



**THE PHOENIX
MILLS LIMITED**

Corp. Office : Shree Laxmi Woolen Mills Estate, 2nd Floor,
R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011
Tel : (022) 3001 6600 Fax : (022) 3001 6601
CIN No. : L17100MH1905PLC000200

July 29, 2020

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- Standalone and Consolidated Unaudited Financial Results of the Company for the quarter ended June 30, 2020

Further to our intimation dated July 24, 2020 and pursuant to Regulation 30, 33 and other applicable provision 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 their meeting held today viz. Wednesday, July 29, 2020, have considered and approved the Standalone and Consolidated Unaudited Financial Results of the Company for the quarter ended June 30, 2020.

Accordingly, we are submitting herewith the Standalone and Consolidated Unaudited Financial Results of the Company 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, 2020.

The meeting of the Board of Directors of the Company commenced at 4:00 p.m. and concluded at 8.15 p.m.

The intimation along with the aforesaid Financial Results and Limited Review Report is also being uploaded on the Company's website at <https://www.thephoenixmills.com>.

You are requested to take the aforesaid information on your record.

Thanking you,

Yours Faithfully,

For The Phoenix Mills Limited

Gajendra Mewara
Company Secretary

Encl:- As above



D T S & Associates LLP

Chartered Accountants

LIMITED REVIEW REPORT

To,
The Board of Directors
The Phoenix Mills Limited

LIMITED REVIEW REPORT ON THE UNAUDITED STANDALONE RESULTS OF THE PHOENIX MILLS LIMITED FOR THE QUARTER ENDED 30th JUNE, 2020

1. We have reviewed the accompanying statement of unaudited standalone financial results of The Phoenix Mills Limited (the 'Company') for the quarter ended 30th June, 2020 (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 Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared 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 thereafter and other accounting principles generally accepted in India. 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. We draw attention to Note 4 of the Statement, which describes the company's management evaluation of impact of Covid 19 pandemic on the future business operations and future cash flows of the Company and its consequential effects on the carrying value of assets as on 30th June, 2020. The Management has made a best estimate of the revenue recoverable for the quarter ended 30th June, 2020 on the basis stated in the said Note. In view of uncertain economic conditions arising out of pandemic, the management's evaluation of impact on subsequent periods and of amounts of revenue recognised during

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the period is highly dependent upon conditions as they evolve. Our conclusion on the Statement is not modified in respect of these matters.

5. 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') 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 Regulation, read with the Circular, 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: 20132639AAAABK8012
Place: Mumbai
Date: 29th July, 2020



THE PHOENIX MILLS LIMITED
STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2020
 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
		30/06/2020	31/03/2020	30/06/2019	31/03/2020
		Unaudited	Audited	Unaudited	Audited
1	Income				
	Net Sales / Income from Operations	4,016.49	9,821.66	11,328.06	44,442.68
	Other Income	485.86	370.25	485.39	4,248.30
	Total Income from Operations	4,502.35	10,191.91	11,813.45	48,690.98
2	Expenditure				
	a) (Increase)/ Decrease in Stock in Trade/Work in Progress	-	-	-	-
	b) Cost of Materials Consumed	-	-	-	-
	c) Employee Benefits Expenses	220.25	341.46	497.33	2,337.85
	d) Finance Cost	1,938.26	1,911.24	1,844.72	7,577.72
	e) Electricity Expenses	158.88	847.99	1,244.40	4,387.77
	f) Depreciation and Amortisation Expenses	1,150.97	1,433.84	1,061.60	4,631.06
	g) Other Expenses	949.39	2,998.01	2,582.24	11,800.37
	Total Expenditure	4,417.75	7,532.54	7,230.29	30,734.77
3	Profit before Exceptional items	84.60	2,659.37	4,583.16	17,956.21
4	Exceptional Item	-	-	-	(125.16)
5	Profit from ordinary activities before tax	84.60	2,659.37	4,583.16	17,831.05
6	Tax expense	7.28	645.77	1,020.51	3,074.97
7	Net Profit After Tax for the period from continuing operations	77.32	2,013.60	3,562.65	14,756.08
8	Other Comprehensive Income (after tax)	11.44	(136.22)	(103.02)	(183.07)
9	Total Comprehensive Income (after taxes) (7+8)	88.76	1,877.38	3,459.63	14,573.01
10	Paid-up equity share capital (Face Value ₹ 2/- per share)	3,069.30	3,069.25	3,066.75	3,069.25
11	Other Equity			-	281,743.18
12	Basic EPS (not annualised) (₹)	0.05	1.31	2.32	9.62
	Diluted EPS (not annualised) (₹)	0.05	1.31	2.32	9.60

Notes:

- The above Standalone Unaudited Financial Results of the Company for the quarter ended 30th June, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 29th July, 2020.
- The company has issued 2,750 Equity Shares under the ESOP scheme at an exercise price of ₹ 333.90 per equity share (including premium of ₹ 331.90 per equity share) during the quarter ended 30th June, 2020.
- The Board of Directors approved the Scheme of Amalgamation ("Scheme") under section 230 to 232 of the Companies Act, 2013 for merger of Phoenix Hospitality Company Private Limited ("PHCPL"), a subsidiary company with the Company from the Appointed Date 1st April, 2019. The effect of the merger would be accounted for after the Scheme is approved by National Company Law Tribunal ("NCLT") and other authorities. The Company has received a No-objection Certificate from both the stock exchanges, pursuant to which it has filed the merger application with the NCLT, based on which the NCLT has directed the Company to convene the Shareholders' meeting. Owing to the Covid induced Lockdown, the Company has applied for an extension to convene the said Shareholders' meeting.



- 4 The Company's operations have been impacted by the Covid 19 pandemic induced lockdowns. In preparation of these results, the Company has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets. Based on the current indicators of future economic conditions, the Company has available sanctioned unutilised working capital limits to meet any of its immediate cash flow requirements. In order to conserve its cash flows, the Company has availed moratorium offered by lenders as per the RBI guidelines on principal and interest for a period of 6 months. It has also assessed the potential impact of Covid-19 on the carrying value of property, plant & equipment, Capital work in Progress, intangible assets, investments, trade receivables & other current assets.
- For recognition of revenue for the quarter ended June 30, 2020, management has considered certain concessions/relief/moratorium on rentals extended to its retailers/licensees for the period of lockdown as well as some further period considering the extended impact of the pandemic. Such concessions are determined based on discussions concluded with retailers/licensees on case to case basis. For cases, where discussions have not commenced or are ongoing, the revenue accrual considers the management estimate of most likely agreeable amounts of concession based on its ongoing discussions and its relationship with the retailers / licensee.
- Based on current estimates, management expect to recover the carrying amounts of the assets that includes the revenue recognized during the quarter. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The company will continue to closely monitor uncertainties arising of material changes to the future economic conditions.
- 5 Considering the impact of concessions given in lease rentals and other recoveries during the current quarter ended June 30, 2020, the above results and performance for the quarter is not representative of revenue and performance for the entire year.
- 6 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.
- 7 The figures for the quarter ended 31st March, 2020 are the balancing figures between the audited figures in respect of the full financial year and the published year-to-date figures up to the third quarter of the said financial year, which were subject to limited review by the Statutory Auditors.

Mumbai

Dated : 29th July, 2020



For and on behalf of the Board of Directors

Pradumna Kanodia

Director Finance

D T S & Associates LLP

Chartered Accountants

Limited Review Report on Unaudited Quarterly Consolidated Financial Results of The Phoenix Mills Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

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”), and its’ subsidiaries (the Parent and its subsidiaries together referred to as “the Group”) and its associates for the quarter ended 30th June, 2020 (“the Statement”) attached herewith, being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the “Listing Regulations”).
2. This statement which is the responsibility of the Parent’s Management and approved by the Parent’s Board of Directors, 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, and other 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; Destiny Retail Mall Developers Private Limited (Formerly Known as Destiny Hospitality Services Private Limited); Enhance Holdings 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 Hospitality Company Private Limited; Pinnacle Real Estate Development Private Limited; Plutocrat Commercial Real Estate Private Limited (Formerly Known as Plutocrat Assets & Capital Management Private

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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; True value Infrabuild LLP; Upal Developers Private Limited; Vamona Developers Private Limited

List of Associates:

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

5. (a) The accompanying Statement includes interim financial results and other financial information of one subsidiary which reflects total revenue of ₹ 2,164.35 Lakhs, net profit after tax (including other comprehensive income) ₹ 204.65 Lakhs for the quarter ended 30th June, 2020, which have been reviewed by us jointly with another auditor.
- (b) We did not review the interim financial results and other financial information in respect of twenty eight subsidiaries whose interim financial results/information reflects total revenues of ₹5,255.82 Lakhs, total net profit/(loss) after tax of ₹(5,073.46) Lakhs and total comprehensive Income of ₹ (4,459.70) Lakhs for the quarter ended 30th June, 2020 and the interim financial results and other information of two associates in which the share of profit after tax of the group (including other comprehensive income) is ₹ 6.06 Lakhs for the quarter ended 30th June, 2020. 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. Our conclusion is not modified in respect of these matters.
- (c) The Statement includes financial results/statements and other information of one associate in which share of (loss) of the Group (including other comprehensive income) is ₹ (3.58) Lakhs for the quarter 30th June, 2020, which is certified by the management. According to the information and explanation given to us by the management, these financial results/statements and other information is not material to the group.
6. We draw attention to Note 4 of the Statement, which describes the Group's management evaluation of impact of Covid 19 pandemic on the future business operations and future cash flows of the Group and its consequential effects on the carrying value of assets as on 30th June, 2020. The Management has made a best estimate of the revenue recoverable for the quarter ended 30th June, 2020 on the basis stated in the said Note. In view of uncertain economic conditions arising out of pandemic, the management's evaluation of impact on subsequent periods and of amounts of revenue recognised during the period is highly dependent upon conditions as they evolve. Our conclusion on the Statements is not modified in respect of this matter.
7. 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 there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing

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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

UDIN:20132639AAAABL5784



Date: 29th July, 2020

Place: Mumbai

THE PHOENIX MILLS LIMITED
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2020
 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	
		30/06/2020	31/03/2020	30/06/2019	31/03/2020
		Unaudited	Audited (Refer Note 7)	Unaudited	Audited
1	Income from Operation				
	Net Sales / Income from operations	13,470.73	39,923.75	61,504.31	1,94,113.71
	Other Income	1,312.91	1,039.39	1,537.62	5,850.05
	Total Income from Operations	14,783.64	40,963.14	63,041.93	1,99,963.76
2	Expenditure				
	a) (Increase)/ Decrease in Stock in Trade/Work in Progress	117.70	2,527.97	8,745.06	11,402.14
	b) Cost of Materials Consumed/ Construction Related Costs	(198.62)	(936.74)	4,830.58	8,184.65
	c) Employee Benefits Expenses	2,036.57	3,536.52	3,819.65	16,553.00
	d) Finance Costs	8,693.40	8,402.59	8,712.37	34,781.74
	e) Electricity Expenses	896.54	3,036.70	4,509.34	15,684.49
	f) Depreciation and Amortisation Expenses	5,024.25	5,454.62	5,070.17	20,762.15
	g) Other Expenses	3,590.83	11,327.19	10,325.28	45,574.91
	Total Expenditure	20,160.67	33,348.85	46,012.45	1,52,943.08
3	Profit/(loss) before Exceptional Items	(5,377.03)	7,614.29	17,029.48	47,020.68
4	Exceptional Item	-	-	-	776.61
5	Profit/(loss) from Ordinary Activities before Tax	(5,377.03)	7,614.29	17,029.48	47,797.29
6	Tax Expense	(325.73)	2,788.56	2,341.95	12,209.15
7	Net Profit/(loss) After Tax for the period	(5,051.30)	4,825.73	14,687.53	35,588.14
	Add/(Less): Share in Profits /(Loss) of Associates	(150.34)	457.36	684.34	3,261.66
8	Net Profit/(loss) After Tax & Share in Profits /(Loss) of Associates	(5,201.64)	5,283.09	15,371.87	38,849.80
9	Other Comprehensive Income (Net of Tax)	625.20	(3,236.46)	(2,271.81)	(5,212.16)
10	Total Comprehensive Income after Taxes	(4,576.44)	2,046.63	13,100.06	33,637.64
11	Net Profit attributable to				
	a) Owners of the Company	(4,241.07)	4,669.43	13,038.72	33,473.11
	b) Non controlling interest	(960.57)	613.66	2,333.15	5,376.69
12	Other comprehensive income attributable to				
	a) Owners of the Company	625.20	(3,244.03)	(2,271.81)	(5,218.57)
	b) Non controlling interest	-	7.57	-	6.41
13	Total comprehensive income attributable to				
	a) Owners of the Company	(3,615.87)	1,425.40	10,766.91	28,254.54
	b) Non controlling interest	(960.57)	621.23	2,333.15	5,383.10
14	Paid-up equity share capital (Face Value ₹ 2/- per share)	3,069.30	3,069.25	3,066.75	3,069.25
15	Other Equity				3,67,768.78
	Earning Per Share				
16	Basic EPS (not annualised) (₹)	(2.76)	3.04	8.50	21.82
17	Diluted EPS (not annualised) (₹)	(2.76)	3.04	8.48	21.77



Notes:

- 1 The above Consolidated unaudited Financial Results of the Group for the quarter ended 30th June, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 29th July, 2020.
- 2 The Company has issued 2,750 Equity Shares under the ESOP scheme at an exercise price of ₹ 333.90 per equity share (including premium of ₹331.90 per equity share) during the quarter ended 30th June, 2020.
- 3 The Board of Directors approved the Scheme of Amalgamation ("Scheme") under section 230 to 232 of the Companies Act, 2013 for merger of Phoenix Hospitality Company Private Limited ("PHCPCL"), a subsidiary company with the Company from the Appointed Date 1st April, 2019. The effect of the merger would be accounted for after the Scheme is approved by National Company Law Tribunal ("NCLT") and other authorities. The Company has received a No-objection Certificate from both the stock exchanges, pursuant to which it has filed the merger application with the NCLT, based on which the NCLT has directed the Company to convene the Shareholders' meeting. Owing to the Covid induced Lockdown, the Company has applied for an extension to convene the said Shareholders' meeting.
- 4 The Group's operations have been impacted by the Covid 19 pandemic induced lockdowns. In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets. Based on the current indicators of future economic conditions, the Group has available sanctioned unutilised working capital limits to meet any of its immediate cash flow requirements. In order to conserve its cash flows, the Group has availed moratorium offered by lenders as per the RBI guidelines on principal and interest for a period of 6 months. It has also assessed the potential impact of Covid-19 on the carrying value of property, plant & equipment, Capital work in Progress, inventory, intangible assets, investments, trade receivables & other current assets.

For recognition of Mall revenue for the quarter ended June 30, 2020, management has considered certain concessions/relief/moratorium on rentals extended to its retailers/licensees for the period of lockdown as well as some further period considering the extended impact of the pandemic. Such concessions are determined based on discussions concluded with retailers/licensees on case to case basis. For cases, where discussions have not commenced or are ongoing, the revenue accrual considers the management estimate of most likely agreeable amounts of concession based on its ongoing discussions and its relationship with the retailers / licensee.

Operations at Residential site have witnessed limited impact. The project continues to see significant buying interest as evidenced from site visits from customers and channel partners.

The Group expects the hotels to become operational in phased manner as the demand for its services is expected to pick up albeit at a slower pace. The city of Mumbai continues to be in the state of partial lock down with few relaxations being introduced by the Government. Demand outlook for second half continues to remain good mainly on account of demand from corporates and postponement of large, luxury weddings during March 2020 to June 2020 to the period between October 2020 and March 2021.

Based on current estimates, management expect to recover the carrying amounts of the assets that includes the revenue recognized during the quarter. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Group will continue to closely monitor uncertainties arising of material changes to the future economic conditions.
- 5 Considering the impact of the pandemic on the operations of the group during the current quarter ended June 30, 2020, the above results and performance for the quarter is not representative of revenue and performance for the entire year.
- 6 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".
- 7 The figures for the quarter ended 31st March, 2020 are the balancing figures between the audited figures in respect of the full financial year and the published year-to-date figures up to the third quarter of the said financial year, which were subject to limited review by the Statutory Auditors.

Mumbai
Dated : 29th July, 2020



For and on behalf of the Board


Pradumna Kanodia
Director

Annexure "A"

Sr.No.	Particulars	Three Months Ended On			(₹ in Lakhs)
		30/06/2020	31/03/2020	30/06/2019	Year Ended on 31/03/2020
A	<u>Segment Revenue</u>				
	Property & Related Services	12,667.65	31,159.79	53,693.22	1,59,116.87
	Hospitality Services	803.08	8,763.96	7,811.09	34,996.84
	TOTAL	13,470.73	39,923.75	61,504.31	1,94,113.71
B	<u>Segment Result</u>				
1	Profit Before Tax & Interest				
	Property & Related Services	4,459.03	13,285.55	23,471.11	70,391.14
	Hospitality Services	(2,455.57)	1,691.94	733.11	5,561.23
2	Profit from operations before Other Income, Finance Costs and Exceptional	2,003.46	14,977.49	24,204.22	75,952.37
3	Other Income	1,312.91	1,039.39	1,537.62	5,850.05
4	Profit from ordinary activities before Finance Costs and exceptional items	3,316.37	16,016.88	25,741.84	81,802.42
5	Finance Costs	8,693.40	8,402.59	8,712.37	34,781.74
6	Profit Before Tax & Exceptional Items	(5,377.03)	7,614.29	17,029.47	47,020.68
7	Add/(Less): Exceptional Items	-	-	-	776.61
8	Profit Before Tax	(5,377.03)	7,614.29	17,029.47	47,797.29
C	<u>Segment Assets</u>				
	Property & Related Services	8,17,405.02	8,20,060.69	7,60,559.33	8,20,060.69
	Hospitality Services	1,04,643.79	1,07,333.18	1,11,221.16	1,07,333.18
	Unallocated	1,46,539.97	1,27,342.79	1,44,974.69	1,27,342.79
	Total Segment Assets	10,68,588.78	10,54,736.66	10,16,755.18	10,54,736.66
D	<u>Segment Liabilities</u>				
	Property & Related Services	4,97,994.48	4,80,332.27	4,51,036.06	4,80,332.27
	Hospitality Services	76,162.53	75,390.99	82,478.14	75,390.99
	Unallocated	248.80	296.27	107.83	296.27
	Total Segment Liabilities	5,74,405.81	5,56,019.53	5,33,622.03	5,56,019.53



Ram