



**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

November 12, 2020

The Manager
Listing 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: Outcome of the Board Meeting

Ref: Unaudited Financial Results (Standalone & Consolidated) for the quarter and half year ended September 30, 2020.

Dear Sir,

This is to inform you that the Board of Directors of Industrial Investment Trust Limited at its meeting held today i.e. November 12, 2020 approved the Unaudited Financial Results (Standalone & Consolidated) for the quarter and half year ended September 30, 2020.

Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the following:

- a) Unaudited Financial Results (Standalone & Consolidated) of Industrial Investment Trust Limited for the quarter and half year ended September 30, 2020.
- b) Statement of Assets & Liabilities as on September 30, 2020
- c) Limited Review Reports on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Chaturvedi & Shah LLP, Chartered Accountants.

The meeting commenced at 4.18 p.m. and concluded at 6.35 p.m.

Kindly acknowledge the receipt.

Yours sincerely,

For Industrial Investment Trust Limited

**Cumi Banerjee
CEO & Company Secretary**

Encl: A/a

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

Email : iitl@iitlgroup.com • Website : www.iitlgroup.com

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 HALF YEAR ENDED SEPTEMBER 30, 2020

(₹ in lakhs)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2020 (Unaudited)	30.06.2020 (Unaudited)	30.09.2019 (Unaudited)	30.09.2020 (Unaudited)	30.09.2019 (Unaudited)	31.03.2020 (Audited)
1	Revenue from operations						
	(a) Interest income	236.63	221.65	292.14	458.28	577.64	1,212.66
	(b) Other operating revenues	-	-	-	-	859.45	860.20
		236.63	221.65	292.14	458.28	1,437.09	2,072.86
2	Other income	0.02	2.48	0.69	2.50	1.08	35.43
3	Total Income (1+2)	236.65	224.13	292.83	460.78	1,438.17	2,108.29
4	Expenses:						
	(a) Finance costs	2.64	2.72	4.40	5.36	8.12	16.92
	(b) Net loss on fair value changes	-	-	-	-	-	3,964.38
	(c) Impairment on financial instruments	18.50	18.50	-	37.00	-	1,777.00
	(d) Employee benefits expenses	24.19	14.26	32.10	38.45	66.14	136.27
	(e) Depreciation, amortization and impairment	13.09	12.98	14.69	26.07	26.27	55.49
	(f) Provision for sub-standard and doubtful assets (net)	-	-	-	-	-	18.50
	(g) Other expenses	41.64	32.81	53.88	74.45	129.63	235.57
	Total expenses	100.06	81.27	105.07	181.33	230.16	6,204.13
5	Profit/(loss) before exceptional items and tax (3-4)	136.59	142.86	187.76	279.45	1,208.01	(4,095.84)
6	Exceptional items	-	-	-	-	-	-
7	Profit/(Loss) before tax (5-6)	136.59	142.86	187.76	279.45	1,208.01	(4,095.84)
	Tax expense:						
	-Current tax	-	-	-	-	-	-
	-Deferred tax	(0.10)	1.01	(0.29)	0.91	(0.04)	(0.53)
	-Tax for earlier years	-	-	-	-	-	(40.77)
8	Total tax expense	(0.10)	1.01	(0.29)	0.91	(0.04)	(41.30)
9	Profit/(loss) after tax (7-8)	136.69	141.85	188.05	278.54	1,208.05	(4,054.54)
	Other comprehensive income/(loss) (OCI)						
	A.(i) Items that will not be reclassified to profit or loss	1.92	(0.38)	1.05	1.54	(0.60)	(1.80)
	(ii) Income tax related to items that will not be reclassified to profit/(loss)	(0.50)	0.10	(0.27)	(0.40)	0.16	0.46
10	Other comprehensive income/(loss)	1.42	(0.28)	0.78	1.14	(0.44)	(1.34)
11	Total Comprehensive income/(loss) for the period/year (9+10)	138.11	141.57	188.83	279.68	1,207.61	(4,055.88)
12	Paid up Equity Share Capital (Face value ₹ 10 each):	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
13	Other equity						39,030.04
14	Earning per Equity Shares of ₹ 10 each						
	- Basic and Diluted*	0.61	0.63	0.84	1.24	5.36	(17.98)

* Basic and Diluted EPS for all period except year ended 31.03.2020 are not annualised.



1. UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2020

Sr No	Particulars	As at 30.09.2020 (Unaudited)	As at 31.03.2020 (Audited)
A	ASSETS		
I	Financial assets		
	Cash and cash equivalents	14.44	135.42
	Bank balances other than above	1,972.98	1,847.42
	Receivables		
	(i) Other receivables	70.19	34.38
	Loans	350.14	387.14
	Investments (refer note 5)	38,716.48	38,430.74
	Other financial assets	5.04	5.21
		41,129.27	40,840.31
II	Non-financial assets		
	Current tax assets (net)	125.10	229.94
	Deferred tax assets (net)	660.01	616.78
	Property, plant and equipment	79.89	108.76
	Other non-financial assets	374.00	356.83
		1,239.00	1,312.31
	Total Assets	42,368.27	42,152.62
B	LIABILITIES AND EQUITY		
	LIABILITIES		
I	Financial Liabilities		
	Payable		
	Trade payable		
	- total outstanding dues of micro enterprises and small enterprises	2.60	0.70
	- total outstanding dues of creditors other than micro enterprises and small enterprises	38.36	40.49
	Other financial liabilities	75.07	93.49
		116.03	134.68
II	Non-financial Liabilities		
	Provisions	74.39	75.83
	Other non-financial liabilities	613.39	657.31
		687.78	733.14
III	EQUITY		
	Equity Share Capital	2,254.76	2,254.76
	Other equity	39,309.70	39,030.04
		41,564.46	41,284.80
	Total Liabilities and Equity	42,368.27	42,152.62



2. UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE HALF YEAR ENDED SEPTEMBER 30, 2020

(₹ in lakhs)

Sr No	Particulars	Half year ended	
		30.09.2020 (Unaudited)	30.09.2019 (Unaudited)
A	Cash Flow from operating activities		
	Profit/(Loss) Before Tax	279.45	1,208.01
	Adjustment for:		
	Depreciation on property, plant and equipment	26.07	26.27
	Profit on sale of investment property (net)	-	(859.45)
	Provision for sub-standard asset	37.00	-
	Finance cost on leased liabilities	5.36	8.12
	Preference share amortisation income	(285.74)	(577.64)
	Interest Income	(175.02)	-
	Profit on sale of property, plant and equipment	-	(0.64)
	Operating profit/(loss) before working capital changes	(112.88)	(195.33)
	<u>Changes in working capital</u>		
	Other financial assets	0.16	(2.21)
	Other non-financial assets	(6.74)	(10.02)
	Trade payable	(0.23)	3.81
	Other non-financial liabilities/financial liabilities	(103.74)	15.37
	Provisions	0.09	2.51
	Dividend account balance with bank	6.49	-
	<u>Other adjustments</u>		
	Interest received		
	Associates	101.14	109.82
	Others	25.16	47.41
	Bank balances not considered as cash and cash equivalents		
	Placed	(3,006.58)	(1,126.85)
	Matured	2,874.53	617.03
	Cash generated/(used in) from operations	(222.60)	(538.46)
	Direct Tax paid/(refund)	62.77	(28.21)
	Net Cash inflow/(outflow) from operating activities	(159.83)	(566.67)
B	Cash flow from Investing activities		
	Purchase of Property, plant and equipment	(0.24)	(11.32)
	Sale of Property, plant and equipment	-	1.35
	Proceeds/advance received against sale of investment property	-	688.69
	Deposit placed against disputed property tax	-	(97.49)
	Net Cash inflow/(outflow) from investment activities	(0.24)	581.23
C	Cash flow from financing activities		
	Dividend and tax on dividend	(6.49)	-
	Lease liability	45.58	(28.23)
	Net Cash inflow/(outflow) from financing activities	39.09	(28.23)
	Net increase/(decrease) in cash and cash equivalents	(120.98)	(13.67)
	Opening balance of Cash and cash equivalents	135.42	141.08
	Closing balance of Cash and cash equivalents	14.44	127.41



Notes:

- 3 The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on November 12, 2020. The unaudited Standalone Financial Result are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 4 The Government of India has inserted section 115BAA in the Income Tax Act 1961 ("Act") vide the Taxation Laws (Amendment) Ordinance 2019 dated September 20, 2019, which provides a non-reversible option to domestic companies to pay corporate tax at reduced rate effective from April 1, 2019 subject to certain conditions. The Company has assessed the applicability of the Act and opted to continue the existing tax rate for the period ended September 30, 2020.
- 5 Certain subsidiaries, joint controlled entity and associate are facing uncertainties as detailed below;
- i) IITL Projects Limited
As at September 30, 2020, the Company has carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹ 613.13 lakhs in the equity shares. The 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 September 30, 2020.
In view of current status of the Real estate industry and in particular adverse cash flows of the its Joint Ventures of the subsidiary, their ability to continue as going concern is doubtful. Further considering that the subsidiary has also net Loss for the period ended September 30, 2020 and the current liabilities exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern.
Considering the above, the Company carrying impairment provision of ₹748.09 lakhs towards equity investment based on the market price of equity shares of subsidiary on March 31, 2020 and In respect of preference share of the subsidiary company, the Company had provided loss of ₹4,002.27 lakhs fully on account of change in fair value. The management of the Company is of view of that the said impairment provision is considered adequate.
- ii) IIT Insurance Broking and Risk Management Private Limited
As at September 30, 2020, the Company carrying impairment provision ₹112.00 lakhs on equity investment based on the audited net worth as at March 31, 2020. The management of the Company is of view of that the said impairment provision is considered adequate.
- iii) IITL Corporate Insurance Services Private Limited
The said wholly owned subsidiary of the Company has made an application to the Ministry of Corporate Affairs (MCA) for removal of the name of the Company from the Register of Companies under the Companies (Removal of Names of Companies from the Register of Companies) Rule, 2016. Accordingly, the Company carrying impairment provision ₹25.00 lakhs toward entire equity investment in the said subsidiary as at September 30, 2020.
- iv) Future Generali India Life Insurance Company Limited (FGILICL)
The Company has made an investment of ₹ 34,000 lakhs in FGILICL, a joint controlled entity of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013 at ₹10.41 per share. Between August 2016 to September 2020, FGILICL made various Rights Issues at a face value of ₹10 per share. 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 16.88%.

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. Although FGILICL net worth as at September 30, 2020 substantially eroded, however based on projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same. Considering the above, the Company carrying impairment provision ₹1,330.00 lakhs on equity investment based on the premium paid by the Company as at September 30, 2020. The management of the Company is of view of that no further adjustment is required in its carrying amount of investment as at September 30, 2020.
- v) World Resorts Limited (WRL)
The Company has investment in equity shares and preference shares of WRL. WRL has incurred loss in the current period and the net worth of the associate is negative as on September 30, 2020.
Considering the above, the Company carrying impairment provision of ₹ 1,551.81 lakhs toward entire equity investment and ₹2,412.57 lakhs toward preference share investment on account of change in fair value as at September 30, 2020.
- 6 The COVID-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of lockdown that started on 24th March, 2020. Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020. In case of any borrower would have requested for moratorium, the Company would have provided the same.
Further the Company has considered internal and certain external sources of information including economic forecasts and industry reports up to the date of approval of the financial statements and based on the policy approved by the board, determined the prudential estimate of provision for expected credit loss on financial assets as at September 30, 2020. Based on the current indicators of future economic conditions, the Company has used the principles of prudence in applying judgments, estimates and assumptions and considers this provision to be adequate and expects to recover the carrying amount of these financial and other assets and concludes that no material adjustment required in the financial statement.
The management believes that the extent of impact of COVID-19 pandemic to the Company's future results will depend on developments, which are highly uncertain. The Company will continue to closely monitor any material changes to future economic conditions.
- 7 The Company had received letter from the Reserve Bank of India (RBI) dated June 25, 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 Non-performing Assets (NPA's) are brought down to below 5%.
The Board of the Company in its meeting held on August 13, 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.
- 8 Revenue from operations includes profit on sale of non-current assets held for sale of ₹ NIL for the period ended September 30, 2020 as compared to ₹ 859.45 lakhs for the period ended September 30, 2019.
- 9 Current tax is inclusive of Minimum Alternate Tax (MAT) credit entitlement amounting to ₹ 44.54 lakhs for the half year ended September 30, 2020, ₹195.40 lakhs for the half year ended September 30, 2019, and ₹NIL for the year ended March 31, 2020.
- 10 The main business of the Company is Investment activity, hence there are no separate reportable segments as per Ind AS 108 on 'Operating Segment'.
- 11 The previous period's figures have been regrouped or rearranged wherever necessary.

For Industrial Investment Trust Limited



DR. B. SAMAL
CHAIRMAN
DIN : 00007256

Q

Place : Mumbai
Date : November 12, 2020



Independent Auditor's Review Report on the Unaudited Standalone Financial Results of the Industrial Investment Trust Limited for the Quarter and Half Year ended September 30, 2020 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Industrial Investment Trust Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Industrial Investment Trust Limited ('the Company') for the quarter and half year ended September 30, 2020 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This 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 and measurement principles laid down in the Indian Accounting Standards 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. 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 Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by 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 consist 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 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 Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to the following:
 - i. We draw attention to note no 5(i) of the Statement regarding investment in its subsidiary IITL Projects Limited. The financials result of the subsidiary have been prepared on a going concern basis, although the subsidiary company is incurring continuous losses and the net worth of the



subsidiary company is negative as on September 30, 2020. In view of current status of the Real Estate Industry and in particular adverse cash flows of the Joint Ventures of the subsidiary, which indicates that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern.

- ii. We draw attention to note no 5(ii) of the Statement regarding investment in its subsidiary IIT Insurance Broking and Risk Management Private Limited, the management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 112.00 lakhs towards equity investment as at September 30, 2020 is considered adequate based on audited net worth as at March 31, 2020.
- iii. We draw attention to note no 5(iv) of the Statement, regarding investment in joint controlled entity Future Generali India Life Insurance Company Limited ("FGILICL"). The Management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 1330.00 lakhs towards equity investment as at September 30, 2020 is considered adequate and no further adjustment is required in its carrying amount of investment as at September 30, 2020.
- iv. We draw attention to note no 5(v) of the Statement, regarding investment in associate company World Resorts Limited ("WRL"). The associate has incurred loss in the current period and the net worth of the associate has eroded. The Company has provided for loss Rs. 1551.81 lakhs towards entire equity investment and Rs. 2412.57 lakhs toward preference share investment on account of change in fair value as at September 30, 2020.
- v. We draw attention to note no 6 to the Statement, which describes the impact of Covid-19 pandemic on the Company's operations and results as assessed by the management.
- vi. We draw attention to note no 7 of Statement the Company had received letter from the Reserve Bank of India (RBI) dated June 25, 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 Non-Performing Assets ("NPAs") are brought down to below 5%.

Our conclusion on the Statement is not modified in respect of the above matters.

For Chaturvedi & Shah LLP
Chartered Accountants
Firm Registration No: 101720W/W100355



Vitesh D. Gandhi
Partner
Membership No: 110248

UDIN: 20110248AAAACK7736



Date: November 12, 2020
Place: Mumbai

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 CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2020

(₹ in lakhs)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2020 (Unaudited)	30.06.2020 (Unaudited)	30.09.2019 (Unaudited)	30.09.2020 (Unaudited)	30.09.2019 (Unaudited)	31.03.2020 (Audited)
1	Revenue from operations:						
	Interest income	260.09	239.13	325.44	499.22	643.47	1,343.28
	Dividend income	0.04	-	0.06	0.04	0.06	0.07
	Fees and commission income	0.30	-	5.51	0.30	16.75	22.18
	Sale of products	-	-	-	-	-	59.41
	Sale of services	-	-	15.00	-	30.00	35.00
	Other operating revenues (refer note 9)	0.75	1.28	0.05	2.03	859.75	859.19
	Total revenue from operations	261.18	240.41	346.06	501.59	1,550.03	2,319.13
2	Other income	0.02	4.20	26.01	4.22	26.98	54.69
3	Total Income (1 + 2)	261.20	244.61	372.07	505.81	1,577.01	2,373.82
4	Expenses:						
	(a) Finance costs	1.79	1.87	3.82	3.66	7.02	13.42
	(b) Net loss on fair value changes	-	-	-	-	-	2,728.50
	(c) Impairment on financial instruments	19.96	19.75	3.35	39.71	54.18	374.71
	(d) Changes in Inventories of finished goods, stock-in-trade and work-in-progress	-	(1.38)	-	(1.38)	-	51.58
	(e) Employee benefits expenses	28.28	11.25	59.68	39.53	121.19	233.18
	(f) Depreciation, amortization and impairment	14.04	13.93	11.88	27.97	22.29	949.14
	(g) Other expenses	75.18	41.73	79.05	116.91	169.89	329.03
	Total expenses	139.25	87.15	157.78	226.40	374.57	4,679.56
5	Profit/(loss) before exceptional items, share of net profit of investment accounted for using equity method and tax (3-4)	121.95	157.46	214.29	279.41	1,202.44	(2,305.74)
	Share of net profit/(loss) of joint ventures and associates accounted for using equity method	(1,792.72)	990.06	(461.35)	(802.66)	(729.43)	(2,198.35)
6	Profit/(loss) before exceptional items and tax (4-5)	(1,670.77)	1,147.52	(247.06)	(523.25)	473.01	(4,504.09)
	Exceptional items	-	-	-	-	-	-
7	Profit/(Loss) before tax (5-6)	(1,670.77)	1,147.52	(247.06)	(523.25)	473.01	(4,504.09)
8	Tax expense						
	-Current tax	(0.14)	0.14	1.80	-	3.41	(39.27)
	-Deferred tax	(0.03)	2.89	0.35	2.86	1.27	0.23
	Total tax expense	(0.17)	3.03	2.15	2.86	4.68	(39.04)
9	Profit/(loss) for the period/year (7-8)	(1,670.60)	1,144.49	(249.21)	(526.11)	468.33	(4,465.05)
10	Other comprehensive income/(loss) (OCI)						
	A.(i) Items that will not be reclassified to profit or loss	2.06	12.85	2.39	14.91	(0.30)	(1.42)
	(ii) Income tax related to items that will not be reclassified to profit or loss	(0.54)	(3.34)	(0.62)	(3.88)	0.08	0.37
	Other comprehensive income/(loss), net of tax	1.52	9.51	1.77	11.03	(0.22)	(1.05)
11	Total Comprehensive income/(loss) for the period/year (9+10)	(1,669.08)	1,154.00	(247.44)	(515.08)	468.11	(4,466.10)
12	Profit/(loss) for the period/year attributable to:						
	Owners of the Company	(1,524.35)	1,251.83	(249.21)	(272.52)	468.33	(3,956.53)
	Non-controlling interest	(146.25)	(107.34)	-	(253.59)	-	(508.52)
13	Other Comprehensive income/(loss) attributable to:						
	Owners of the Company	1.49	6.80	1.77	8.29	(0.22)	(1.11)
	Non-controlling interest	0.03	2.71	-	2.74	-	0.06
14	Total Comprehensive income/(loss) attributable to:						
	Owners of the Company	(1,522.86)	1,258.63	(247.44)	(264.23)	468.11	(3,957.64)
	Non-controlling interest	(146.22)	(104.63)	-	(250.85)	-	(508.46)
15	Paid up Equity Share Capital (Face value ₹ 10 each)	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
16	Other equity						31,598.50
17	Earning per Equity Shares of ₹ 10 each						
	- Basic and Diluted (₹)*	(7.41)	5.55	(1.10)	(2.33)	2.08	(17.55)

* Basic and Diluted EPS for all period except year ended 31.03.2020 are not annualised.



Notes :

1. UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2020

(₹ in lakhs)

Sr No	Particulars	As at 30.09.2020 (Unaudited)	As at 31.03.2020 (Audited)
A	ASSETS		
I	Financial assets		
	Cash and cash equivalents	57.74	156.31
	Bank balances other than above	2,276.62	2,160.05
	Receivables		
	(i) Trade receivables	50.25	49.79
	(ii) Other receivables	76.65	39.87
	Loans	350.14	387.14
	Investments (refer note 6)	31,127.41	31,041.21
	Other financial assets	157.50	157.67
		34,096.31	33,992.04
II	Non-financial assets		
	Inventories	464.60	432.50
	Current tax assets (net)	269.16	383.39
	Deferred tax assets (net)	680.53	642.70
	Property, plant and equipment	507.98	538.74
	Other Intangible assets	0.80	0.82
	Other non-financial assets	398.07	374.76
		2,321.14	2,372.91
	Total Assets	36,417.45	36,364.95
B	LIABILITIES AND EQUITY		
	LIABILITIES		
I	Financial Liabilities		
	Payable		
	Trade payable		
	- total outstanding dues of micro enterprises and small enterprises	2.60	1.79
	- total outstanding dues of creditors other than micro enterprises and small enterprises	78.02	75.15
	Other financial liabilities	3,942.15	3,313.52
		4,022.77	3,390.46
II	Non-financial Liabilities		
	Provisions	76.28	97.21
	Deferred tax liabilities (net)	0.10	0.07
	Other non-financial liabilities	289.24	333.06
		365.62	430.34
III	EQUITY		
	Equity Share Capital	2,254.76	2,254.76
	Other equity	31,334.26	31,598.50
	Non-Controlling Interest	(1,559.96)	(1,309.11)
		32,029.06	32,544.15
	Total Liabilities and Equity	36,417.45	36,364.95



2. UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED SEPTEMBER 30, 2020

(₹ in lakhs)

Sr No	Particulars	Half year ended	
		30.09.2020 (Unaudited)	30.09.2019 (Unaudited)
A	Cash Flow from operating activities		
	Profit/(Loss) Before Tax	(523.25)	473.01
	Adjustment for:		
	Depreciation, amortization and impairment	27.97	22.29
	Profit on sale of property, plant and equipment	-	(0.66)
	Profit on sale of investment properties (Net)	-	(859.45)
	Impairment on financial instruments	39.71	54.18
	Interest Income	(503.42)	(645.85)
	Dividend Income	(0.04)	(0.06)
	Share of profit/loss from associates and joint ventures	802.65	729.43
	Finance cost	3.62	6.38
	Operating profit/(loss) before working capital changes	(152.76)	(220.73)
	<u>Changes in working capital</u>		
	Trade and other receivable	(3.18)	(7.02)
	Inventories	(32.09)	1.19
	Other assets	(12.72)	(39.17)
	Dividend account balance with bank	6.49	-
	Equity shares held for trading	(2.03)	(0.30)
	Trade and other payable	(2.34)	2.14
	Other liabilities	(35.67)	14.48
	<u>Other adjustments</u>		
	Bank balance not considered as cash and cash equivalents	(123.06)	(472.81)
	Interest received		
	- Associates	-	13.68
	- Joint Ventures	98.26	96.41
	- Others	34.87	60.50
	Cash generated/(used in) from operations	(224.23)	(551.63)
	Direct Tax paid/(refund)	73.90	(1.64)
	Net Cash inflow/(outflow) from operating activities	(150.33)	(553.27)
B	Cash flow from Investing activities		
	Purchase of Property, plant and equipment	(0.25)	(11.32)
	Sale of Property, plant and equipment	-	1.36
	Proceeds/advance received against sale of investment property	-	688.69
	Dividend Income	0.04	0.06
	Deposit placed against disputed property tax	-	(97.49)
	Capital (contribution)/repaid to partnership firm	75.00	(50.00)
	Net Cash inflow/(outflow) from investment activities	74.79	531.30
C	Cash flow from financing activities		
	Dividend / IPF payment	(6.49)	-
	Lease payment	(16.54)	(22.80)
	Net Cash inflow/(outflow) from financing activities	(23.03)	(22.80)
	Net increase/(decrease) in cash and cash equivalents	(98.57)	(44.77)
	Opening balance of Cash and cash equivalents	156.31	215.55
	Closing balance of Cash and cash equivalents	57.74	170.78



3. UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, TOTAL ASSETS AND TOTAL LIABILITIES

(₹ in lakhs)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2020 (Unaudited)	30.06.2020 (Unaudited)	30.09.2019 (Unaudited)	30.09.2020 (Unaudited)	30.09.2019 (Unaudited)	31.03.2020 (Audited)
A	Segment Revenue						
	(a) Investment activity	258.70	240.72	323.31	499.42	1,499.23	2,228.00
	(b) Insurance	2.49	3.87	8.32	6.36	22.17	32.08
	(c) Real Estate	0.01	0.02	40.42	0.03	55.59	113.67
	(d) Investment Brokerage Services	-	-	-	-	-	-
	(e) Others	-	-	0.02	-	0.02	0.07
		261.20	244.61	372.07	505.81	1,577.01	2,373.82
B	Segment Result						
	(a) Investment activity	152.31	154.87	212.10	307.18	1,259.07	(2,186.26)
	(b) Insurance	1.61	2.92	(4.58)	4.53	(2.42)	(6.78)
	(c) Real Estate	(31.79)	(0.13)	8.35	(31.92)	(51.88)	(106.89)
	(d) Investment Brokerage Services	-	-	(0.27)	-	(0.67)	(2.61)
	(e) Others	(0.20)	(0.20)	(1.31)	(0.40)	(1.66)	(3.20)
		121.93	157.46	214.29	279.39	1,202.44	(2,305.74)
	Less :						
	(a) Share of net profit/(loss) of joint ventures and associates accounted for using equity method	(1,792.71)	990.06	(461.35)	(802.65)	(729.43)	(2,198.35)
	(b) Other unallocable expenses net of income	-	-	-	-	-	-
	Profit/(Loss) before tax	(1,670.78)	1,147.52	(247.06)	(523.26)	473.01	(4,504.09)
C	Segment Assets						
	(a) Investment activity	33,010.39	34,303.39	37,556.42	33,010.39	37,556.42	32,915.95
	(b) Insurance	291.23	290.76	294.47	291.23	294.47	287.59
	(c) Real Estate	3,111.45	3,188.52	3,225.28	3,111.45	3,225.28	3,158.47
	(d) Investment Brokerage Services	10.15	10.32	11.04	10.15	11.04	10.32
	(e) Others	(5.75)	(6.60)	466.56	(5.75)	466.56	(7.38)
		36,417.47	37,786.39	41,553.77	36,417.47	41,553.77	36,364.95
D	Segment Liabilities						
	(a) Investment activity	426.25	455.45	931.36	426.25	931.36	479.37
	(b) Insurance	1.38	2.60	4.24	1.38	4.24	2.45
	(c) Real Estate	3,960.70	3,630.13	3,124.23	3,960.70	3,124.23	3,338.86
	(d) Investment Brokerage Services	0.01	0.01	0.01	0.01	0.01	0.01
	(e) Others	0.06	0.05	0.48	0.06	0.48	0.11
		4,388.40	4,088.24	4,060.32	4,388.40	4,060.32	3,820.80



- 4 The above results of Industrial Investment Trust Limited (the "Parent" or the "Company") and its subsidiaries (together referred to as "Group") and its jointly controlled entities and associates were reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on November 12, 2020.
- 5 The above financial results of the Group, its jointly controlled entities and associates have been prepared in accordance with Indian Accounting Standard ("Ind AS") as prescribed and Section 133 of Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India.

6 Certain subsidiary, joint controlled entity and associates are facing uncertainties as detailed below:

i) IITL Projects Limited and its joint ventures

The financial results of the subsidiary namely IITL Projects Limited 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 September 30, 2020.

In view of the current status of the Real estate industry and in particular adverse cash flows of its Joint Ventures of the subsidiary, their ability to continue as going concern is doubtful. Further considering that the subsidiary has also net Loss for the period ended September 30, 2020, and the current liabilities exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern.

Further during the previous year, group has fully impaired the goodwill of ₹ 8,88.16 lakhs generated at the time of acquisition of the said subsidiary.

Status of Joint ventures:

IITL NIMBUS The Palm Village : As of September 30, 2020, the firm has suffered substantial operating losses. There is a continuing mismatch including defaults in payment of its financial obligations. It indicate the existence of significant uncertainty over the cash flows expected and the Firm's ability to continue as going concern.

IITL NIMBUS The Express Park View : The Supreme Court vide its orders dt. 10/06/2020 and subsequent order on different dates directed the Greater Noida Authority to recalculate the interest on lease premium @ SBI MCLR w.e.f. 01.01.2010. The apex court has given a time period of 30 days to Greater Noida Authority to recalculate the same accordingly and inform the leaseholders their liabilities afresh. Further the Greater Noida Authority moved a review application for the same. Pending receipt of calculation from Greater Noida Authority of above liabilities and the matter is sub judice, the effect thereof has not been considered in the financials for the period ended 30th September 2020.

As at the end of the period, the accumulated losses of the said firm is ₹ 2,855.99 lakhs exceeded the Partners capital of ₹ 1,667.38 lakhs and the net worth of the Firm has been fully eroded. The Firm ability to continue as a going concern is dependent on the success of its operations and ability to arrange funds for its operations. The management is hopeful and taking necessary steps in generating enough cash flow from business operations to meet out its liabilities. Accordingly these financial statements have been prepared on going concern basis.

IITL Nimbus The Hyde Park: The Supreme Court vide its orders dt. 10/06/2020 and subsequent order on different dates directed the Noida Authority to recalculate the interest on lease premium @ SBI MCLR w.e.f. 01.01.2010. The apex court has given a time period of 30 days to Noida Authority to recalculate the same accordingly and inform the leaseholders their liabilities afresh. Further the noida authority moved a review application for the same. Pending receipt of calculation from Noida authority of above liabilities and the matter is sub judice, the effect thereof has not been considered in the financials for the period ended 30th September 2020.

Capital Infraprojects Private Limited : The Supreme Court vide its orders dt. 10/06/2020 and subsequent order on different dates directed the Noida Authority to recalculate the interest on lease premium @ SBI MCLR w.e.f. 01.01.2010. The apex court has given a time period of 30 days to Noida Authority to recalculate the same accordingly and inform the leaseholders their liabilities afresh. Further the noida authority moved a review application for the same. Pending receipt of calculation from Noida authority of above liabilities and the matter is sub judice, the effect thereof has not been considered in the financials for the period ended 30th September 2020.

As at the end of the period, the accumulated losses of ₹ 4,341.22 lakhs exceeded the equity paid up share capital of ₹ 1,00.00 lakhs and the net worth of the company has been fully eroded. The company's ability to continue as a going concern is dependent on the success of its operations and ability to arrange funds for its operations. The management is hopeful and taking necessary steps in generating enough cash flow from business operations to meet out its liabilities. Accordingly these financial statements have been prepared on going concern basis.

ii) IITL Corporate Insurance Services Private Limited

The said wholly owned subsidiary of the Company has made an application to the Ministry of Corporate Affairs (MCA) for removal of the name of the Company from the Register of Companies under the Companies (Removal of Names of Companies from the Register of Companies) Rule, 2016. Management accounts has been prepared for the period ended September 30, 2020 and further there is no assets and liabilities as on September 30, 2020.

iii) Future Generali India Life Insurance Company Limited (FGILICL)

The Company has made an investment of ₹ 34,000 lakhs in FGILICL, a joint controlled entity of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013 at ₹10.41 per share. Between August 2016 to September 2020, FGILICL made various Rights Issues at a face value of ₹10 per share. 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 16.88%.

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. Although FGILICL net worth as at September 30, 2020 substantially eroded, however based on projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same, no further adjustment is required in its carrying amount of investment as at September 30, 2020.

iv) World Resorts Limited (WRL)

WRL has incurred loss in the current period and the net worth of the associate is negative as on September 30, 2020. Considering the above, the Group has carrying loss of ₹ 2,728.50 lakhs toward preference share investment on account of change in fair value as at September 30, 2020.




- 7 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.
- 8 The COVID-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of lockdown that started on 24th March, 2020. Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020. In case of any borrower would have requested for moratorium, the Company would have provided the same.
Further the Group has considered internal and certain external sources of information including economic forecasts and industry reports up to the date of approval of the financial statements and based on the policy approved by the board, determined the prudential estimate of provision for expected credit loss on financial assets as at September 30, 2020. Based on the current indicators of future economic conditions, the Company has used the principles of prudence in applying judgments, estimates and assumptions and considers this provision to be adequate and expects to recover the carrying amount of these financial and other assets and concludes that no material adjustment required in the financial statement.
The management believes that the extent of impact of COVID-19 pandemic to the Group's future results will depend on developments, which are highly uncertain. The Group will continue to closely monitor any material changes to future economic conditions.
- 9 Revenue from operations includes profit on sale of non-current assets held for sale of ₹ NIL for the period ended September 30, 2020 as compared to ₹ 859.45 lakhs for the period ended September 30, 2019.
- 10 Current tax is inclusive of Minimum Alternate Tax (MAT) credit entitlement amounting to ₹ 44.54 lakhs for the half year ended September 30, 2020, ₹ 195.40 lakhs for the half year ended September 30, 2019, and ₹NIL for the year ended March 31,2020.
- 11 The previous period's figures have been regrouped or rearranged wherever necessary.

Place : Mumbai
Date : November 12, 2020



For Industrial Investment Trust Limited


DR. B. SAMAL
CHAIRMAN

DIN : 00007256

Independent Auditor's Review Report on the Unaudited Consolidated Financial Results of the Industrial Investment Trust Limited for the Quarter and Half Year ended September 30, 2020 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Industrial Investment Trust Limited**

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of Industrial Investment Trust Limited (the "Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as 'the Group'), its associates and jointly controlled entities for the quarter and half year ended September 30, 2020 ("the Statement") attached herewith, being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosures 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 the Indian Accounting Standards 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. 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 Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by 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 consist 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 Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Sr. No.	Name of Entities
	Subsidiaries:
i.	IITL Projects Limited



ii.	IIT Investrust Limited
iii.	IIT Insurance Broking and Risk Management Private Limited
iv.	IITL Corporate Insurance Services Private Limited
	Jointly Controlled Entities:
v.	Future Generali India Life Insurance Company Limited
vi.	Capital Infraprojects Private Limited
vii.	IITL-Nimbus The Hyde Park Noida
viii.	IITL-Nimbus The Express Park View
ix.	IITL-Nimbus The Palm Village
	Associates:
x.	World Resorts Limited
xi.	Golden Palms Facility Management Private Limited

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 the recognition and measurement principals laid down in the aforesaid Indian Accounting Standard ("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 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 interim reviewed financial results/financial information/ financial statements in respect of:
- a. 3 subsidiaries, whose unaudited interim financial results/financial information/financial statements (before eliminating intercompany transactions) reflect total assets of Rs. 4727.76 lakhs as at September 30, 2020, total revenues of Rs.28.32 lakhs and Rs. 58.74 lakhs, total net loss after tax of Rs. 124.21 lakhs and Rs. 215.07 lakhs, and total comprehensive loss of Rs. 124.12 lakhs and Rs. 205.18lakhs, for the quarter and half year ended September 30, 2020 respectively, and net cash inflows of Rs. 22.41 lakhs for the period from April 1, 2020 to September 30, 2020, as considered in the statements which have been reviewed by their respective independent auditors.
 - b. 5 jointly controlled entities and 2 associate companies, whose unaudited interim financial results/financial information/financial statements reflects Group's share of net loss after tax of Rs. 100.74 lakhs and Rs. 176.78 lakhs and Group's share of total comprehensive loss of Rs. 1792.71 lakhs and Rs. 802.65 lakhs, for the quarter and half year ended September 30, 2020 respectively, as considered in the statement which has been reviewed by their respective auditors.



The independent auditors' report on interim financial results/financial information/financial statements of these entities referred in Para 6 (a) and 6 (b) above 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 included in respect of these subsidiaries, jointly controlled entities and associates companies, is based solely on the reports of the such auditors and the procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes the unaudited interim financial result/statement and other unaudited financial information in respect of:
- 1 subsidiary, whose interim financial result/statement and other financial information reflect total assets of Rs. NIL as at September 30, 2020, total revenue of Rs. NIL and Rs. NIL, total net loss after tax of Rs. NIL and Rs. NIL, and total comprehensive loss of Rs. NIL and Rs. NIL , for the quarter and half year ended September 30, 2020 respectively as considered in the statement which have not been reviewed by their auditor.

This unaudited interim financial result/statement and other unaudited financial information referred in Para 7 (a) above 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 the subsidiary, is based solely on the such unaudited interim financial result/statement and other unaudited financial information. According to the information and explanation given to us by the management this financial result/statement and other unaudited financial information are not material to the Group.

Our conclusion on the Statement in respect of matters stated in Para 6 (a), 6 (b) and 7(a) above is not modified with respect to our reliance on the work done and the report of the other auditors and the financial results/financial information/financial statements certified by the Management.

8. We draw attention to the following:

- We draw attention to note no 6(i) of the Statement regarding investment in its subsidiary IITL Projects Limited and Joint Ventures. The said entities are incurring continuous losses and the net worth of those entities are negative as on September 30, 2020 and their current liabilities exceeded their total assets which indicate that a material uncertainty exists that may cast significant doubt on their ability to continue as a Going Concern.
- We draw attention to note no 6(iii) of the Statement, the net worth of Future Generali India Life Insurance Company Limited ("FGILICL"), a Jointly Controlled Entity of the Parent, as at September 30, 2020 has substantially eroded. However, based on projections and future business plan provided by FGILICL to the parent and based on management's assessment of the same, no further adjustment is required in its carrying amount of investment as at September 30, 2020.
- We draw attention to note no 6(iv) of the Statement, regarding investment in associate company World Resorts Limited ("WRL"). The associate has incurred loss in the current period and the net



worth of the associate has eroded. The Group has a carrying loss of Rs. 2728.50 lakhs toward preference share investment on account of change in fair value as at September 30, 2020.

- d. We draw attention to note no 7 of Statement the parent had received letter from the Reserve Bank of India (RBI) dated June 25, 2018. vide said letter, the RBI has prohibited the parent not to expand its credit/investment portfolio other than investment in Government Securities till Net Non-Performing Assets ("NPAs") are brought down to below 5%.
- e. We draw attention to note no 8 to the Statement, as regards to the management evaluation of impact of Covid-19 on the future performance of the Group.

Our conclusion on the Statement is not modified in respect of above matters.

For Chaturvedi & Shah LLP
Chartered Accountants
Firm Registration No: 101720W/W100355



Vitesh D. Gandhi
Partner
Membership No: 110248



UDIN: 20110248AAAACL5747

Date: November 12, 2020
Place: Mumbai