited;



SUITE # 1306-1307, LODHA SUPREMUS, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI - 400 013 +91 22 4945 4050 (BOARD)+ 91 22 4945 4010 (FAX) WEB: www.dtsa.in Corporate Office : 1105, Raheja Centre, Free Press Journal Marg, Nariman Point, Mumbai 400021 🕿 49732366

## D T S & Associates Chartered Accountants

List of Associates:

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

- 5. The accompanying Unaudited Consolidated Financial Results includes unaudited interim financial results of twenty two subsidiaries which reflects total revenue of Rs.21,159.09 Lakhs and Rs.60,597.34 Lakhs for the quarter and nine months ended on 31st December, 2017, and the total profit after tax of Rs. 2,028.07 Lakhs and Rs. 565.70 Lakhs for quarter and nine months ended 31st December, 2017 respectively and unaudited financial results of three associates in which the share of profit of the group is Rs. (46.54) Lakhs and Rs 221.56 Lakhs for the quarter and nine months ended 31st December, 2017, which have been reviewed by the other auditor. These unaudited financial results have been reviewed by another auditor whose reports are furnished to us and our report in so far as it relates to the amounts included in respect of these subsidiaries and associates is based solely on the report of other auditors.
- 6. 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 applicable Indian Accounting Standards under Section 133 of the Companies Act, 2013, read with the rules issued there under and other accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains

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

Place : Mumbai

Date : 14th February, 2018

CIAT Ashish G. Mistry Partner Membership No. 132639 FRE

Continuation Sheet .....

#### THE PHOENIX MILLS LIMITED

## CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER /NINE MONTHS ENDED 31st December, 2017

Regd. Office :- 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

Tel : (022) 24964307/ 08/ 09 E-mail : info@ thephoenixmills.com Website : www.thephoenixmills.com

st, No.	PARTICULARS	Three	Months Ended	on	Nine Months Ended on		(Rs.in Lakhs) Year Ended on
		31/12/2017	30/09/2017	31/12/2016	31/12/2017	31/12/2016	31/03/2017
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
E	Income from Operation						102 140 70
	Net Sales / Income from operations	41,660.92	37,062.45	43,668.99	118,313.96	137,020.38	182,460.70
	Other Income	1,058.52	1,490.97	1,122.83	4,112.63	2,685.53	4,716.91
	Total Income from Operations	42,719.44	38,553.42	44,791.82	122,426.59	139,705.91	187,177.61
£	Exnenditure a) (Increase) Decrease in Stock in Trade/Work in Progress	(1,028 53)	(2,383.48)	(2,156.88)	(4,110.58)	(3,585.43)	(3,608.71)
	b) Cost of Materials Consumed/ Construction Related Costs	3,836.70	4,854.70	5,781.75	13,698.02	22,451.93	28,272.88
	c) Employee Benefits Expenses	4,034.91	3,596.28	4,001.51	11,157.50	10,507.70	14,026.05
	d) Finance Costs	8,826.30	8,567.86	10,766.00	26,399.92	32,380.68	42,302.52
	c) Electricity Expenses	4,196.33	4,540.15	4,763.68	13,580.20	14,663.36	19,372.57
	<ul> <li>f) Depreciation and Amortisation Expenses</li> </ul>	4,845.71	5,101.20	4,893.82	14,699.21	14,353.65	19,530.73
	g) Other Expenses	9,947.02	8,608.57	9,905.81	27,864.49	28,256.42	39,704.42
	Total Expenditure	34,658.44	32,885.28	37,955.69	103,288.76	119,028.31	159,600.46
3	Profit before Exceptional Items	8,061.00	5,668.14	6,836.13	19,137.83	20,677.60	27,577.15
4	Exceptional Item				3	4	-
8	Profit from Ordinary Activities before Tax	8,061.00	5,668.14	6,836.13	19,137.83	20,677.60	27,577.15
		2,178.92	2,668.92	540.94	7,512.23	6,799.23	8,575.76
7	Tax Expense Net Profit/(loss) After Tax for the period from continuing operations	5,882.08	2,999.22	6,295.19	11,625.60	13,878.37	19,001.39
	Add/(Less) Share in Profits /(Loss) of Associates	1,090.81	1,229.38	66.26	3,555.42	77.83	95.07
×	Net Profit/(loss) After Tax & Share in Profits /(Loss) of Associates	6,972.89	4,228.60	6,361.45	15,181.02	13,956.20	19,096.46
Q.	Other Comprehensive Income (Net of Tax)	7,358.64	4,421.99	(683.15)	12,603.29	(790.71	) (61.51
10	Total Comprehensive Income after Taxes	14,331.53	8,650.59	5,678.30	27,784.31	13,165.49	19,034.95
11	Net Profit attributable to						
	a) Owners of the Company	6,524.61	4,175.51	4,454.13	14,958.52	14,186.80	
	h) Non controlling interest	448.28	53.09	1,907.32	222.50	(230.60	) 2,304.33
12	Other comprehensive income attributable to						
	a) Owners of the Company	7,358.64	4,421.99	(683.15)	12,603.29	(790.71	and the second
	b) Non controlling interest		÷				(4.40
1.3	Total comprehensive income attributable to		14400 100000000			12 207 00	16,735.02
	a) Owners of the Company	13,883.25	8,597.50	20020	27,561.81	13,396.09	
	b) Non controlling interest	448.28	53.09		222.50	(230.60	
19	Paid-up equity share capital (Face Value Rs.2/- per share)	3,062.18	3,061.65	3,061.34	3,062.18	3,061.34	5,001.34
	Earning Per Share			2.01	9.77	9.27	10.97
15	Basic EPS (not annualised) (Rs.)	4.26	2.73				
16	Diluted EPS (not annualised) (Rs.)	4.25	2.73	2.91	9.75	9.27	10.97





The above results as reviewed by the Audit Committee have been taken on record by the Board of Directors at their meeting held on 14th February, 2018.

The Statement has been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised practices and policies to the extent applicable.

The company has issued 26,250 Equity shares under the ESOP scheme at an exercise price of Rs. 333.90 per equity share (including premium of Rs. 331.90 per equity share), during the quarter ended 31st December, 2017.

Classic Mall Development Company Private Limited (CMDCPL), which owns and operates the retail mall known as Phoenix Marketcity, Chennai, has ceased to be the Company's subsidiary effective 31st March, 2017 and has since been re-classified as an associate of the Company. Pursuant to the said re-classification, the income from operations as well as expenses including taxes of CMDCPL for the periods as given below have not been consolidated on line by line basis and are thus not comparable with the corresponding figures of perious year/periods. The total comprehensive income of the group includes its share in CMCDPL PAT as given in below table which is accounted as share in profit of associates.

	Three Mon	(Rs In Lakhs) Nine Months ended	
Particular	31/12/2017	30/09/2017	31/12/2017
Total Income from Operation	5,836.29	5,941.15	17,700.41
Expense	3,794.06	3,595.50	11,020.29
Profit before taxes	2,042.23	2,345.65	6,680.12
Taxes	(202.46)	112.08	37.29
Profit after taxes	2,244.69	2,233.57	6,642.83
Group's share in profit of CMDCPL	1,122.35	1,156.05	3,321.42

The figures for the corresponding previous periods have been restated/regrouped, wherever necessary, to make them comparable with the current periods.

6 On consolidated basis, the Group has two reportable segements viz. Property & Related services and Hospitality services as per Ind AS 108. The Segment information is as per Annexure "A"

S ASSOCIATION , SUMPLY ASSOCIA

JIX MI behalf of the Board of Du ecto For umna Kanodia Director Finance

Place Mumbai Dated : 14th February, 2018

		Anne	xure "A"				(Rs. in Lakhs)
		Three	Months Ended (	On	Nine Months	Year Ended	
sr.No.	Particulars	31/12/2017	30/09/2017	31/12/2016	31/12/2017	31/12/2016	31/03/2017
X	Segment Revenue						
	Property & Related Services	32,042.15	29,500 59	35,103.63	93,667.79	115,430.80	151,928.70
	Hospitality Services	9,618.77	7,561.86	8,565.36	24,646.17	21,589.58	30,532.00
	TOTAL.	41,660.92	37,062.45	43,668.99	118,313.96	137,020.38	182,460.70
в	Segment Result						
	Profit Before Tax & Interest		12 225 04	12,191.46	39,953.28	47,214.31	60,932.31
	Property & Related Services	13,806.19	13,235.04	4,287.84	1,471.84	3,158.44	4,230.45
	Hospitality Services	2,022 59	(490.01)	4,287.84	1,471.04	3,100.11	
2	Profit from operations before Other Income, Finance Costs and Exceptional items	15,828.78	12,745.03	16,479.30	41,425.12	50,372.75	65,162.76
3	Other Income	1,058.52	1, <mark>49</mark> 0.97	1,122.83	4,112.63	2,685.53	4,716.91
4	Profit from ordinary activities before Finance Costs and exceptional items	16,887.30	14,236.00	17,602.13	45,537.75	53,058.28	69,879.67
:4	Finance Costs	8,826.30	8,567 86	10,766.00	26,399.92	32,380.68	42,302.52
6	Profit Before Tax & Exceptional Items	8,061.00	5,668.14	6,836.13	19,137.83	20,677.60	27,577.15
7	Add/(Less) Exceptional Items		<b>3</b> )	5	÷	*	
8	Profit Before Tax	8,061.00	5,668.14	6,836.13	19,137.83	20,677.60	27,577.15
C	Segment Assets			552,619.70	554,089.79	552,619.70	473,045.98
	Property & Related Services	554,089.79	553,334.25 126,055.60	131,463.16	120,131.23	131,463.16	131,987.47
	Hospitality Services	120,131.23		100,552.49	110,307.20	100,552.49	99,489.54
	Unallocated	110,307.20	100,974.40			784,635.35	704,522.99
	Total Segment Assets	784,528.22	780,364.25	784,635.35	784,528.22	/84,005.05	10102207
D	Segment Liabilities						
	Property & Related Services	376,443.06	395,403.96	426,311.00	376,443.06	426,311.00	359,789.35
	Hospitality Services	93,710.02	75,056.21	94,707 46	93,710.02	94,707.46	98,049.53
	Unallocated	243.15	-	3,831.67	243.15	3,831.67	-
	Total Segment Liabilities	470,396.23	470,460.17	524,850.13	470,396.23	524,850.13	457,838.88



