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CINEMAX PROPERTIES LIMITED

215 ATRIUM, 10TH FLOOR, OPP. DIVINE SCHOOL, J.B. NAGAR, ANDHERI KURLA ROAD,
ANDHERI- EAST, MUMBAI- 400093 Tel : 022- 6726 6666 Fax : 022- 6693 7777

KANAKIA

Date: 8th February, 2013

National Stock Exchange Limited
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051
Fax: 022-26598237/38

Bombay Stock Exchange Limited
Corporate Relationship Department
1st Floor, New Trading Ring,
PJ Towers, Dalal Street,
Fort, Mumbai - 400 001
Fax: 022-22722061/41/39/37

Company Code: 532807 (BSE) / CINEPRO (NSE)
Sub:- Submission of Quarterly Results along with Limited Review Report .

Dear Sir,

The Board of Directors of the Company, at its meeting held today has approved the Un-audited Financial Results of the Company for the quarter and nine months ended 31st December, 2012, which were subject to Limited Review by Statutory Auditors of the Company.

Further informed that, our Statutory Auditors, M/s Walker, Chandiok & Co., Chartered Accountants have completed the Limited Review of the statement of Un-audited Financial results for the quarter and nine months ended 31st December, 2012, which we, are enclosing, along with the copy of the financial results after Limited Review for the quarter and nine months ended 31st December, 2012, for your record.

Kindly acknowledge the same.

Yours Truly,
For **Cinemax Properties Limited**

Rashmi Shah

Rashmi Shah
Company Secretary

CINEMAX PROPERTIES LIMITED MUMBAI

Encl :- as above

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CINEMAX PROPERTIES LIMITED
Regd. Office: 215, Atrium, 10th Floor, J. B. Nagar, Andheri Kurla Road, Andheri-East, Mumbai 400 093.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2012

(Rs. in lacs, except per share data)

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1	Income from operations						
	(a) Net income from operations (Net of entertainment tax)	526	465	6,538	1,422	18,218	23,294
	(b) Other operating income	3	3	2	7	6	869
	Total income from operations (net)	529	468	6,540	1,429	18,224	24,163
2	Expenses						
	(a) Film distributors' share		-	2,952	-	5,202	6,754
	(b) Consumption of food and beverages		-	474	-	1,157	1,518
	(c) Employee benefits expenses	8	8	367	25	1,735	2,369
	(d) Depreciation and amortisation expenses	100	100	542	311	1,498	1,960
	(e) Other expenses						
	-Rent		-	1,245	-	2,848	3,621
	-Rates and Taxes	43	70	-	196	-	690
	-Repairs and maintenance	29	25	396	71	1,188	1,673
	Power and fuel	18	16	490	52	1,396	1,872
	-Others	25	29	974	97	2,240	2,616
	Total expenses	225	256	6,452	677	17,264	23,023
3	Profit from operations before other income, finance costs and exceptional items (1-2)	304	212	88	752	960	1,140
4	Other income		-	177		330	410
5	Profit from ordinary activities before finance costs and exceptional items (3+4)	304	212	265	752	1,290	1,550
6	Finance costs	67	62	428	216	1,102	1,499
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	237	150	(163)	536	188	51
8	Exceptional item	-	-	175	-	175	569
9	Profit / (Loss) from ordinary activities before tax (7+8)	237	150	(340)	535	15	(518)
10	Tax credit / (expense)	(67)	(20)	244	(138)	306	607
11	Net profit / (Loss) from ordinary activities after tax (9+10)	170	521	(97)	397	321	89
12	Extraordinary item (Refer note 3)	-	17		17	-	-
13	Net profit / (Loss) for the period (11-12)	170	104	(97)	380	321	89
14	Paid-up equity share capital	1,400	1,400	2,800	1,400	2,800	2,800
	Face value per share	5	5	10	5	10	10
15	Reserves	-	-			-	11,236
16	Earning / (Loss) per share (before extraordinary item) (not annualised)						
	(a) Basic	0.61	0.45	(0.35)	1.42	1.15	0.32
	(b) Diluted	0.61	0.45	(0.35)	1.42	1.15	0.32
17	Earning / (Loss) per share (after extraordinary item) (not annualised)						
	(a) Basic	0.61	0.37	(0.35)	1.37	1.15	0.32
	(b) Diluted	0.61	0.37	(0.35)	1.37	1.15	0.32
	PARTICULARS OF SHAREHOLDING						
18	Public shareholding						
	- Number of shares	86,05,184	86,05,184	87,80,184	86,05,184	87,80,184	86,05,184
	- Percentage of shareholding	30.73	30.73	31.36	30.73	31.36	30.73
19	Promoters and promoter group shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1,52,99,000	1,36,99,000	1,63,26,600	1,52,99,000	1,63,26,600	1,61,99,600
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	78.88	69.79	84.95	78.88	84.95	83.50
	- Percentage of shares (as a % of the total share capital of the Company)	54.64	48.54	58.31	54.64	58.31	57.84
	b) Non encumbered						
	- Number of shares	40,95,816	58,95,816	28,95,216	40,95,816	28,95,216	31,99,216
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	21.12	30.21	15.05	21.12	15.05	16.50
	- Percentage of shares (as a % of the total share capital of the Company)	14.63	20.93	10.33	14.63	10.33	11.43

20	Investor Complaints	Quarter ended 31.12.2012
	Pending at the beginning of the quarter	Nil
	Received during the quarter	Nil
	Disposed off during the quarter	Nil
	Remaining unresolved at the end of the quarter	Nil

CINEMAX PROPERTIES LIMITED MUMBAI

WALKER, CHANDIOK & CO. CHARTERED ACCOUNTANTS MUMBAI

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NOTES TO THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2012

1. The above financial results, which have been subjected to Limited Review by the Statutory Auditors, have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 8 February 2013.

2. Segment wise Revenue, Results and Capital employed

(Rs. in lacs)

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	31.03.2012
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Segmental revenue (gross)**						
	a) Theatrical exhibition and entertainment	-	-	7,425	-	20,461	27,011
	b) Retail space	493	399	107	1,285	322	426
	c) Windmill	36	69	33	144	142	173
	Income from operations	**529**	**468**	**7,565**	**1,429**	**20,925**	**27,610**
2	**Segment result profit / (loss) before tax**						
	a) Theatrical exhibition and entertainment	-	-	53	-	730	831
	b) Retail space	299	191	68	701	205	270
	c) Windmill	6	42	(29)	54	38	57
	Total	**305**	**233**	**92**	**755**	**973**	**1,158**
	Add : Un-allocable income/ (expense)	(1)	(1)	168	(3)	317	392
	Less : Finance costs	67	82	428	219	1,102	1,499
	Less : Exceptional item	-	-	173	-	173	569
	Less : Extraordinary item	-	17	-	57	-	-
	Profit/(Loss) before tax	**237**	**133**	**(341)**	**476**	**15**	**(518)**
3	**Capital employed**						
	a) Theatrical exhibition and entertainment	-	-	21,523	-	21,523	17,161
	b) Retail space	7,579	7,567	3,578	7,579	3,578	3,682
	c) Windmill	1,164	1,254	1,243	1,164	1,243	1,249
	d) Un-allocable assets less liabilities	293	146	1,474	293	1,474	1,905
	Total	**9,036**	**8,967**	**27,818**	**9,036**	**27,818**	**23,997**

WALKER, CHANDIOK & CO. MUMBAI

CINEMAX PROPERTIES LIMITED MUMBAI

3. Extraordinary item pertains to the expenses incurred towards carrying out the process of demerging the Company's Theatre Exhibition Business into a separate entity viz. Cinemax India Limited.

4. Figures for the previous period / year have been regrouped, wherever necessary and cannot be effectively compared since with effect from 1April 2012 the Company's Theatre Exhibition Business has been demerged to a separate entity viz. Cinemax India Limited as a going concern in the manner provided for in the scheme sanctioned by the Hon'ble High Court of Judicature at Bombay vide its order dated 9 March 2012.

For Cinemax Properties Limited

Rasesh B.Kanakia
Chairman
Place: Mumbai
Date: 8 February 2013

CINEMAX PROPERTIES LIMITED * MUMBAI *

WALKER CHANDIOK & CO * MUMBAI * CHARTERED ACCOUNTANTS

Walker, Chandiok & Co

16th Floor, Tower II
Indiabulls Finance Centre
S B Marg, Elphinstone (W)
Mumbai 400013
India

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Review Report

To the Board of Directors of Cinemax Properties Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of **Cinemax Properties Limited** (the 'Company') for the quarter ended 31 December 2012 and the year to date result for the period 1 April 2012 to 31 December 2012, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited or reviewed by us. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.

2. 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. 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 applicable accounting standards, as notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Walker Chandiok & Co**
Chartered Accountants
Firm Registration No: 001076N

per **Khushroo B. Panthaky**
Partner
Membership No: F – 42423

Place: Mumbai
Date: 8 February 2013

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