

January 28, 2013

The Corporate Relationship Department
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400 001
Fax: 22722037 / 39 / 41 / 61

The Corporate Relationship Department
The National Stock Exchange of India Ltd
Bandra-Kurla Complex, Mumbai.
Fax: 26598237 / 38, 26598347 / 48

Scrip Code: 503100 NSE Symbol: PHOENIXLTD
ISIN Code: INE211B01039

Sub: Proceedings of the Meeting of the Board of Directors of the Company held on January 28, 2013.

Dear Sirs,

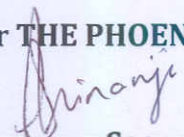
This is to inform you that the Company's Board of Directors at their meeting held on January 28, 2013 have amongst other matters, considered and approved the unaudited standalone financial results of the Company for the quarter ended December 31, 2012.

We are enclosing herewith the unaudited standalone financial results of the Company for the quarter ended December 31, 2012.

We request you to kindly take the same on record.

Regards,

For **THE PHOENIX MILLS LIMITED**


Company Secretary



THE PHOENIX MILLS LIMITED
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER, 2012
 Regd. Office :- 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

Rs. in Laacs

PART I Sr. No.	PARTICULARS	Three Months Ended On	Preceding Three Months Ended On	Corresponding Three Months Ended in the Previous Year	Year to Date Figures for current period ended	Year to Date Figures for previous year ended	Previous Accounting 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	Income from Operations						
	Net Sales / Income from operations	6,933.91	6,645.03	5,772.44	19,838.91	16,594.63	22,596.57
	Total Income from Operations	6,933.91	6,645.03	5,772.44	19,838.91	16,594.63	22,596.57
2	Expenditure						
	a) Employee Benefits Expenses	189.17	221.43	194.54	624.06	519.09	867.99
	b) Electricity Expenses	1,021.75	930.88	723.19	2,953.44	2,191.58	2,908.66
	c) Depreciation and Amortisation Expenses	687.43	687.42	737.40	2,047.23	2,095.30	2,829.37
	d) Other Expenses	984.04	1,109.59	1,122.19	3,196.16	3,510.69	4,813.89
	Total Expenditure	2,882.40	2,949.31	2,777.32	8,820.89	8,316.66	11,419.90
3	Profit from operations before	4,051.52	3,695.72	2,995.12	11,018.02	8,277.97	11,176.67
	Other Income, Finance Costs and Exceptional items						
4	Other Income	1,258.73	1,557.18	1,128.30	4,248.17	3,112.39	4,570.21
5	Profit from ordinary activities before	5,310.25	5,252.90	4,123.42	15,266.18	11,390.36	15,746.88
	Finance Costs						
6	Finance Costs	698.89	717.73	569.89	1,991.99	977.17	1,654.48
7	Profit from ordinary activities before tax	4,611.36	4,535.17	3,553.53	13,274.20	10,413.19	14,092.40
8	Tax Expense - Current Income Tax	1,100.00	1,225.00	875.00	3,400.00	2,625.00	3,715.00
	Deferred Tax	97.24	7.48	(11.59)	97.84	(13.97)	(156.76)
9	Net Profit for the period	3,414.12	3,302.70	2,690.12	9,776.36	7,802.16	10,534.16
10	Paid-up equity share capital (Face Value Rs.2/- per share)	2,896.91	2,896.91	2,896.91	2,896.91	2,896.91	2,896.91
11	Reserves excluding revaluation reserves						
	(As per the latest audited balance sheet)						
12	Basic and diluted EPS (not annualised) (Rs.)						
	(face value - Rs. 2/-)	2.36	2.28	1.86	6.75	5.39	7.27



PART II Sr. No.	PARTICULARS	Three Months Ended			Six Months Ended		Year ended
		31-12-2012	30-09-2012	31-12-2011	31-12-2012	31-12-2011	
A	PARTICULARS OF SHAREHOLDING						
13	Public Shareholding						
	a) No. of shares	49,349,982	49,349,982	49,368,782	49,349,982	49,368,782	49,368,782
	b) % of shareholdings	34.07	34.07	34.08	34.07	34.08	34.08
	b) Non-encumbered						
	- Number of shares	95,495,463	95,495,463	95,476,663	95,495,463	95,476,663	95,476,663
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00	100.00	100.00	100.00	100.00	100.00
	- Percentage of shares (as a % of the total share capital of the Company)	65.93	65.93	65.92	65.93	65.92	65.92

B

INVESTOR COMPLAINTS	
Pending at the beginning of the quarter	-
Received during the quarter	18
Disposed off during the quarter	18
Remaining unresolved at the end of the quarter	-

Notes :-

1. The above results as reviewed by the audit committee have been taken on record by the Board of Directors at their meeting held on 28th January, 2013.
2. The Auditors of the Company have reviewed the financial results for the nine months ended 31st December, 2012 in accordance with clause 41 of listing agreement with the stock exchanges.
3. During the quarter, the Company has operated only in one segment i.e Property and Related Services.
4. The figures for the corresponding previous periods have been restated/ regrouped, wherever necessary, to make them comparable with the current periods.
5. The electricity charges recovered from licensees, which were earlier netted off with electricity expenses are now w.e.f. 1st April, 2012 reclassified and disclosed on gross basis as income and expenses. The corresponding figures for the previous quarters/year have also been accordingly reclassified. Resultantly, the figures of the Total Income & Total Expenditure are higher by Rs. 27.89 Crores for the year ended 31st March 2012, Rs. 20.99 Crores for nine months ended 31st December, 2011 and Rs. 7.30 Crores for the quarter ended 31st December, 2011.

Place: Mumbai
Date: 28th January 2013

Pradumna Kanodia
Director Finance

