

Date: **February 07, 2025**

To

Corporate Relations Department

BSE Limited,

1st Floor, New Trading Wing,

Rotunda Building, P J Towers,

Dalal Street, Fort,

Mumbai - 400 001

Scrip Code : 503031

The Market Operations Department

National Stock Exchange of India Limited,

Exchange Plaza, 5th Floor,

Plot No C/1, G Block,

Bandra-Kurla Complex,

Bandra (E), Mumbai - 400 051.

Scrip Symbol: PENINLAND

Subject: **Integrated Filing (Financials) for the quarter and nine months ended December 31, 2024.**

Respected Sir/ Madam,

Pursuant to SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024, read with BSE Circular No. 20250102-4 and NSE Circular No. NSE/CML/2025/02 dated January 2, 2025, we are submitting herewith the Integrated Filing (Financial) for the quarter and nine months ended December 31, 2024.

The above information is also available on the website of the Company www.peninsula.co.in.

This is for your information and records.

Thanking you,

Yours Faithfully,

For Peninsula Land Limited

Mukesh Gupta

Company Secretary & Compliance Officer

Encl:

A. Financial Results

PENINSULA LAND LIMITED

1401, 14th Floor, Tower-B,

Peninsula Business Park,

Ganpatrao Kadam Marg,

Lower Parel, Mumbai 400 013,

India.

Phone : +91 22 6622 9300

Email : info@peninsula.co.in

URL : www.peninsula.co.in

CIN : L17120MH1871PLC000005



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
Peninsula Land Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Peninsula Land Limited (the "Company") for the quarter ended December 31, 2024 and Year to Date from April 1, 2024 to December 31, 2024 (the "Statement") attached herewith, being submitted by the 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 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 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Pramod Kumar Bapna
Partner

Membership No.: 105497

UDIN: 25105497BMKUWQ5052

Place: Mumbai

Date: February 7, 2025



Statement of Unaudited Standalone financial results for the quarter and Nine months ended 31st December 2024

		(Rs. in Lakhs, except per share data)					
		Standalone					
Sr No.	Particulars	Quarter ended			Nine months ended		Year ended
		Dec-24	Sep-24	Dec-23	Dec-24	Dec-23	Mar-24
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	9,665	5,232	14,227	17,900	40,669	51,963
2	Other Income	359	720	227	1,405	498	824
3	Total Income (1+2)	10,024	5,952	14,454	19,305	41,167	52,787
	Expenses:						
	a) Realty cost incurred	2,102	800	1,806	4,028	9,366	10,143
	b) Changes in Realty Inventories	4,912	1,019	6,674	5,687	17,999	23,278
	c) Cost of Realty Sales (a+b)	7,014	1,819	8,480	9,715	27,365	33,421
	d) Employees Benefits Expense	932	696	494	2,252	1,561	1,963
	e) Finance Cost	1,106	1,410	836	3,353	2,811	3,736
	f) Depreciation and amortisation*	105	110	119	318	758	860
	g) Other Expenses	1,461	1,530	1,221	4,062	3,463	5,149
4	Total Expenses (c+d+e+f+g)	10,618	5,565	11,150	19,700	35,958	45,129
5	Profit / (Loss) before Exceptional Items and Tax (3 - 4)	(594)	387	3,304	(395)	5,209	7,658
6	Exceptional Items(net) (Refer note no.3)	(87)	479	-	392	1,721	1,721
7	Profit / (Loss) before Tax for the year/period (5+6)	(681)	866	3,304	(3)	6,930	9,379
	Tax Expense						
	Current Tax	-	-	-	-	-	-
	Deferred Tax	-	-	-	-	-	-
8	Total Tax Expense	-	-	-	-	-	-
9	Profit / (Loss) After Tax for the year/period (7 - 8)	(681)	866	3,304	(3)	6,930	9,379
10	Other Comprehensive Income						
	i) Items that will not be reclassified to profit or loss	(2)	(2)	2	(6)	6	(8)
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-	-
11	Total Other Comprehensive Income for the year/period	(2)	(2)	2	(6)	6	(8)
	Total Comprehensive Income for the year/period (10+11)	(683)	864	3,306	(9)	6,936	9,371
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each)						
	Not annualised except year end						
	Basic	(0.21)	0.26	1.12	(0.00)	2.36	3.13
	Diluted	(0.21)	0.26	1.11	(0.00)	2.34	3.10
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,486	6,486	6,180	6,486	6,180	6,180
14	Other Equity						10,986

*Nine months ended December 31, 2023 includes Rs.470 Lakhs pertaining to earlier periods.



PENINSULA LAND LIMITED

1401, Tower B, 14th Floor,
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Ganpatrao Kadam Marg,
Lower Parel, Mumbai – 400013.

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URL : www.peninsula.co.in
CIN NO.: L17120MH1871PLC000005

**SIGNED FOR IDENTIFICATION
BY**



**S R B C & CO LLP
MUMBAI**



Statement of Unaudited Standalone financial results for the quarter and Nine months ended 31st December 2024

Notes:

1 The financial results for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on February 7, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.

2 These unaudited results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations

3 Exceptional Items :

Rs In Lakhs

Exceptional Items comprise	Quarter Ended			Nine months ended		Year ended
	Dec-24	Sep-24	Dec-23	Dec-24	Dec-23	Mar-24
(Provision) /Reversal for financial guarantee obligation	-	-	-	-	4,624	4,624
(Impairment)/Reversals of investments/Loans in other entities	-	-	-	-	350	350
(Impairment)/Reversals of loans to subsidiaries, joint ventures and associates	(87)	479	-	392	(3,253)	(3,253)
Total	(87)	479	-	392	1,721	1,721

4 During the period ended December 31,2024, the Company has issued and allotted by way of a preferential issue 2,65,48,672 fully paid up Unlisted, Unsecured Optionally Convertible Debentures (OCDs) of face value of Rs. 56.50/- each, amounting to Rs 15,000 Lakhs. The holder has an option to convert the OCDs into fully paid up equity shares of face value Rs 2/- of the Company at any time within a period of 18 (Eighteen) months from the date of allotment at conversion price of Rs 56.50/-. The Company has utilized / invested the proceeds of the issue in accordance with the terms of the OCD subscription agreement.

5 During the period ended December 31, 2024, Company has converted 1,53,00,000 warrants issued on preferential basis upon receipt of balance amount of Rs 1,607 Lakhs being 75% of the warrants consideration. Warrants are converted into equity shares in the ratio of 1:1.

6 The Company is primarily engaged only in the business of real estate development. As the Company operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.

For and on behalf of the Board of Directors



Rajeev A. Piramal
Executive Vice Chairman & Managing Director



Mumbai : February 7, 2025



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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
Peninsula Land Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Peninsula Land Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures for the quarter ended December 31, 2024 and Year to Date from April 1, 2024 to December 31, 2024 (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 Holding 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 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 Holding 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.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities mentioned in Annexure 1 of this report.



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 to in paragraph 6 below, 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 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
 - 5 subsidiaries whose unaudited interim financial results include total revenues of Rs.378.55 lakhs and Rs.1,565.19 lakhs, total net loss after tax of Rs.253.51 lakhs and Rs.322.99 lakhs and total comprehensive loss of Rs.253.51 lakhs and Rs.322.99 lakhs, for the quarter ended December 31, 2024 and the period ended on that date respectively, as considered in the statement which have been reviewed by their respective independent auditors.
 - 5 joint ventures whose unaudited interim financial results include Group's share of net loss of Rs.0.74 lakhs and Rs.17.82 lakhs and Group's share of total comprehensive loss of Rs.0.74 lakhs and Rs.17.82 lakhs for the quarter ended December 31, 2024 and for the period ended on that date respectively as considered in the Statement whose interim financial results, other financial information have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:
 - 18 subsidiaries whose interim financial results and other financial information reflect total revenues of Rs.Nil and Rs.Nil, total net loss after tax of Rs.78.09 lakhs and Rs.85.78 lakhs and total comprehensive loss of Rs.78.09 lakhs and Rs.85.78 lakhs, for the quarter ended December 31, 2024 and period ended on that date respectively.
 - 1 joint venture whose interim financial results includes the Group's share of net loss of Rs.0.09 lakhs and Rs.0.26 lakhs and Group's share of total comprehensive loss of Rs.0.09 lakhs and Rs.0.26 lakhs for the quarter ended December 31, 2024 and for the period ended on that date respectively.

The unaudited interim financial results and other unaudited financial information of these subsidiaries and joint venture 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 joint venture, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.



S R B C & CO LLP

Chartered Accountants

Our conclusion on the Statement in respect of matters stated in para 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Pramod Kumar Bapna

Partner

Membership No.: 105497

UDIN: 25105497 PM KUR 8647

Place: Mumbai

Date: February 7, 2025



Annexure 1 to the Report

Holding Company:

1. Peninsula Land Limited

Subsidiaries:

1. Peninsula Holdings and Investments Private Limited
2. Peninsula Mega Properties Private Limited
3. Peninsula Crossroads Private Limited
4. Pavurotti Real Estate Development Private Limited
5. Peninsula Mega Township Developers Private Limited
6. Midland Township Private Limited
7. Rockfirst Real Estate Limited

Step Down Subsidiaries:

1. Truwin Realty Limited
2. Goodhome Realty Limited
3. R R Mega City Builders Limited
4. Inox Mercantile Company Private Limited
5. Peninsula Facility Management Services Limited
6. Peninsula Investment Management Company Limited
7. Peninsula Pharma Research Centre Private Limited
8. Peninsula Trustee Limited
9. Planetview Mercantile Company Private Limited
10. Takenow Property Developers Private Limited
11. Peninsula Integrated Land Developers Private Limited
12. Peninsula Mega City Development Private Limited
13. Sketch Real Estate Private Limited
14. Eastgate Real Estate Developers LLP
15. Westgate Real Estate Developers LLP
16. Topvalue Real Estate Development Private Limited

Joint Venture:

1. Bridgeview Real Estate Development LLP
2. Hem Infrastructure and Development Private Limited
3. Penbrook Capital Advisors Private Limited
4. Peninsula Brookfield Trustee Private Limited
5. Hem-Bhattad (AOP)
6. Harborpeak Real Estate Private Limited

Associate:

1. RA Realty Ventures LLP



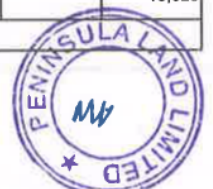
Statement of Unaudited Consolidated financial results for the quarter and Nine months ended 31st December 2024							
(Rs. In Lakhs, except per share data)							
Sr No.	Particulars	Consolidated					
		Quarter ended			Nine months ended		Year ended
		Dec-24	Sep-24	Dec-23	Dec-24	Dec-23	Mar-24
		Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Revenue from Operations	10,043	6,074	14,261	19,465	45,857	57,204
2	Other Income	366	742	220	1,449	479	1,001
3	Total Income (1+2)	10,409	6,816	14,481	20,914	46,336	58,205
	Expenses:						
	a) Realty cost incurred	2,175	953	1,873	4,280	9,443	10,768
	b) Changes in Realty Inventories	5,260	1,595	6,608	6,835	21,445	26,175
	c) Cost of Realty Sales (a+b)	7,435	2,548	8,481	11,115	30,888	36,943
	d) Employees Benefits Expense	932	696	494	2,252	1,561	1,963
	e) Finance Cost	1,108	1,409	856	3,354	2,918	3,856
	f) Depreciation and amortisation*	106	114	123	327	770	876
	g) Other Expenses	1,794	1,751	1,276	4,725	3,676	5,493
4	Total Expenses (c+d+e+f+g)	11,375	6,518	11,230	21,773	39,813	49,131
5	Profit / (Loss) before Exceptional Items and Tax and share of net profit of Associates and Joint Ventures accounted for using the Equity Method (3 - 4)	(966)	298	3,251	(859)	6,523	9,074
6	Share of net profit of Associates and Joint Ventures accounted for using the Equity Method						
	Share of Profit / (Loss) of Associates and Joint Ventures	(1)	0	(42)	(18)	59	21
7	Profit / (Loss) before Exceptional Items and Tax	(967)	298	3,209	(877)	6,582	9,095
8	Exceptional Items (net) (Refer note no.3)	-	-	-	-	3,764	3,731
9	Profit / (Loss) before Tax for the year / period (7+8)	(967)	298	3,209	(877)	10,346	12,826
	Tax Expense :						
	Current Tax	-	-	-	-	-	-
	Adjustment of tax relating to earlier period / year	-	-	(1)	-	(1)	13
	Deferred Tax	(24)	(48)	(11)	(87)	(52)	(16)
10	Total Tax Expense	(24)	(48)	(12)	(87)	(53)	(3)
11	Profit / (Loss) After Tax for the year /period (9-10)	(943)	346	3,221	(790)	10,399	12,829
12	Other Comprehensive Income						
	i) Items that will not be reclassified to profit or loss	(2)	(2)	2	(6)	6	(8)
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-	-
13	Total Other Comprehensive Income for the year/period	(2)	(2)	2	(6)	6	(8)
	Total Comprehensive Income for the year / period (11+12)	(945)	344	3,223	(796)	10,405	12,821
	Profits / (Losses) attributable to :						
	a) Owners of the Company	(937)	352	3,228	(772)	10,427	12,878
	b) Non-Controlling Interest	(6)	(6)	(7)	(18)	(28)	(49)
14	Other Comprehensive Income attributable to :						
	a) Owners of the Company	(2)	(2)	2	(6)	6	(8)
	b) Non-Controlling Interest	-	-	-	-	-	-
15	Total Comprehensive Income attributable to :						
	a) Owners of the Company	(939)	350	3,230	(778)	10,433	12,870
	b) Non-Controlling interest	(6)	(6)	(7)	(18)	(28)	(49)
16	Earnings per Equity Share (EPS) (Face value of Rs.2 each)						
	Not annualised except year end						
	Basic	(0.28)	0.11	1.09	(0.24)	3.55	4.30
	Diluted	(0.28)	0.11	1.08	(0.24)	3.52	4.26
17	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,486	6,486	6,180	6,486	6,180	6,180
18	Other Equity						15,028

*Nine months ended December 31, 2023 includes Rs.470 Lakhs pertaining to earlier periods.

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CIN NO.: L17120MH1871PLC000005



Statement of Unaudited Consolidated financial results for the quarter and nine months ended 31st December 2024

Notes:

- The financial results for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on February 7, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.
- These unaudited results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations

3 Exceptional items:

Exceptional items comprise	Quarter Ended			Nine months ended		Year end
	Dec-24	Sep-24	Dec-23	Dec-24	Dec-23	Mar-24
(Impairment)/Reversals of investments /Loans in other entities	-	-	-	-	350	350
Gain arising on settlement of external debt	-	-	-	-	5,804	5,804
Impairment of loans and investments in equity of Associates & Joint ventures	-	-	-	-	(2,390)	(2,423)
Total	-	-	-	-	3,764	3,731

- During the period ended December 31,2024, the Holding Company has issued and allotted by way of a preferential issue 2,65,48,672 fully paid up Unlisted, Unsecured Optionally Convertible Debentures (OCDs) of face value of Rs. 56.50/- each, amounting to Rs 15,000 Lakhs. The holder has an option to convert the OCDs into fully paid up equity shares of face value Rs 2/- of the Holding Company at any time within a period of 18 (Eighteen) months from the date of allotment at conversion price of Rs 56.50/-. The Holding Company has utilized / invested the proceeds of the issue in accordance with the terms of the OCD subscription agreement.
- During the period ended December 31,2024, Holding Company has converted 1,53,00,000 warrants issued on preferential basis upon receipt of balance amount of Rs 1607 Lakhs being 75% of the warrants consideration. Warrants are converted into equity shares in the ratio of 1:1.
- The Group is primarily engaged only in the business of real estate development. As the Group operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.

For and on behalf of the Board of Directors



Rajeev A. Piramal
Executive Vice Chairman & Managing Director



Mumbai : February 7, 2025



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- B. Statement on deviation or variation for proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement Etc. - **Not Applicable**
- C. Format for disclosing outstanding default on loans and debt securities - **Not Applicable**
- D. Format for disclosure of related party transactions (applicable only for half-yearly filings i.e., 2nd and 4th quarter) - **Not Applicable for this quarter**
- E. Statement on impact of audit qualifications (for audit report with modified opinion) submitted along with annual audited financial results (standalone and consolidated separately) (applicable only for annual filing i.e., 4th quarter) - **Not Applicable for this quarter**