

Date: February 07, 2022

Corporate Relations Department
BSE Limited,
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001.

The Market Operations Department
National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Dear Madam/ Sir,

Ref: Peninsula Land Limited (Company Code: 503031, NSE: PENINLAND)

Sub: Outcome of the Board Meeting dated February 07, 2022.

Pursuant to Regulations 30, 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors of the Company at their meeting held on February 07, 2022, has *inter-alia* approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and period ended December 31, 2021. Please find enclosed:

1. Copy of the said Unaudited Standalone and Consolidated Financial Results along with the Limited Review Report dated February 07, 2022 of the Statutory Auditors of the Company, S R B C & Co. LLP, is enclosed herewith;
2. Information as required under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In furtherance to the intimation filed by the Company dated December 31, 2021; the trading window for trading in securities of the Company by insiders closed on January 01, 2022 will open on February 10, 2022.

The Board Meeting commenced at 03.00 p.m. and was concluded at 8:55p.m.

Please take the above on record.

Thanking You,
Yours Sincerely,
For Peninsula Land Limited



Sonal A. Rathod
Company Secretary & Compliance Officer

Encl.: as above

PENINSULA LAND LIMITED
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Peninsula Corporate Park,
Ganpatrao Kadam Marg,
Lower Parel (w), Mumbai – 400 013

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CIN : L17120MH1871PLC000005

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Peninsula Land Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Peninsula Land Limited (the "Company") for the quarter ended December 31, 2021 and year to date from April 01, 2021 to December 31, 2021 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. 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 the 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. **Material Uncertainty Related to Going Concern**

We draw attention to Note 3 of the standalone Ind AS financial results indicating significant uncertainties on the Company's ability to meet its debt obligations. The appropriateness of going concern assumption is dependent upon Company's ability to raise funds through restructuring of the existing loans terms, monetization of its non-core assets, collections from sale of inventory, mobilization of additional funds and other strategic initiatives to meet its obligations. These conditions indicate that a material uncertainty exists that may cast significant

doubt on the Company's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

6. **Emphasis of Matter**

We draw attention to Note 4 in the Standalone Ind AS financial results for the quarter and period ended December 31, 2021 which describes the management's evaluation of COVID-19 impact on future business operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at 31st December 2021. In view of the uncertain economic conditions, the management's evaluation of impact on the subsequent period is highly dependent upon conditions as they evolve. Our conclusion is not modified in respect of this matter.

For S R B C & C O L L P
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

FIROZ ANIS PRADHAN
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per Firoz Pradhan
Partner
Membership No. 109360

UDIN: 22109360AAQLNK4645

Place: Mumbai
Date: February 07, 2022

Statement of Unaudited Standalone financial results for the quarter and nine months ended 31st December 2021							
(Rs. in Lakhs, except per share data)							
Standalone							
Sr No.	Particulars	Quarter ended			Nine months ended		Year ended
		Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	2,251	6,818	2,289	11,098	4,316	6,307
2	Other Income	155	320	384	762	2,985	4,212
3	Total Income (1+2)	2,406	7,138	2,673	11,860	7,281	10,519
	Expenses:						
	a) Realty cost incurred	3,000	3,567	1,608	8,351	3,474	6,486
	b) Changes in Realty Inventories	(3,000)	1,666	689	(2,168)	(802)	807
	c) Cost of Realty Sales (a+b) (Refer note no. 5)	-	5,233	2,297	6,183	2,672	7,293
	d) Employees Benefits Expense	373	160	390	880	1,236	1,434
	e) Finance Cost	2,000	1,764	1,714	5,506	8,982	10,638
	f) Depreciation and amortisation	63	54	56	170	127	182
	g) Other Expenses	449	359	441	1,185	1,024	1,847
4	Total Expenses (c+d+e+f+g)	2,885	7,570	4,898	13,924	14,041	21,394
5	Loss before Exceptional Items and Tax (3 - 4)	(479)	(432)	(2,225)	(2,064)	(6,760)	(10,875)
6	Exceptional Items(net) (Refer note no.6)	(301)	(6,275)	(1,518)	(5,925)	(951)	2,929
7	Loss before Tax (5-6)	(780)	(6,707)	(3,743)	(7,989)	(7,711)	(7,946)
	Tax Expense						
	Current Tax	-	-	-	-	-	-
	Adjustment of tax relating to earlier period / year	-	-	-	-	-	125
	Deferred Tax	-	-	-	-	-	-
8	Total Tax Expense	-	-	-	-	-	125
9	Loss After Tax (7 - 8)	(780)	(6,707)	(3,743)	(7,989)	(7,711)	(8,071)
10	Other Comprehensive Income						
	i) Items that will not be reclassified to profit or loss	13	13	23	39	69	51
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-	-
11	Total Other Comprehensive Income	13	13	23	39	69	51
	Total Comprehensive Income for the period (9+10)	(767)	(6,694)	(3,720)	(7,950)	(7,642)	(8,020)
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each) Not annualised except year end						
	Basic	(0.28)	(2.40)	(1.34)	(2.86)	(2.76)	(2.89)
	Diluted	(0.28)	(2.40)	(1.34)	(2.86)	(2.76)	(2.89)
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	5,590	5,590	5,590	5,590	5,590	5,590
14	Other Equity						(2,894)


PENINSULA LAND LIMITED

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 CIN No.: L17120MH1871PLC00005

Statement of Unaudited Standalone financial results for the quarter and nine months ended December 31, 2021

Notes:

- The financial results for the quarter and nine months ended December 31, 2021 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on February 7, 2022 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.
- The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Company has debt servicing obligations (excluding collection linked repayments) aggregating Rs. 77,800 lacs within the next twelve months. The Company has also incurred net cash losses for more than 3 years due to sluggish demand in the real estate sector. During the previous year and current period, there were certain delays/default in repayment of borrowing and interest to banks. The appropriateness of going concern assumption is dependent upon Company's ability to raise funds. These events/conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The management is addressing these concerns and is confident that they will be able to arrange sufficient liquidity by restructuring of the existing loans terms, monetization of non-core assets, collections from sale of inventory, mobilisation of additional funds and other strategic initiatives. Accordingly, the financial results are prepared on a going concern basis.
- Consequent to COVID-19, the Government of India declared lockdown on March 23, 2020 resulting in Company suspending its operations in ongoing projects during the lockdown period. From June, 2020 onwards, the Company has resumed construction activity on all its ongoing projects. The Company has performed comprehensive assessment of the possible impact of the ongoing COVID-19 pandemic on their operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at December 31, 2021. The Company, as at the date of approval of these financial results, has used internal and external source of information to assess the expected future performance of the Company. The Company has performed sensitivity analysis on the assumption used and based on the current estimates, the Company expects that carrying amounts of these assets are fully recoverable.
- As detailed below Changes in Realty costs include write down of real estate inventory to net realisable value, in view of lower sales realisations due to sluggish market conditions and cost escalations:

Changes in Realty Inventories	Quarter ended			Nine months ended		Year ended
	Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
Write down of inventory to net realisable value	-	-	1,330	24	1,433	5,334

6 Exceptional items :

Exceptional items comprise	Quarter Ended			Nine months ended		Year ended
	Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
Impairment of investments in subsidiaries and associates	-	-	-	-	(490)	(491)
Provision for financial guarantee obligation	-	5,512	800	5,512	800	1,200
Impairment of investments in other entities	-	-	-	(380)	-	328
Impairment of loans to subsidiaries, joint ventures and associates	301	763	209	793	132	133
Loan to subsidiary written off	-	-	509	-	509	509
Profit on Sale of property plant and equipments-Immovable Property	-	-	-	-	-	(4,608)
Total	301	6,275	1,518	5,925	951	(2,929)

- The Company is primarily engaged only in the business of real estate development. As the Company operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.

For and on behalf of the Board of Directors

RAJEEV
ASHOK
PIRAMAL

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Rajeev A. Piramal
Executive Vice Chairman & Managing Director



Mumbai : February 7, 2022

PENINSULA LAND LIMITED

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Peninsula Land Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Peninsula Land Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures for the quarter ended December 31, 2021 and year to date from April 01, 2021 to December 31, 2021 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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 entities as mentioned in Annexure 1 of this report.
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 8 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Material Uncertainty Related to Going Concern

We draw attention to Note 3 in the consolidated Ind AS financial results indicating significant uncertainties on the Group's ability to meet its debt obligations. The appropriateness of going concern assumption is dependent upon Group's ability to raise funds through restructuring of the existing loans terms, monetization of its non-core assets, collections from sale of inventory, mobilization of additional funds and other strategic initiatives to meet its obligations. These conditions indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

7. Emphasis of Matter

We draw attention to Note 4 in the consolidated Ind AS financial results for the quarter and period ended December 31, 2021 which describes the management's evaluation of COVID-19 impact on future business operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at 31st December 2021. In view of the uncertain economic conditions, the management's evaluation of impact on the subsequent period is highly dependent upon conditions as they evolve. Our conclusion is not modified in respect of this matter.

8. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

- 8 subsidiaries (including 5 step down subsidiaries), whose unaudited interim financial results and other financial information include total revenues of Rs. 4,542.67 lakhs and Rs. 5,031.77 lakhs, total net loss after tax of Rs. 41.63 lakhs and Rs. 6,432.87 lakhs, total comprehensive loss of Rs. 41.63 lakhs and Rs. 6,432.87 lakhs, for the quarter ended December 31, 2021 and the period ended on that date respectively, as considered in the Statement which have been reviewed by their respective independent auditors.
- 3 joint ventures, whose unaudited interim financial results include Group's share of net loss of Rs. 16.85 lakhs and Rs.94.51 lakhs and Group's share of total comprehensive loss of Rs. 16.97 lakhs and Rs. 94.87 lakhs for the quarter ended December 31, 2021 and for the period from April 01, 2021 to December 31, 2021 respectively, as considered in the Statement whose interim financial results and other financial information have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial results and other financial information of these entities 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 in respect of these subsidiaries and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

9. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:

- 14 subsidiaries (including 10 step down subsidiaries), whose interim financial results and other financial information reflect total revenues of Rs. Nil lakhs and Rs. 11.34 lakhs, total net profit after tax of Rs. (0.41) lakhs and Rs. 4.22 lakhs, total comprehensive income of Rs. (0.41) lakhs and Rs.4.22 lakhs, for the quarter ended December 31, 2021 and the period ended on that date respectively.

S R B C & COLLP

Chartered Accountants

Peninsula Land Limited

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- 1 associate and 3 joint ventures, whose interim financial results and other financial information includes the Group's share of net loss of Rs. 0.10 lakhs and Rs. 0.58 lakhs and Group's share of total comprehensive loss of Rs. 0.10 lakhs and Rs. 0.58 lakhs for the quarter ended December 31, 2021 and for the period ended on that date respectively.

The unaudited interim financial results and other unaudited financial information of these subsidiaries, joint ventures and associate have not been reviewed by their auditors and 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 these subsidiaries, joint ventures and associate, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

10. Our conclusion on the Statement in respect of matters stated in para 8 and 9 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

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per Firoz Pradhan

Partner

Membership No.:109360

UDIN: 22109360AAQJJ2185

Place: Mumbai

Date: February 07, 2022

S R B C & COLLP

Chartered Accountants

Peninsula Land Limited

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Annexure 1 to the Report

Holding Company:

Peninsula Land Limited

Subsidiaries:

1. Peninsula Holdings and Investments Private Limited
2. Peninsula Mega Properties Private Limited
3. Peninsula Crossroads Private Limited
4. Pavurotti Real Estate Development Private Limited
5. Peninsula Mega Township Developers Private Limited
6. Midland Township Private Limited
7. Rockfirst Real Estate Limited

Step Down Subsidiaries:

1. Truwin Realty Limited
2. Goodhome Realty Limited
3. R R Mega City Builders Limited
4. Inox Mercantile Company Private Limited
5. Peninsula Facility Management Services Limited
6. Peninsula Investment Management Company Limited
7. Peninsula Pharma Research Centre Private Limited
8. Peninsula Trustee Limited
9. Planetview Mercantile Company Private Limited
10. Takenow Property Developers Private Limited
11. Peninsula Integrated Land Developers Private Limited
12. Peninsula Mega City Development Private Limited
13. Sketch Real Estate Private Limited
14. Eastgate Real Estate Developers LLP
15. Westgate Real Estate Developers LLP
16. Topvalue Real Estate Development Private Limited

Joint Venture:

1. Bridgeview Real Estate Development LLP
2. Hem Infrastructure and Development Private Limited
3. Penbrook Capital Advisors Private Limited
4. Peninsula Brookfield Trustee Private Limited
5. Peninsula Brookfield Investment Managers LLP
6. Hem-Bhattad (AOP)

Associate:

1. RA Realty Ventures LLP

Statement of Unaudited Consolidated financial results for the quarter and nine months ended 31st December 2021							
(Rs. In Lakhs, except per share data)							
Sr No.	Particulars	Consolidated					
		Quarter ended			Nine months ended		Year ended
		Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	11,444	16,834	6,403	33,820	14,981	26,378
2	Other Income	317	463	158	1,048	422	1,119
3	Total Income (1+2)	11,761	17,297	6,561	34,868	15,403	27,497
	Expenses:						
	a) Realty cost incurred	2,985	2,935	1,816	7,708	7,587	10,596
	b) Changes in Realty Inventories	4,674	10,317	5,083	17,093	5,071	14,911
	c) Cost of Realty Sales (a+b) (Refer note no. 5)	7,659	13,252	6,699	24,801	12,658	25,507
	d) Employees Benefits Expense	374	160	389	882	1,242	1,443
	e) Finance Cost	2,349	2,294	2,701	7,055	10,037	12,544
	f) Depreciation and amortisation	67	59	68	184	173	233
	g) Other Expenses	553	697	563	1,841	1,413	2,951
4	Total Expenses (c+d+e+f+g)	11,002	16,482	10,420	34,763	25,523	42,678
5	Profit / (Loss) before Exceptional Items and Tax (3 - 4)	759	835	(3,859)	105	(10,120)	(15,181)
6	Exceptional Items (net) (Refer note no.6)	(342)	(5,508)	707	(5,470)	4,955	10,866
7	Profit / (Loss) before Tax (5+6)	417	(4,673)	(3,152)	(5,365)	(5,165)	(4,295)
	Tax Expense :						
	Current Tax	169	113	5	290	18	5
	Adjustment of tax relating to earlier period / year	-	(3)	-	3	-	253
	Deferred Tax	(108)	33	(61)	(89)	(415)	(1,440)
8	Total Tax Expense	61	143	(56)	204	(387)	(1,182)
9	Profit / (Loss) After Tax (7 - 8)	356	(4,816)	(3,096)	(5,569)	(4,768)	(3,113)
10	Share of Profit / (Loss) of Associates and Joint Ventures	(23)	(62)	(20)	(126)	(86)	(123)
11	Share of Non Controlling Interest	(18)	(18)	(74)	(68)	(189)	(157)
12	Profit / (Loss) for the Period (9 +10 -11)	351	(4,860)	(3,042)	(5,627)	(4,665)	(3,084)
13	Other Comprehensive Income						
	i) Items that will not be reclassified to profit or loss	13	13	24	39	68	51
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-	-
14	Total Other Comprehensive Income	13	13	24	39	68	51
	Total Comprehensive Income for the period (9+10+14)	346	(4,865)	(3,092)	(5,588)	(4,786)	(3,190)
	Profits / (Losses) attributable to :						
	a) Owners of the Company	351	(4,860)	(3,042)	(5,627)	(4,665)	(3,084)
	b) Non-Controlling Interest	(18)	(18)	(74)	(68)	(189)	(157)
15	Other Comprehensive Income attributable to :						
	a) Owners of the Company	13	13	24	39	68	51
	b) Non-Controlling interest	-	-	-	-	-	-
16	Total Comprehensive Income attributable to :						
	a) Owners of the Company	364	(4,847)	(3,018)	(5,588)	(4,597)	(3,033)
	b) Non-Controlling interest	(18)	(18)	(74)	(68)	(189)	(157)
17	Earnings per Equity Share (EPS) (Face value of Rs.2 each)						
	Not annualised except year end						
	Basic	0.12	(1.74)	(1.09)	(2.02)	(1.67)	(1.10)
	Diluted	0.12	(1.74)	(1.09)	(2.02)	(1.67)	(1.10)
18	Paid up Equity Share Capital (Face value per share of Rs.2 each)	5,590	5,590	5,590	5,590	5,590	5,590
19	Other Equity						(5,122)


PENINSULA LAND LIMITED

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 CIN No.: L17120MH1871PLC00005

Statement of Unaudited Consolidated financial results for the quarter and nine months ended December 31, 2021

Notes:

- The financial results for the quarter and nine months ended December 31, 2021 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on February 7, 2022 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.
- The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Group has debt servicing obligations (excluding collection linked repayments) aggregating Rs.86,100 lacs within the next twelve months. The Group has also incurred net cash losses for more than 3 years due to sluggish demand in the real estate sector. During the previous year and current period, there were certain delays/defaults in repayment of loans and interest to banks. The appropriateness of going concern assumption is dependent upon Group's ability to raise funds. These events/conditions indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern. The management is addressing these concerns and is confident that they will be able to arrange sufficient liquidity by restructuring of the existing loans terms, monetization of non-core assets, collections from sale of inventory, mobilisation of additional funds and other strategic initiatives. Accordingly, the financial results are prepared on a going concern basis.
- Consequent to COVID-19, the Government of India declared lockdown on March 23, 2020 resulting in Group suspending its operations in ongoing projects during the lockdown period. From June, 2020 onwards, the Group has resumed construction activity on all its ongoing projects. The Group has performed comprehensive assessment of the possible impact of the ongoing COVID-19 pandemic on their operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at December 31, 2021. The Group, as at the date of approval of these financial results, has used internal and external source of information to assess the expected future performance of the Group. The Group has performed sensitivity analysis on the assumption used and based on the current estimates, the Group expects that carrying amounts of these assets are fully recoverable.
- As detailed below Changes in Realty costs include write down of real estate inventory to net realisable value, in view of lower sales realisations due to sluggish market conditions and cost escalations:

Changes in Realty Inventories	Quarter ended			Nine months ended		Year ended
	Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
Write down of inventory to net realisable value	-	-	2,122	24	2,262	6,169

6 Exceptional Items :

Exceptional Items comprise	Quarter Ended			Nine months ended		Year Ended
	Dec-21	Sep-21	Dec-20	Dec-21	Dec-20	Mar-21
Impairment of investments in other entities	-	-	550	(380)	550	328
Impairment of loans to other entities	-	(4)	-	(4)	-	(1,101)
Loss on sale of equity shares other entities	342	-	-	342	-	-
Profit on Sale of property plant and equipments-Immovable Property	-	-	-	-	-	(4,808)
Provision for contractual obligation	-	5,512	-	5,512	-	-
Gain on disposal of investments in subsidiary	-	-	(1,257)	-	(5,505)	(5,505)
Total	342	5,508	(707)	5,470	(4,955)	(10,886)

- The Group is primarily engaged only in the business of real estate development. As the Group operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.

Mumbai : February 7, 2022



For and on behalf of the Board of Directors

**RAJEEV
ASHOK
PIRAMAL**

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Digitally signed by Rajeev Ashok Piramal, DN: cn=Rajeev Ashok Piramal, o=Peninsula Land Limited, ou=Peninsula Land Limited, email=rajeev.piramal@peninsula.co.in, c=IN

PENINSULA LAND LIMITED

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Email : info@peninsula.co.in
CIN No.: L17120MH1871PLC00005

7th January 2022

 Corporate Relations Department
 BSE Limited
 1st Floor, New Trading Wing
 Rotunda Building, P J Towers

Mumbai - 400 001

Dear Sirs

Sub : Disclosure under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, in respect of Non-Convertible debentures issued on Private placement basis

BSE Scrip Code : 503031

NSE Scrip Code :

PENINLAND

Disclosure as at Nine months ended on 31st December 2021

With reference to the above subject, we submit herewith the information and document as per provision of Uniform Listing agreement entered into with the Stock Exchanges where debt Securities of the company are listed and the Security Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, thereunder, for dissemination to the debenture holders as mentioned below:

Sr No	Particulars / Information relating to	Details
1	Credit rating and change in credit rating	ICRA D
2	Asset Cover available against Non-convertible Debentures	The debentures issued are not secured from the perspective of Companies Act 2013 and the rules framed thereunder
3	Debt - Equity Ratio	Standalone- (17.2) Consolidated- (15.05)
4(a)	Previous due date for payment of interest on Non-convertible Debentures	As per Annexure- I
4(b)	Previous due date for repayment of Non-convertible Debentures	As per Annexure- I
5(a)	Next due date for payment of interest on Non-convertible Debentures	As per Annexure- I
5(b)	Next due date for repayment of Non-convertible Debentures	As per Annexure- I
6	Outstanding redeemable preference shares (quantity and value)	Not Applicable
7	Debt Service Coverage Ratio	Standalone- (0.2) Consolidated- 0.06
8	Interest Service Coverage Ratio	Standalone- (0.45) Consolidated- 0.23
9	Debenture Redemption Reserve	Nil (In absence of Sufficient profits)
10	Networth	Standalone- Rs. (52.52) Crs Consolidated- Rs. (57.69) Crs
11	Net Profit /(Loss) after Tax	Standalone- (Rs. 79.87 Crs) Consolidated - (Rs. 56.27 Crs)
12	Earnings Per Share	Standalone- (Rs.2.86) Consolidated- (Rs.2.02)

We confirm that the information submitted as above is true and correct and the undersigned has the authority to submit the same to you and that we are aware the above information is expected to be place on the website of your stock exchange. This letter is submitted under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

* Amounts mentioned in brackets are negative figures

For Peninsula Land Limited


 Sonal Rathod
 Company Secretary

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