

Dated: 11th February 2022

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex, Bandra (E)
Mumbai 400 051
Scrip: PROZONINTU

BSE Limited
Listing Department
P.J. Towers, Dalal Street, Fort
Mumbai 400 001
Scrip: 534675

Dear Sir/Madam,

**Sub: Outcome of Board Meeting - Unaudited financial results for the quarter ended 31.12.2021-
Regulation 30 and 33 of SEBI (LODR) Regulations 2015**

With reference to the captioned subject, this is to inform you that the Board of Directors, at its meeting held today, i.e. on 11th February 2022 has approved the Consolidated and Standalone unaudited financial results of the Company for the quarter ended 31st December 2021. In view of the same, we enclose herewith copies of Consolidated and Standalone unaudited financial results along with the limited review reports issued by the Statutory Auditors of the Company thereon respectively.

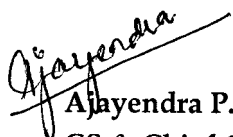
Please take note that the Company shall be publishing only consolidated financial results in the newspapers.

The meeting of the Board of Director commenced at 5 p.m. and concluded at 7.00 p.m.

Kindly take the same on your record and oblige.

Thanking you,

Yours faithfully,
For Prozone Intu Properties Limited



Ajayendra P. Jain
CS & Chief Compliance Officer
Encl: as above



B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,
Nesco IT Park 4, Nesco Center,
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Limited Review Report on unaudited standalone financial results of Prozone Intu Properties Limited for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Prozone Intu Properties Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Prozone Intu Properties Limited ("the Company") for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" ("Ind AS 34"), 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. Our responsibility is to issue a report 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 is limited primarily to inquiries of company personnel and analytical procedures 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.
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 applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **B S R & Co. LLP**
Chartered Accountants

Firm's Registration No.:101248W/W-100022

Mansi Pardiwalla
Partner

Membership No.: 108511

UDIN:22108511ABIBQC4009

Mumbai
11 February 2022

Registered Office:

PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Andheri West, Mumbai- 400 053

Statement of Standalone unaudited Financial Results for the quarter and nine months ended 31 December 2021

(Rs. in lakhs)

Particulars	Quarter ended			Nine Months Ended		Year ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income						
(a) Revenue from operations (Sale of Services)	237.50	220.58	212.80	703.17	468.22	749.63
(b) Other income	243.34	223.37	149.35	658.81	697.96	849.47
Total income	480.84	443.95	362.15	1,361.98	1,166.18	1,599.10
2 Expenses						
(a) Employee benefits expense	156.14	153.25	139.69	461.26	310.67	461.40
(b) Finance costs	0.19	0.21	0.52	0.84	397.25	397.42
(c) Depreciation and amortisation expenses	4.67	4.49	9.46	13.85	36.68	54.73
(d) Other expenses	128.75	120.33	89.92	413.82	227.43	372.39
Total expenses	289.75	278.28	239.59	889.77	972.03	1,285.94
3 Profit from ordinary activities before tax	191.09	165.67	122.56	472.21	194.15	313.16
4 Tax expense						
Current Tax	37.94	42.32	28.03	95.45	55.25	93.43
Deferred Tax expenses	9.89	6.35	8.64	25.61	5.06	276.25
Tax of earlier years	-	-	-	-	-	(93.98)
5 Net Profit for the period / year end	143.26	117.00	85.89	351.15	133.84	37.46
6 Other comprehensive income						
Items that will not be reclassified to profit or loss						
Remeasurement gain on the defined benefit plan	0.30	0.31	0.04	0.91	0.11	1.22
Gains / (Losses) on remeasuring FVTOCI financial assets (refer note 3)	(0.00)	2,368.52	360.15	2,368.95	(21,330.86)	(35,265.24)
Tax on above	(0.07)	(541.99)	(80.16)	(542.24)	4,747.37	7,724.33
7 Total comprehensive income / (loss) for the period / year end	143.49	1,943.84	365.92	2,178.77	(16,449.54)	(27,502.23)
8 Paid-up equity share capital (Face Value Rs. 2 per share)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
9 Other Equity						80,352.86
10 Earnings per share (Basic and Diluted) (Rs.)	0.09*	0.08*	0.06*	0.23*	0.09*	0.02
* (Not annualised)						

Notes :

- The above unaudited standalone financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 11 February 2022. The unaudited standalone financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The statutory auditors of the Company have expressed an unqualified opinion on the limited review of standalone financial results for the quarter and nine months ended 31 December 2021. The unaudited review report has been filed with the stock exchange and is available on the Company's and stock exchanges websites (www.prozoneintu.com), BSE (www.bseindia.com) and NSE (www.nseindia.com)
- Significant change in "Gains / (loss) on remeasuring FVTOCI" represent remeasurement of fair valuation of investments in subsidiaries and Joint venture on account of change in fair value of properties due to adjustments of future cash flows on account of impact of Covid 19 and determined based on valuation report of independent valuer.
- The Company's operations were impacted by the Covid 19 pandemic. 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, impact on revenues and costs to complete ongoing projects. Based on current indicators of future economic conditions, the Company has sufficient liquidity and expects to fully recover the carrying amount of its assets.

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 standalone financial results. The Company will continue to monitor any material changes to future economic conditions.
- Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act, 2013.
- The Company is mainly engaged in the business of designing, developing, owning and operating of Shopping Malls, Commercial and Residential Premises through its various subsidiaries and step down subsidiaries and also providing management related consultancy services to its subsidiaries and step down subsidiaries. There is no other reportable segment in terms of Ind AS 108 on 'Operating Segments'.

For and on behalf of the Board

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Date : 11 February 2022
Place : Mumbai

B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,
Nesco IT Park 4, Nesco Center,
Western Express Highway, Goregaon (East),
Mumbai - 400 063, India

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Limited Review Report on unaudited consolidated financial results of Prozone Intu Properties Limited for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Prozone Intu Properties Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Prozone Intu Properties Limited (“the Parent”), and its subsidiaries (the Parent and its subsidiaries together referred to as “the Group”) and its share of the net profit after tax and total comprehensive income / (loss) of its joint venture for the quarter ended 31 December 2021 and year-to-date results for the period from 1 April 2021 to 31 December 2021 (“the Statement”), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“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 “Interim Financial Reporting” (“Ind AS 34”), 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. 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 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:

Name of the Entity	Relationship
Alliance Mall Developers Co Private Limited	Subsidiary
Empire Mall Private Limited	Subsidiary
Hagwood Commercial Developers Private Limited	Subsidiary
Prozone Intu Developers Private Limited (formerly known as Jaipur Festival City Private Limited)	Subsidiary
Kruti Multitrade Private Limited	Subsidiary
Prozone Liberty International Limited, Singapore	Subsidiary

Registered Office:

Omni Infrastructure Private Limited	Subsidiary
Prozone Developers and Realtors Private Limited	Subsidiary
Calendula Commerce Private Limited	Joint venture

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 the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to note 3 to the unaudited consolidated financial results in respect of Hagwood Commercial Developers Private Limited ('Hagwood'), subsidiary of Holding Company ("subsidiary company"), which currently is contesting the cancellation order issued by Airport Authority of India, Nagpur ('AAIN') and revalidation of the original No Objection Certificate ('NOC') issued by AAIN for permission of maximum permissible height of the residential building at its project in Nagpur. Further, the Appellate Committee of Ministry of Civil Aviation has rejected the appeal of the subsidiary company and instructed the Airport operator to initiate action as per Aircraft (Demolition of Obstructions caused by buildings and tree, etc.) Rule 1994. The subsidiary company had obtained a stay on the demolition order from the Honorable High Court of Bombay (Nagpur Bench). However the application was withdrawn by subsidiary company on 22 June 2021 in light of a recent Order passed by Airport Authority of India in a similar case where the Appellate Committee has permitted to increase the height for construction of towers in another project in Kerala for another company. Since the facts and circumstances of the said case are similar to that of subsidiary company, it has now decided to approach the AAIN regarding reconsideration of their decision with respect to the permissible height of the constructions in view of fresh aeronautical study and the High Court has also permitted the withdrawal of application with liberty to file fresh application. Considering the aeronautical survey report, obstacle limitation study report and the legal opinion obtained by the subsidiary company, no adjustments have been made, in respect of any write down in the carrying value of inventories aggregating to Rs 29,377.09 lakhs, provision towards expected demolition cost, and interest payable to customers on cancellation of bookings, in these unaudited consolidated financial results as at 31 December 2021.

Our conclusion is not modified in respect of this matter.

7. We did not review the interim financial results of four Subsidiaries included in the Statement, whose interim financial results reflects total revenues of Rs. 378.13 lakhs and Rs. 1,568.91 lakhs, total net (loss) / profit after tax of Rs. (9.50) lakhs and Rs. 92.04 lakhs and total comprehensive (loss) / income of Rs. (9.50) lakhs and Rs 92.04 lakhs, for the quarter ended 31 December 2021 and for the period from 1 April 2021 to 31 December 2021 respectively, as considered in the unaudited consolidated financial results. The unaudited consolidated financial results also include the Group's share of net profit after tax of Rs. 0.12 lakhs and Rs. 1.73 lakhs and total comprehensive income / (loss) of Rs. 0.12 lakhs and Rs. (11.39) lakhs, for the quarter ended 31 December 2021 and for the period from 1 April 2021 to 31 December 2021 respectively as considered in the Statement, in respect of one joint venture, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Parent's management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

B S R & Co. LLP

Our conclusion is not modified in respect of this matter.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No.:101248W/W-100022

Mumbai
11 February 2022

Mansi Pardiwalla
Partner
Membership No.: 108511
UDIN:22108511ABIBZK5754

PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Andheri West, Mumbai- 400 053

Statement of Consolidated unaudited Financial Results for the quarter and nine months ended 31 December 2021

(Rs. in lakhs)

Particulars	Quarter Ended			Nine months ended		Year Ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income						
(a) Revenue from operations						
Revenue from real estate projects	456.78	1,190.78	-	1,647.56	-	-
Lease rental and related income	2,191.97	1,838.66	1,455.90	4,741.20	1,793.48	4,486.36
	2,648.75	3,029.44	1,455.90	6,388.76	1,793.48	4,486.36
(b) Other income	403.86	463.67	316.45	1,532.04	1,017.93	1,370.59
Total income	3,052.61	3,493.11	1,772.35	7,920.80	2,811.41	5,856.95
2 Expenses						
(a) Cost of material consumed	1,897.08	665.72	474.23	2,849.10	1,174.69	2,065.71
(b) Change in inventories of finished goods and construction work in progress	(1,549.82)	274.38	(474.23)	(1,561.74)	(1,174.69)	(2,065.71)
(c) Employee benefits expense	118.17	102.17	91.50	317.23	243.65	340.27
(d) Finance costs	1,006.17	995.43	1,259.68	3,021.59	3,451.12	4,483.81
(e) Depreciation and amortisation expenses	669.42	668.98	750.70	1,998.29	2,247.49	3,022.18
(f) Other expenses	882.31	767.48	655.36	2,265.82	1,340.13	2,235.33
Total expenses	3,023.33	3,474.16	2,757.24	8,890.29	7,282.39	10,081.59
3 Profit / (loss) from ordinary activities before tax before share of profit of joint ventures	29.28	18.95	(984.89)	(969.49)	(4,470.98)	(4,224.64)
4 Share of profit of joint ventures (net of tax)	0.12	1.18	(1.84)	1.73	3.15	3.32
5 Profit / (loss) before tax for the period / year	29.40	20.13	(986.73)	(967.76)	(4,467.83)	(4,221.32)
6 Tax expense						
Current Tax	43.09	70.59	25.59	128.87	61.27	93.43
Deferred Tax (credit)	(8.00)	(333.76)	(4.85)	(440.19)	(6.33)	(20.23)
Tax of earlier years	(4.89)	-	(22.87)	(4.89)	(22.87)	(122.83)
7 Net profit / (loss) for the period / year	(0.80)	283.30	(984.60)	(651.55)	(4,499.90)	(4,171.69)
8 Other comprehensive income						
Items that will not be reclassified to profit or loss						
Remeasurement gain of the defined benefit plan	1.28	1.28	(1.28)	3.84	(0.63)	5.12
(Loss) / profit on remeasuring FVTOCI financial assets	-	1,087.65	363.24	1,087.22	(426.49)	23.20
Tax on above	(0.32)	(249.18)	(82.74)	(249.72)	97.76	(6.60)
9 Total comprehensive income / (loss) for the period / year	0.16	1,123.05	(705.38)	189.79	(4,829.26)	(4,149.97)
Net income/ (loss) attributable to						
- Owners	(132.35)	115.47	(663.69)	(515.00)	(2,683.52)	(2,769.59)
- Non Controlling Interest	131.55	167.83	(320.91)	(136.55)	(1,816.38)	(1,402.10)
Total comprehensive (loss) / income attributable to						
- Owners	(131.48)	884.10	(383.35)	254.22	(2,363.11)	(1,489.03)
- Non Controlling Interest	131.64	238.95	(322.03)	(64.43)	(2,466.15)	(2,660.94)
10 Paid-up equity share capital (face value per share of Rs. 2/-)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
11 Other Equity	-	-	-	-	-	45,013.21
12 Earnings per share (Basic and Diluted) (Rs.)	(0.09) *	0.08 *	(0.43) *	(0.34)	(1.76)	(1.81)
* (Not annualised)						

PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Andheri West, Mumbai- 400 053

Notes

- 1 The above unaudited consolidated financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 11 February 2022. The unaudited consolidated financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The Group's operations were impacted by the Covid 19 pandemic. In preparation of these unaudited consolidated financial 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, impact on revenues and costs to complete ongoing projects. Based on current indicators of future economic conditions, the Group has sufficient liquidity and expects to fully recover the carrying amount of its assets.
- Considering the present nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these unaudited consolidated financial results. The Group will continue to monitor any material changes to future economic conditions.
- 3 Airport Authority of India, Nagpur ('AAIN') had arbitrarily cancelled maximum permissible height No Objection certificate ('NOC') issued to the company for its residential project in Nagpur in August 2017. The company had followed due process as per rules and regulations and obtained the NOC in February 2012. The Company is contesting the case against AAIN for cancellation order issued by AAIN and revalidation of the NOC. Further, the Appellate Committee of Ministry of Civil Aviation, without due consideration of complete facts had rejected the appeal of the company in this matter and instructed the Airport operator, Mihan India Private Limited to initiate action as per Aircraft (Demolition of Obstructions caused by buildings and tree, etc.) Rules, 1994. The company conducted an independent aeronautical study through ex-AAI official and VHF Omni directional Radio Range (VOR) (an aircraft navigation system) analysis and assessment study from a reputed aviation consultant, the reports of which cleared the buildings from being a major obstacle to the flight path. Information received by the company through the RTI from MIHAN & AAI also suggests that there is no complaints from the pilots / airlines with respect to the four towers of the company creating any obstruction to safe flight operations. The company had filed a writ petition in the Honourable High Court of Bombay (Nagpur Bench) for revocation of demolition order of Appellate Committee and restoration of the aviation NOC. Based on the interim order, the Honourable High Court of Bombay (Nagpur Bench) had stayed the demolition order and further proceedings were in progress. However the application is withdrawn on 22 June 2021 in light of the recent Order passed by Airport Authority of India dated 13.04.2021 passed in Case MM 268 of 2014 and has permitted to increase the height for construction of towers from existing 49.26 meters to 57.00 metres based on the study carried out in pursuance of the directions given by High Court of Kerala in its Judgment dated 22.09.2019. The Court has allowed the company to withdraw the petition with liberty to file again if need arises. Since the facts and circumstances of the said case are similar to that of the company, the company has approached the competent Airport Authorities i.e. the Appellate Committee at New Delhi on 04th Oct 21 requesting them to conduct aeronautical study and DVOR simulation study in order to seek a resolution outside Court to determine the permissible top elevation in respect of four towers in accordance to the rules prescribed in section 6.3.1.5 of Circular 5 of 2020 "Aeronautical Study Guidelines". The company has sent reminders to the authorities in Dec 21 and Jan 2022. The decision/ reply of the Appellate Committee is awaited in this regard. Based on independent aeronautical survey report obtained by the company, the obstacle limitation study report conducted by AAIN, legal opinion obtained by the company and merits of the case, management believes the chances of revalidation of NOC are high and accordingly, no adjustments have been made, in respect of any write down in the carrying value of inventories aggregating to Rs 29,377.09 lakhs, and provision towards expected demolition cost and interest payable to customers on cancellation of bookings, in the unaudited financial results as at 31 December 2021.
- 4 A subsidiary company had provided the facility amount of Rs. 4,000 lakhs (Rs. 7,518.02 lakhs including interest) for various real estate projects with fixed and variable returns to a party as per the term sheets. The Subsidiary company had filed petition in the Hon'ble High Court at Bombay, seeking performance of contract. During the quarter, the said litigation was settled and consent terms has been filed with the Hon'ble High court on 26 November 2021. Based on this, management of the Company expects to recover the entire outstanding along with the interest by 31 December 2022.
- 5 The Consolidated Financial Results have been prepared in accordance with Ind AS 110 on Consolidated Financial Statements and Ind AS 28 on Investments in Associates and Joint Ventures.
- 6 The Group has opted to furnish consolidated results, pursuant to option made available as per Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulation, 2015. The consolidated financial results are available on the Company's website (www.prozoneintu.com), BSE (www.bseindia.com) and NSE (www.nseindia.com).
- 7 The statutory auditors of the Parent Company have expressed an unqualified opinion on the unaudited consolidated financial results for the quarter and nine months ended 31 December 2021.
- 8 Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act , 2013.

9 Standalone information:

Particulars	(Rs. in lakhs)					
	Quarter Ended			Nine months ended		Year Ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income from Operations	237.50	220.58	212.80	703.17	468.22	749.63
Profit from ordinary activities before tax	191.09	165.67	122.56	472.21	194.15	313.16
Net Profit for the period / year end	143.26	117.00	85.89	351.15	133.84	37.46
Total comprehensive income / (loss) for the period / year end	143.49	1,943.84	365.92	2,178.77	(16,449.54)	(27,502.23)
Earnings per share (Rs.) (Basic / Diluted)	0.09*	0.08*	0.06*	0.23*	0.09*	0.02

* (Not annualised)

PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Andheri West, Mumbai- 400 053

10 Segment information :

(Rs. in lakhs)

Particulars	Quarter Ended			Nine months ended		Year Ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Segment Revenue						
a. Leasing	2,191.97	1,838.66	1,455.90	4,741.20	1,793.48	4,486.36
b. Outright Sales	456.78	1,190.78	-	1,647.56	-	-
Total	2,648.75	3,029.44	1,455.90	6,388.76	1,793.48	4,486.36
2 Segment Results						
Profit before tax and interest for each segment						
a. Leasing	836.67	634.69	191.40	1,195.85	(1,410.58)	(2.46)
b. Outright Sales	(65.12)	21.82	(158.42)	(153.04)	(407.26)	(610.63)
Total	771.55	656.51	32.98	1,042.81	(1,817.84)	(613.09)
Less: i) Interest	1,006.17	995.43	1,259.68	3,021.59	3,451.12	4,483.81
ii) Un-allocable (income) (net)	(263.90)	(357.87)	(241.82)	(1,009.28)	(797.97)	(872.26)
Profit / (Loss) from ordinary activities before tax before share of profit / (loss) of joint ventures	29.28	18.95	(984.89)	(969.49)	(4,470.99)	(4,224.64)
Add: Share of profit / (loss) of joint ventures (net)	0.12	1.18	(1.84)	1.73	3.15	3.32
Profit / (Loss) before tax	29.40	20.13	(986.72)	(967.77)	(4,467.84)	(4,221.32)
Less: Tax Expenses	30.20	(263.17)	(2.13)	(316.21)	32.07	(49.63)
Net (loss) / profit	(0.80)	283.30	(984.59)	(651.56)	(4,499.91)	(4,171.69)
3 Capital Employed						
<u>Segment Assets</u>						
a. Leasing	61,195.66	63,590.60	62,566.19	61,195.66	62,566.19	62,776.78
b. Outright Sales	55,952.82	50,880.99	47,823.18	55,952.82	47,823.18	49,823.94
c. Unallocated	46,468.98	49,200.97	49,455.17	46,468.98	49,455.17	49,751.63
Total	1,63,617.46	1,63,672.56	1,59,844.54	1,63,617.46	1,59,844.54	1,62,352.35
<u>Segment Liabilities</u>						
a. Leasing	41,468.51	41,386.25	41,456.91	41,468.51	41,456.91	41,085.67
b. Outright Sales	35,681.91	34,897.92	32,044.43	35,681.91	32,044.43	34,410.90
c. Unallocated	8,274.69	9,196.20	9,019.90	8,274.69	9,019.90	8,853.19
Total	85,425.11	85,480.37	82,521.24	85,425.11	82,521.24	84,349.76
(Segment Assets - Segment Liabilities)						
a. Leasing	19,727.15	22,204.35	21,109.28	19,727.15	21,109.28	21,691.11
b. Outright Sales	20,270.91	15,983.07	15,778.75	20,270.91	15,778.75	15,413.04
Unallocated Capital Employed	38,194.29	40,004.77	40,435.27	38,194.29	40,435.27	40,898.44
Total	78,192.35	78,192.19	77,323.30	78,192.35	77,323.30	78,002.59

For and on behalf of the Board

Nikhil Chaturvedi
Managing Director
 DIN : 00004983

Date : 11 February 2022
Place : Mumbai