

August 11, 2022

**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 - Disclosure under Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Further to our intimation dated August 04, 2022 and pursuant to Regulation 30, 33 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ('Listing Regulations'), we wish to inform you that the Board of Directors of The Phoenix Mills Limited ('Company') at its meeting held today viz. Thursday, August 11, 2022, has considered and approved the Unaudited Standalone and Consolidated Financial Results for the quarter ended on June 30, 2022.

Accordingly, we are submitting herewith the Unaudited Standalone and Consolidated Financial Results along with the Limited Review Report thereon issued by our Statutory Auditors M/s. D T S & Associates LLP, Chartered Accountants, for the quarter ended June 30, 2022.

The meeting of the Board of Directors of the Company commenced at 4.00 p.m. (IST) and concluded at 7.10 p.m. (IST)

The intimation along with the aforesaid Financial Results and Limited Review Report are also being uploaded on the Company's website at [https:// www.thephoenixmills.com](https://www.thephoenixmills.com).

You are requested to take the aforesaid information on record.

Thanking you,

Yours Faithfully,  
For The Phoenix Mills Limited



**Gajendra Mewara**  
Company Secretary



Enclosures: As above

# D T S & Associates LLP

Chartered Accountants

## Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

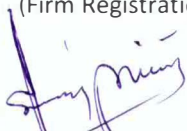
### Review Report to The Board of Directors The Phoenix Mills Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of The Phoenix Mills Limited (the "Company") for the quarter ended 30<sup>th</sup> June, 2022 (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 Company's Management is responsible for the preparation of the statement 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 issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations The Statement has been approved by the Company's Board of Directors. 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 the aforesaid 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 Listing Regulation, 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

UDIN: 22132639AOVMYK8464

Place: Mumbai

Date: 11<sup>th</sup> August, 2022



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**THE PHOENIX MILLS LIMITED**  
**STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2022**

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			Year Ended
		30-06-2022	31-03-2022	30-06-2021	31-03-2022
		Unaudited	Audited (Refer note no 7)	Unaudited (Refer note no 6)	Audited
1	<b>Income</b>				
	Net Sales / Income from Operations	11,222.43	10,294.84	3,729.44	28,358.88
	Other Income (Refer note no 3)	4,015.18	2,582.31	3,544.44	8,943.75
	<b>Total Income</b>	<b>15,237.61</b>	<b>12,877.15</b>	<b>7,273.88</b>	<b>37,302.63</b>
2	<b>Expenses</b>				
	a) Employee Benefits Expenses	790.29	556.62	400.12	2,119.49
	b) Finance Cost	1,460.38	1,775.67	1,570.93	6,360.71
	c) Electricity Expenses	333.60	226.86	96.13	780.71
	d) Depreciation and Amortisation Expenses	710.33	747.14	682.81	2,866.35
	e) Other Expenses	2,734.85	3,034.68	1,626.85	9,038.21
	<b>Total Expenses</b>	<b>6,029.45</b>	<b>6,340.97</b>	<b>4,376.84</b>	<b>21,165.47</b>
3	<b>Profit before Exceptional items</b>	<b>9,208.16</b>	<b>6,536.18</b>	<b>2,897.04</b>	<b>16,137.16</b>
4	Exceptional Item (Refer note no 4)	-	-	20,887.24	23,309.09
5	<b>Profit from ordinary activities before tax</b>	<b>9,208.16</b>	<b>6,536.18</b>	<b>23,784.28</b>	<b>39,446.25</b>
6	Tax expense	885.95	785.79	317.31	2,458.57
7	<b>Net Profit After Tax for the period from continuing operations</b>	<b>8,322.21</b>	<b>5,750.39</b>	<b>23,466.97</b>	<b>36,987.68</b>
8	Other Comprehensive Income (after tax)	6.29	(97.23)	39.37	(20.78)
9	<b>Total Comprehensive Income (after taxes) (7+8)</b>	<b>8,328.50</b>	<b>5,653.16</b>	<b>23,506.34</b>	<b>36,966.90</b>
10	Paid-up equity share capital (Face Value ₹ 2/- per share)	3,570.91	3,570.39	3,437.82	3,570.39
11	Equity Share Suspense Account (Refer note no 6)	-	-	125.40	-
12	Other Equity	-	-	-	4,56,258.30
13	Basic EPS (not annualised) (₹)	4.66	3.21	13.17	20.74
14	Diluted EPS (not annualised) (₹)	4.66	3.21	13.15	20.73

**Notes:-**

- The above Financial Results of the Company for the quarter ended 30th June, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 11th August, 2022.
- During the quarter ended 30th June, 2022 the company has issued 25,500 equity shares under ESOP scheme 2007 and 600 equity shares under ESOP scheme 2018 at an exercise price of Rs.333.90/- and 726.39/- per equity share respectively.
- Other Income for the quarter ended 30th June, 2022, includes interim dividend received of Rs 3,348.68 lakhs from its wholly owned subsidiary, Classic Mall Development Company Limited.
- Exceptional item for the quarter ended 30th June, 2021 refers to the profit on sale of partial investments in two subsidiaries (Offbeat Developers Private Limited and Vamona Developers Private Limited), whilst retaining control thereon. Exceptional item for the year ended 31st March, 2022 refers to the profit on sale of partial investments in three subsidiaries (Offbeat Developers Private Limited and Vamona Developers Private Limited, Plutocrat Commercial Real Estate Private Limited), whilst retaining control thereon.
- 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 Scheme or Amalgamation ("Scheme") under section 230 to 232 of the Companies Act, 2013 for merger of the company's Subsidiary, Phoenix Hospitality Company Private Limited ("PHCPL"), with the Company, from the Appointed Date of 1st April 2019, has been approved by the Hon'ble National Company Law Tribunal ("NCLT") vide their Order dated 21st December, 2021, which has become effective on 11th January, 2022. The effect of the said merger had, accordingly, been accounted for in the quarter ended 31st December 2021.  
  
The shares to be Issued to the shareholders of the transferor company pursuant to the said Scheme were shown under Equity share suspense account for the quarter ended 30th June 2021 and accordingly were considered while calculating earnings per share (EPS) for that quarter as per Indian Accounting Standard (Ind AS 33 "Earning per Share"). The said shares were allotted during the quarter ended 31st March 2022.  
  
The figures of the previous periods have been adjusted to give the effect of the Scheme from its appointed date i.e. from 1st April, 2019.
- The figures for the quarter ended 31st March, 2022 are the balancing figures between the audited figures in respect of full financial year ended 31st March, 2022 and unaudited published year to date figures upto the nine months of the relevant financial year which were subject to limited review by the Statutory Auditors.
- Previous year figures have been regrouped and rearranged wherever necessary to make them comparable with current period.

Place: Mumbai  
Dated : 11th August, 2022



For and on behalf of the Board of Director

*Shishir Shrivastava*  
Shishir Shrivastava  
Managing Director



# D T S & Associates LLP

Chartered Accountants

## Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to  
The Board of Directors  
The Phoenix Mills Limited**

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of **The Phoenix Mills Limited** ("the Parent"), which includes its' subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its associates for the quarter ended June 30, 2022 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Parent Company's Management is responsible for the preparation of the statement 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 the accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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; Classic Mall Development Company Limited; Destiny Retail



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Mall Developers Private Limited (Formerly Known as Destiny Hospitality Services Private Limited); Enhance Holdings Private limited; Finesse Mall and Commercial Real Estate 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; Pallazzio Hotels and Leisure Limited; Phoenix Digital Technologies Private Limited; Pinnacle Real Estate Development Private Limited; Plutocrat Commercial Real Estate 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; Thoth Mall and Commercial Real Estate Private Limited; True value Infrabuild LLP; Upal Developers Private Limited; and Vamona Developers Private Limited.

**List of Associates:**

Classic Housing Projects Private Limited; Columbus Investment Advisory Private Limited; Mirabel Entertainment Private Limited and Starboard Hotels Private Limited.

The accompanying Statement includes the interim reviewed financial results/statements and other financial information, in respect of:

- a) We did not review the interim financial results/statements and other financial information in respect of thirty one subsidiaries whose interim financial results/information reflects, total revenues of Rs. 45,857.03 Lakhs, total net profit/(loss) after tax of Rs. 12,338.04 Lakhs and total comprehensive income/(loss) of Rs. 11551.30 Lakhs for the quarter ended June 30, 2022 and the interim financial results and other information of two associates in which the share of profit/(loss) after tax of the group (including other comprehensive income) is Rs. 76.62 Lakhs for the quarter ended June 30, 2022 . 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.
- b) The Statement includes interim financial statements / results and other financial information in respect of
  - Two Subsidiaries whose interim financial results/information reflects, total revenues of is Rs. Nil, total net profit/(loss) after tax of Rs. (2.53 Lakhs) and total comprehensive income/(loss) of Rs. (2.53 Lakhs) for the quarter ended June 30, 2022,
  - One associate in which the share of Loss of the group is Rs. 1.80 Lakhs for the quarter ended June 30, 2022

have not been reviewed by their auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries and associate is solely based on such unaudited interim financial statements / results and other unaudited financial information. According to the information and explanation given to us by the management, these interim financial



results and other financial information are not material to the Group. Our conclusion is not modified in respect of these above matters.

5. 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 thereunder 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:** 11<sup>th</sup> August, 2022  
**UDIN:** 22132639AOVNBU8802

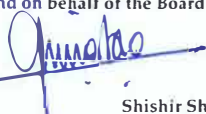
**THE PHOENIX MILLS LIMITED**  
**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2022**  
 Regd. Office :- 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013  
 Tel : (022) 24964307/ 08/ 09 E-mail : info@thephoenixmills.com Website : www.thephoenixmills.com

(₹ In Lakhs)

Sr. No.	PARTICULARS	Three Months Ended on			Year Ended
		30/06/2022	31/03/2022	30/06/2021	31/03/2022
		Unaudited	Audited (Refer Note 6)	Unaudited (Refer Note 3)	Audited
1	<b>Income</b>				
	Net Sales / Income from operations	57,438.66	49,539.13	19,932.30	1,48,347.64
	Other Income	2,345.74	2,442.49	1,210.22	7,443.79
	<b>Total Income</b>	<b>59,784.40</b>	<b>51,981.62</b>	<b>21,142.52</b>	<b>1,55,791.43</b>
2	<b>Expenses</b>				
	a) (Increase)/ Decrease in Stock in Trade/Work in Progress	(1,595.84)	638.40	733.37	1,380.58
	b) Cost of Materials Consumed/ Construction Related Costs	4,083.44	2,753.12	989.31	8,918.13
	c) Employee Benefits Expenses	5,001.53	4,138.12	3,303.86	15,693.15
	d) Finance Costs	7,405.58	7,834.07	7,230.07	29,445.66
	e) Electricity Expenses	2,999.28	2,039.48	1,252.40	7,462.52
	f) Depreciation and Amortisation Expenses	4,998.12	4,406.30	4,807.15	18,585.52
	g) Other Expenses	14,660.33	15,862.91	6,042.46	41,501.25
	<b>Total Expenses</b>	<b>37,552.44</b>	<b>37,672.40</b>	<b>24,358.62</b>	<b>1,22,986.71</b>
3	<b>Profit / (Loss) before Exceptional Items</b>	<b>22,231.96</b>	<b>14,309.22</b>	<b>(3,216.10)</b>	<b>32,804.72</b>
4	Exceptional Item (Refer note - 5)	55,675.57	-	-	-
5	<b>Profit / (Loss) from Ordinary Activities before Tax</b>	<b>77,907.53</b>	<b>14,309.22</b>	<b>(3,216.10)</b>	<b>32,804.72</b>
6	Tax Expense	3,406.58	2,574.80	261.48	8,006.16
7	<b>Net Profit/(loss) After Tax for the period</b>	<b>74,500.95</b>	<b>11,734.42</b>	<b>(3,477.58)</b>	<b>24,798.56</b>
	Add/(Less): Share in Profits/(Loss) of Associates	734.87	456.15	182.50	2,021.86
8	<b>Net Profit/(loss) After Tax &amp; Share in Profits /(Loss) of Associates</b>	<b>75,235.82</b>	<b>12,190.57</b>	<b>(3,295.08)</b>	<b>26,820.42</b>
9	Other Comprehensive Income (Net of Tax)	(782.67)	(922.39)	1,908.11	1,128.22
10	<b>Total Comprehensive Income after Taxes</b>	<b>74,453.15</b>	<b>11,268.18</b>	<b>(1,386.97)</b>	<b>27,948.64</b>
11	<b>Net Profit / (Loss) attributable to</b>				
	a) Owners of the Company	71,869.96	10,478.89	(2,432.91)	23,735.46
	b) Non controlling interest	3,365.86	1,711.68	(862.17)	3,084.96
12	<b>Other comprehensive income attributable to</b>				
	a) Owners of the Company	(785.13)	(907.36)	1,908.11	1,145.09
	b) Non controlling interest	2.46	(15.03)	-	(16.87)
13	<b>Total comprehensive income attributable to</b>				
	a) Owners of the Company	71,084.83	9,571.53	(524.80)	24,880.55
	b) Non controlling interest	3,368.32	1,696.65	(862.17)	3,068.09
14	Paid-up equity share capital (Face Value Rs.2/- per share)	3,570.91	3570.39	3437.82	3,570.39
15	Equity Share Suspense Account ( Refer Note - 3)	-	-	125.40	-
16	Other Equity				6,54,677.79
	<b>Earning Per Share</b>				
17	Basic EPS (not annualised) (Rs.) - (Refer Note 3)	40.26	5.87	(1.52)	13.31
18	Diluted EPS (not annualised) (Rs.) - (Refer Note 3)	40.23	5.87	(1.52)	13.30





Notes:	
1	The above Financial Results of the Group for the quarter ended 30th June, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 11th August, 2022.
2	During the quarter ended 30th June, 2022 the company has issued 25,500 equity shares under ESOP scheme 2007 and 600 equity shares under ESOP scheme 2018 at an exercise price of Rs.333.90/- and 726.39/- per equity share respectively.
3	<p>The Scheme or Amalgamation ("Scheme") under section 230 to 232 of the Companies Act, 2013 for merger of the company's Subsidiary, Phoenix Hospitality Company Private Limited ("PHCPL"), with the Company, from the Appointed Date of 1st April 2019, has been approved by the Hon'ble National Company Law Tribunal ("NCLT") vide their Order dated 21st December, 2021, which has become effective on 11th January, 2022. The effect of the said merger had, accordingly, been accounted for in the quarter ended 31st December 2021.</p> <p>The shares to be Issued to the shareholders of the transferor company pursuant to the said Scheme were shown under Equity share suspense account for the quarter ended 30th June 2021 and accordingly were considered while calculating earnings per share (EPS) for that quarter as per Indian Accounting Standard (Ind AS 33 "Earning per Share"). The said shares were allotted during the quarter ended 31st March 2022.</p> <p>The figures of the previous periods have been adjusted to give the effect of the Scheme from its appointed date i.e. from 1st April, 2019.</p>
4	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".
5	<p>On 31st March 2022, The Phoenix Mills Limited ('the Company') was holding 50% equity stake in Classic Mall Development Company Limited (CMDCL) and the balance 50% of equity stake were held by Crest Ventures Limited (46.35%) and Escort Developers Private Limited (3.65%). On 5th May, 2022 the Company has acquired balance 50% equity stake in CMDCL from Crest Ventures Limited (46.35%) and Escort Developers Private Limited (3.65%). Accordingly, from the said date CMDCL has become wholly owned subsidiary of the Company.</p> <p>As per the requirement of IND AS 103, the Company has remeasured its previously held equity stake in Associate at fair value on 5th May, 2022 resulting into net gain of Rs. 55,675.57 lakhs (net of share in profits already recognised earlier) which is disclosed as exceptional item.</p>
6	The figures for the quarter ended 31st March, 2022 are the balancing figures between the audited figures in respect of full financial year ended 31st March, 2022 and unaudited published year to date figures upto the nine months of the relevant financial year which were subject to limited review by the Statutory Auditors.
7	Previous reporting period figures have been regrouped & rearranged wherever necessary to make them comparable with current period
<p>Mumbai Dated : 11th August, 2022</p>	<p style="text-align: right;">For and on behalf of the Board of Directors</p>  <p style="text-align: right;">Shishir Shrivastava Managing Director</p>



## Annexure "A"

Sr.No.	Particulars	Three Months Ended On			Year Ended
		30/06/2022	31/03/2022	30/06/2021	on
		Unaudited	Audited (Refer Note 6)	Unaudited (Refer Note 3)	Audited
<b>A</b>	<b>Segment Revenue</b>				
	Property & Related Services	47,845.16	43,677.28	18,417.55	1,30,955.72
	Hospitality Services	9,593.50	5,861.85	1,514.75	17,391.92
	<b>TOTAL</b>	<b>57,438.66</b>	<b>49,539.13</b>	<b>19,932.30</b>	<b>1,48,347.64</b>
<b>B</b>	<b>Segment Result</b>				
1	Profit Before Tax & Interest				
	Property & Related Services	25,821.44	20,264.35	5,993.91	58,688.90
	Hospitality Services	1,470.36	(563.55)	(3,190.16)	(3,882.31)
2	Profit from operations before Other Income, Finance Costs and Exceptional items	27,291.80	19,700.80	2,803.75	54,806.59
3	Other Income	2,345.74	2,442.49	1,210.22	7,443.79
4	Profit from ordinary activities before Finance Costs and exceptional items	29,637.54	22,143.29	4,013.97	62,250.38
5	Finance Costs	7,405.58	7,834.07	7,230.07	29,445.66
6	Profit / (Loss) Before Tax & Exceptional Items	22,231.96	14,309.22	(3,216.10)	32,804.72
7	Add/(Less): Exceptional Items (Refer note - 5)	55,675.57	-	-	-
8	Profit / (Loss) Before Tax	77,907.53	14,309.22	(3,216.10)	32,804.72
<b>C</b>	<b>Segment Assets</b>				
	Property & Related Services	13,12,784.79	11,69,301.91	9,84,830.97	11,69,301.91
	Hospitality Services	99,779.81	1,00,413.01	99,144.29	1,00,413.01
	Unallocated	2,03,101.52	1,63,755.86	1,71,062.57	1,63,755.86
	<b>Total Segment Assets</b>	<b>16,15,666.12</b>	<b>14,33,470.78</b>	<b>12,55,037.83</b>	<b>14,33,470.78</b>
<b>D</b>	<b>Segment Liabilities</b>				
	Property & Related Services	4,86,858.25	4,45,456.13	4,23,529.91	4,45,456.13
	Hospitality Services	84,464.80	86,228.12	81,782.35	86,228.12
	Unallocated	28,704.05	655.55	232.05	655.55
	<b>Total Segment Liabilities</b>	<b>6,00,027.10</b>	<b>5,32,339.80</b>	<b>5,05,544.31</b>	<b>5,32,339.80</b>

