



The Ruby Mills Ltd.

2nd November, 2018

The General Manager Capital Market(Listing) National Stock Exchange of India Ltd. Exchange Plaza, BKC Bandra-Kurla Complex, Bandra (East), Mumbai-400 051 Symbol: RUBYMILLS	Dy. General Manager Marketing Operations (Listing) The BSE P. J. Towers, 25 th Floor, Dalal Street, Fort, Mumbai-400 001 Code: 503169
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Dear Sir(s),

Sub: Outcome of Board Meeting held on 2nd November, 2018.

Ref: BSE: Scrip Code: 503169, NSE: SYMBOL: RUBYMILLS

This is further to our letter dated 25th October, 2018 intimating the date of Board Meeting for consideration of unaudited financial results for the quarter and half year ended 30th September, 2018.

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), we would like to inform you that the Board of Directors in their meeting held today have considered and approved the Unaudited financial results for the quarter and half year ended 30th September, 2018 along with the limited review report of the auditors.

We attach herewith a copy of the approved unaudited financial results along with the limited review report of the auditors.

The Meeting of the Board of Directors of the Company commenced at 6.00 p.m. and concluded at 8.20 p.m.

We hope you will find it in order and request you to kindly take the same on your records.

Thanking you,

Yours faithfully,

For THE RUBY MILLS LIMITED

Naina Kanagat
Company Secretary and Compliance Officer

Mem. No. A46600

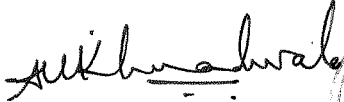
Encl.:- as above



Limited Review Report**To the Board of Directors of
Ruby Mills Limited**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **The Ruby Mills Limited** ("the Company") for the quarter and half year ended 30th September, 2018 ("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 read with Circular No CIR/CFD/FAC/62/2016 dated 5th July, 2016.
2. The Board of Directors of the Company are responsible for preparation of the Statement in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review 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 provide 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 Indian Accounting Standards ("Ind AS"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular No CIR/CFD/FAC/62/2016 dated 5th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For CNK & Associates LLP
Chartered Accountants
Firm Registration No. 101961W/W-100036


Himanshu Kishnadwala
Partner
Membership No.37391
Place: Mumbai
Date: 2nd November, 2018



UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER, 2018

(₹. in lakhs, except EPS)

Sr. No	PARTICULARS	FOR THE QUARTER ENDED			FOR THE HALF YEAR ENDED		FOR THE YEAR ENDED
		Un Audited	Un Audited	Un Audited	Un Audited	Un Audited	Audited
		30 th Sept 2018	30 th June 2018	30 th Sept 2017	30 th Sept 2018	30 th Sept 2017	31 st March 2018
I	Revenue from Operations	4,731.12	4,736.32	4,105.44	9,467.44	9,276.02	19,724.26
II	Other Income	174.63	466.20	165.07	640.83	401.05	1,073.37
III	Total Income (I+II)	4,905.75	5,202.52	4,270.51	10,108.27	9,677.07	20,797.63
IV	Expenses :						
	(a) Cost of Materials Consumed	1,364.76	1,199.68	1,111.57	2,564.44	2,385.99	4,559.27
	(b) Changes in Inventories of Finished Goods, Work-in-Progress and Stock-in-trade	(387.97)	99.56	(439.39)	(288.41)	(606.63)	(146.36)
	(c) Employee benefit expense	575.57	546.92	503.23	1,122.49	1,012.35	2,157.20
	(d) Finance costs	207.81	221.17	260.15	428.98	512.98	1,050.58
	(e) Depreciation and amortisation expense	336.17	336.74	337.13	672.91	680.39	1,547.43
	(f) Other Expenses	2,010.17	1,815.27	1,603.93	3,825.44	3,587.94	7,930.39
	Total Expenses	4,106.51	4,219.34	3,376.62	8,325.85	7,573.02	17,098.51
V	Profit before exceptional and extraordinary items and tax (III-IV)	799.24	983.18	893.89	1,782.42	2,104.05	3,699.12
VI	Exceptional Items						
VII	Profit before tax (V-VI)	799.24	983.18	893.89	1,782.42	2,104.05	3,699.12
VIII	Tax expense						
	(a) Current tax	306.00	228.00	294.37	534.00	694.37	1,236.57
	(b) Deferred Tax	(33.38)	(22.64)	(15.22)	(56.02)	(47.05)	(1,053.69)
	Total tax expenses	272.62	205.36	279.15	477.98	647.32	182.88
IX	Profit for the period (VII-VIII)	526.62	777.82	614.74	1,304.44	1,456.73	3,516.24
X	Other comprehensive income						
	A. Items that will not be reclassified subsequently to profit or loss						
	Remeasurement [gain/(loss)] of net defined benefit liability	11.66	12.54	0.16	24.20	10.39	48.98
	Income tax on above	(3.40)	(3.65)	7.14	(7.05)	3.60	(14.26)
	B. Items that will be reclassified subsequently to profit or loss						
	Other Comprehensive Income	8.26	8.89	7.30	17.15	13.99	34.72
XI	Total Comprehensive Income for the period (IX+X)	534.88	786.71	622.04	1,321.59	1,470.72	3,550.96
XII	Paid-up Equity Share Capital (Face Value of Share: ₹ 5/-each)	836	836	836	836	836	836
XIII	Earnings per Equity Share (of ₹ 5/- each) (not annualised)	3.15	4.65	3.68	7.80	8.71	21.03
	Basic and Diluted	3.15	4.65	3.68	7.80	8.71	21.03

Notes :

- The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors, in their respective meetings held on 2nd November, 2018 and subjected to Limited review by the statutory auditor.
- Finance Cost shown above is net off following:

Particular	FOR THE QUARTER ENDED			FOR HALF YEAR ENDED		FOR THE YEAR ENDED
	30 th Sept 2018	30 th June 2018	30 th Sept 2017	30 th Sept 2018	30 th Sept 2017	31 st March 2018
Interest Subsidy on TUFs Loans	-	-	7.23	-	22.28	22.48

- Post the applicability of GST with effect from 1st July 2017, sales are required to be disclosed net of GST. Accordingly, the Gross sales figures for the quarter and half year ended 30th September 2018 are not comparable with the previous periods presented in the results. For comparison purpose revenue excluding excise duty is given below:

Particular	FOR THE QUARTER ENDED			FOR HALF YEAR ENDED		FOR THE YEAR ENDED
	30 th Sept 2018	30 th June 2018	30 th Sept 2017	30 th Sept 2018	30 th Sept 2017	31 st March 2018
Revenue excluding excise duty	4,731.12	4,736.32	4,105.44	9,467.44	9,275.41	19,723.65

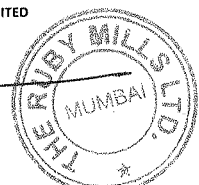
- Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after 1st April 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 did not have any significant impact on recognition and measurement of revenue and related items in the financial results of the Company.
- Result for the quarter and six month ended 30th September, 2018 are available on the Bombay Stock Exchange Limited website (URL: www.bseindia.com) and The National Stock Exchange of India Limited website (URL: www.nseindia.com) and on the company's website (URL: www.rubymills.com).
- Figures for previous year / period have been regrouped wherever necessary.

PLACE : Mumbai
DATED : 2nd November ,2018



For THE RUBY MILLS LIMITED

B. M. SHAH
MANAGING DIRECTOR



SEGMENTWISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER , 2018

SR. NO.	PARTICULARS	FOR THE QUARTER ENDED			FOR THE HALF YEAR ENDED		FOR THE YEAR ENDED
		Un Audited	Un Audited	Un Audited	Un Audited	Un Audited	Audited
		30 th Sept 2018	30 th June 2018	30 th Sept 2017	30 th Sept 2018	30 th Sept 2017	31 st March 2018
1	Segment Revenue						
	Textiles	3,981.15	4,052.75	3,383.58	8,033.90	7,834.71	16,840.44
	Real Estate	749.97	683.57	721.86	1,433.54	1,441.31	2,883.82
	Total	4,731.12	4,736.32	4,105.44	9,467.44	9,276.02	19,724.26
	Less : Inter Segment Revenue	-	-	-	-	-	-
	Net Sales / Income from Operations	4,731.12	4,736.32	4,105.44	9,467.44	9,276.02	19,724.26
2	Segment Results						
	[Profit (+) / Loss (-) before tax and interest from each segment]						
	Textiles ¹	295.56	216.67	432.55	512.23	1,091.69	1,902.85
	Real Estate	617.59	566.03	574.06	1,183.62	1,217.55	2,392.79
	Total	913.15	782.70	1,006.61	1,695.85	2,309.24	4,295.64
	Less : (i) Finance cost	(207.81)	(221.17)	(260.15)	(428.98)	(512.98)	(1,050.58)
	(ii) Un-allocated Income / (Expenses) net	93.90	421.65	147.43	515.55	307.79	454.06
	Total Profit / (Loss) Before Tax	799.24	983.18	893.89	1,782.42	2,104.05	3,699.12
3	Capital Employed						
	Textiles						
	Segment Assets	13,082.48	12,621.40	13,570.11	13,082.48	13,570.11	14,496.68
	Segment liabilities	(2,667.85)	(2,350.79)	(3,002.70)	(2,667.85)	(3,002.70)	(3,140.99)
	Total	10,414.63	10,270.61	10,567.41	10,414.63	10,567.41	11,355.69
	Real Estate						
	Segment Assets	3,978.88	4,135.79	4,978.64	3,978.88	4,978.64	4,412.72
	Segment liabilities	(1,875.10)	(1,870.42)	(3,102.38)	(1,875.10)	(3,102.38)	(3,224.78)
	Total	2,103.78	2,265.37	1,876.26	2,103.78	1,876.26	1,187.94
	Unallocated						
	Segment Assets	83,322.27	83,122.11	86,121.42	83,322.27	86,121.42	82,921.24
	Segment liabilities	(51,030.97)	(51,031.03)	(56,857.96)	(51,030.97)	(56,857.96)	(51,624.58)
	Total	32,291.30	32,091.08	29,263.46	32,291.30	29,263.46	31,296.66
	Total	44,809.70	44,627.06	41,707.13	44,809.70	41,707.13	43,840.29

Notes:

1 The Company is engaged in the following business segments:

- Textiles
- Real Estate

Segments have been identified taking into account the nature of activities and nature of risk and returns.

2 Unallocated income (including income from grant of development rights) are net of unallocated expenses .

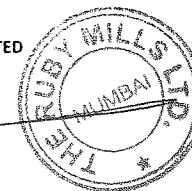
3 Figures relating to corresponding period of the previous year have been regrouped wherever necessary.

PLACE : Mumbai
DATED : 2nd November, 2018



For THE RUBY MILLS LIMITED

B. M. SHAH
MANAGING DIRECTOR



The Ruby Mills Limited
Balance Sheet as at 30th September, 2018

(All amounts in ₹ lakhs, unless otherwise stated)

Particulars	As at 30 th September, 2018	As at 31 st March, 2018
I. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	6,584.13	7,165.05
(b) Capital work-in-progress	3,400.20	3,370.11
(c) Investment property	3,942.47	4,027.68
(d) Biological assets other than bearer plants	8.70	8.70
(e) Financial assets		
(i) Investments	0.28	0.28
(ii) Loans	5,111.96	5,113.82
(iii) Other financial assets	57,465.62	56,336.86
(f) Non current Tax Asset (Net)	462.51	517.26
(g) Deferred Tax Assets (Net)	134.88	190.91
(h) Other non-current assets	506.66	479.03
Total Non current assets	77,617.41	77,209.70
(2) Current assets		
(a) Inventories	4,319.28	4,062.75
(b) Financial Assets		
(i) Trade receivables	1,187.92	1,823.15
(ii) Cash and cash equivalents	32.12	805.80
(iii) Bank balances other than (ii) above	2,984.73	2,878.13
(iv) Other Financial Assets	10,993.08	10,715.37
(c) Other current assets	594.07	462.65
Total Current Assets	20,111.20	20,747.85
Total Assets	97,728.61	97,957.55
II. EQUITY AND LIABILITIES		
Equity		
(a) Equity Share capital	836.00	836.00
(b) Other Equity	43,973.70	43,004.29
Total Equity	44,809.70	43,840.29
Liabilities		
(1) Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	27,412.29	27,520.76
(ii) Other Financial Liabilities	2,256.62	2,319.12
(b) Provisions	14.51	20.63
(c) Other non-current liabilities	20.82	31.99
Total Non Current Liabilities	29,704.24	29,892.50
(2) Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	6,362.88	6,213.43
(ii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises.	60.35	61.13
Total outstanding dues of creditors other than micro enterprises and small enterprises.	1,903.33	2,373.71
(iii) Other financial liabilities	4,195.43	5,066.48
(b) Other Current Liabilities	10,680.90	10,485.57
(c) Provisions	11.78	24.44
Total Current Liabilities	23,214.67	24,224.76
Total Liabilities	52,918.91	54,117.26
Total Equity and Liabilities	97,728.61	97,957.55

