



**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

February 12, 2019

The Manager
Corporate Relationship Department
BSE Limited
Dalal Street
Mumbai – 400 001

The Manager
Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
BKC, Bandra (E), Mumbai 400 051

BSE Code: 501295

NSE Scrip Symbol: IITL

Dear Sir,

**Sub: Unaudited Financial Results for the Quarter and nine months ended
December 31, 2018**

In terms of the provisions of Regulations 30 (read with Part A of Schedule III) and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we attach herewith the following statements for the quarter and nine months ended December 31, 2018, duly approved by the Board of Directors of the Company in its meeting held today, February 12, 2019.

- a) Unaudited Financial Results for the quarter and nine months ended December 31, 2018.
- b) Limited Review Report of the Auditors of the Company for the quarter and nine months ended December 31, 2018.

The meeting commenced at 12.30 p.m. and concluded at 4.45 p.m.

Kindly acknowledge the receipt.

Yours sincerely,
For **Industrial Investment Trust Limited**

Cumi Banerjee
CEO & Company Secretary



Encl: A/a

Copy to:
The Luxembourg Stock Exchange
Société de la Bourse de Luxembourg S.A.
BP 165 / L-2011 Luxembourg

CIN No. L65990MH1933PLC001998

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.

Tel.: (+91) 22-4325 0100 • Fax : (+91) 22-2265 1105

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INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. office : Rajabhadur Mansion, 28, Bombay Samachar Marg, Mumbai 400 001.

Tel. No. 022-4325 0100, Fax No. 022-2265 1105 Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31.12.2018

(₹ in lakhs)

Sr No	Particulars	Quarter ended			Nine Month ended	
		31.12.2018 (Unaudited)	30.09.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)
	Revenue					
1	Revenue from operations	73.86	64.04	345.13	215.42	465.76
2	Other income	368.64	357.09	373.57	1,092.83	992.48
3	Total Revenue	442.50	421.13	718.70	1,308.25	1,458.24
4	Expenses					
	a) Employee benefit expense	31.29	32.06	33.40	95.05	106.21
	b) Finance costs	-	-	-	-	0.07
	c) Depreciation and amortization expense	1.83	1.16	1.56	4.16	4.69
	d) Other expenses	59.60	58.41	48.20	177.40	444.42
	e) Provision for sub-standard and doubtful assets (net)	-	-	273.70	535.50	2,047.99
	f) Provision for impairment of investment	-	475.09	-	475.09	-
	Total expenses	92.72	566.72	356.86	1,287.20	2,603.38
5	Profit/(Loss) before tax	349.78	(145.59)	361.84	21.05	(1,145.14)
6	Tax expense					
	-Current tax	-	-	-	-	66.87
	-Deferred tax	0.28	(0.40)	-	(0.12)	(356.37)
	Total tax expense	0.28	(0.40)	-	(0.12)	(289.50)
7	Profit/(Loss) after tax	349.50	(145.19)	361.84	21.17	(855.64)
8	Other comprehensive income (OCI)					
	Items that will not be reclassified to profit or loss					
	Remeasurement of defined benefit liability/asset	(0.34)	(0.65)	(2.71)	(2.07)	(8.13)
	Tax on remeasurement of defined benefit -Actuarial gain/loss	0.09	0.17	-	0.54	-
	Other comprehensive income, net of tax	(0.25)	(0.48)	(2.71)	(1.53)	(8.13)
9	Total comprehensive income for the period	349.75	(144.71)	364.55	22.70	(847.51)
10	Paid up Equity Share Capital (Face value ₹ 10 each)	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
11	Earning per Equity Shares of ₹ 10 each (not annualised)					
	- Basic and Diluted	1.55	(0.64)	1.60	0.09	(3.79)

For Identification purpose only



Notes :

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on 12th February, 2019.
- The Company has adopted Indian Accounting Standard ("Ind AS") notified under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rule, 2015 from 1st April, 2018 and effective date of such transition is 1st April, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issues by the Reserve Bank of India ("RBI") (collectively referred to as "Previous GAAP"). Accordingly, the impact of the transition has been recorded in the opening reserves as at 1st April, 2017 and corresponding figures presented in these results have been restated / reclassified. However, in view of the evolving nature of the Financial Reporting requirements and modifications to the existing standards, the financial results for both the current and previous periods may undergo changes in line with such regulatory/legislative changes.

3 As required by paragraph 32 of Ind AS 101, net profit/(loss) reconciliation between the figures reported under Previous GAAP and Ind AS is as under :

Particular	(₹ in lakhs)	
	Quarter ended 31.12.2017 (Unaudited)	Nine Months ended 31.12.2017 (Unaudited)
Net Profit/(Loss) after tax as reported under Previous GAAP	(6.24)	(1,542.44)
Adjustments		
Recognition of financial assets at amortised cost based on effective interest rate	318.14	869.43
Impact of Expected Credit Loss on loans	52.66	102.11
Reversal of depreciation on assets held for sale	(0.01)	-
Remeasurement of financial assets	-	(276.61)
Reclassification of actuarial gain/loss on employee benefits to Other Comprehensive Income	(2.71)	(8.13)
Net Profit/(Loss) after tax as per Ind AS	361.84	(855.64)
Other Comprehensive income (net of taxes)	2.71	8.13
Total Comprehensive income as per Ind AS	364.55	(847.51)

- The Company is a Systemically Important Non-Deposit taking Non-Banking Financial Company and engaged primarily in the business of financing and accordingly there is no separate reportable segment as per Ind AS - 108 dealing with Operating Segments.
- Certain subsidiary/joint controlled entity are facing uncertainties as detailed below;
 - The Company has made an investment of ₹ 34,000 lakhs in Future Generali India Life Insurance Company Ltd. (FGILICL), a joint venture of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013. Between August 2016 to December 2018, FGILICL made seven Rights Issues. The Company did not subscribe in any of the Rights Issues. With the increase in paid up capital on account of the Rights issue, the Company's equity stake in FGILICL has reduced to 18.22%.

The management views the investment in positive light as insurance industry plays a crucial role in the growth and development of the overall economy. There is a huge potential to be tapped across India for life insurance. Life Insurance Industry has a long gestation period and the Company views this as a long term investment. Having regard to the projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same, the management of the Company is of the view that, although the net-worth of FGILICL as at 31st March, 2018 has substantially eroded, there is no impairment in the value of investment of the Company in FGILICL as at 31st December, 2018.
 - As at 31st December, 2018, the Company has an investment in its subsidiary IITL Projects Limited having amount of ₹1,361.23 lakhs in equity shares and ₹3,871.76 lakhs in preference shares.

The unaudited financial results of the subsidiary have been prepared on a going concern basis, although the subsidiary is incurring continuous losses. The net worth of the subsidiary is negative as on 31st December, 2018.

The management estimates that the subsidiary has through its joint ventures adequate unsold inventories which on sale is expected to generate profits. However, as a matter of prudence, based on the market price of equity shares of subsidiary as at 30th September 2018, the company has made an impairment provision of ₹475.09 lakhs towards equity investment as at 31st December, 2018.
- The Company had received letter from the Reserve Bank of India (RBI) dated 25th June, 2018. Vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%.

The Board of the Company in its meeting held on 13th August, 2018 discussed and deliberated on the issues raised by RBI. The board of the Company drew an action plan for the same and submitted response to the RBI accordingly.
- Current tax inclusive of MAT credit entitlement amounting to ₹62.87 lakhs for the Quarter and Nine Month ended 31st December 2018, and earlier tax expenses amounting to ₹66.87 lakhs for the nine month ended 31st December, 2017.
- The Company has opted to publish only Standalone financial result, pursuant to option made available as per Regulation 33(3)(b)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

As permitted under circulars no LIST/COMP/27/2018-19 dated 22th November, 2018 issued by BSE and NSE/CML/2018/32 dated 22th November, 2018 issued by NSE, the Company has opted to submit the financial statements as per the format prescribed by SEBI.
- The Statutory Auditors have carried out a Limited Review of the financial results for the quarter and nine months ended 31st December, 2018. The Ind AS compliant financial results, pertaining to the quarter and nine month ended 31st December, 2017 have not been subject to limited review by the Statutory Auditors. However, the Management has exercised necessary due diligence to ensure that such financial results provide a true and fair view of its affairs.

For Identification Purpose only



Place : Mumbai
Date : 12th February, 2019

For Industrial Investment Trust Limited

[Handwritten Signature]

Dr B. Samal
Chairman

[Handwritten Signature]



Limited Review Report

To,
The Board of Directors
Industrial Investment Trust Limited

We have reviewed accompanying Statements of Unaudited Standalone Financial Results of Industrial Investment Trust Limited ('the Company') for the quarter and nine months ended 31st December, 2018 together with notes thereon ("the statement"). The statement has been prepared by the company pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations, 2015"), as modified by circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016. Attention is drawn to the fact that the figures for the corresponding quarter and nine months ended 31st December, 2017, including the reconciliation of profit / loss under Ind AS of the corresponding quarter and nine months ended with loss under previous GAAP, as reported in these financial results have been approved by Company's Board of Directors but have not been subject to review.

This statement is the responsibility of the Company's management and has been approved by the Board of Directors. Further, the Management is also responsible to ensure that the accounting policies used in preparation of this Statement are consistent with those used in preparation of the Company's opening unaudited Balance Sheet as at April 1, 2017 prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS") including the recognition and principles laid down in Ind AS 34 "Interim Financial Reporting" prescribed under Sec 133 of the Companies Act, 2013 and other recognised accounting practices and policies. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of 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 financial statements are free of material misstatement. A review is limited primarily to inquire of company personnel and an analytical procedure 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.

Based on our review as conducted above, nothing has come to our attention that causes us to believe that Statement has not been prepared in all material respects in accordance with Ind AS and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of Listing Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



We draw attention to Note 5(a) of the Statement. As stated in the Note the net worth of Future Generali India Life Insurance Company Limited ("FGILICL"), a Joint Venture of the Company, as at 31st March, 2018 has substantially eroded. However, the Management of the Company is of the view, for the reasons stated in the note, that there is no impairment in the value of investment of the Company in FGILICL as at 31st December, 2018.

We draw attention to Note 5(b) of the Statement regarding investment in its subsidiary IITL Projects Limited. The subsidiary is incurring continuous losses and the net worth of the Company is negative as on 31st December, 2018. The Management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 475.09 lakhs towards equity investment as at 31st December, 2018 is considered adequate.

We draw attention to Note 6 of the Statement. As stated in the Note The Company has received letter from the Reserve Bank of India (RBI) vide letter dated June 25, 2018, the RBI had prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%. The Board of the Company in its meeting held on 13th August, 2018 discussed and deliberated on the issues raised by RBI. The board of the Company drew an action plan for the same and submitted response to the RBI accordingly.

Our report is not modified in respect to above matters.

For Chaturvedi & Shah LLP
Chartered Accountants
Firm 101720W/W100355

Vitesh D. Gandhi
Partner

Membership No: 110248



Place: Mumbai

Date: 12th February, 2019