

# **SGCO & Co. LLP**

Chartered Accountants

**The Board of Directors  
Prozone Intu Properties Limited**

1. We have reviewed the statement of consolidated unaudited financial results (the "Statement") of Prozone Intu Properties Limited (the "Holding Company"), its subsidiaries and jointly controlled entities hereinafter referred to as the "Group" for the quarter and nine months ended December 31, 2016. The Statement has been prepared by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulation, 2015"). This Statement is the responsibility of the Holding Company's management and has been approved by the board of Directors. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (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 financial statements are free of material misstatement.
3. A review is limited primarily to inquiries of company personnel and analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
4. We did not review the financials results of (i) four subsidiaries considered in the preparation of the statement and which constitute total revenue (Other Income) of Rs. 1.95 lacs and Rs. 4.95 lacs and net profit / (loss) of Rs. (5.95) lacs and Rs. (5.17) lacs for the quarter ended and period then ended and (ii) two joint venture companies which constitute total revenue of Rs. Nil and Rs. Nil and net profit / (loss) of Rs. (0.02) lacs and Rs. (0.05) lacs for the quarter ended and period then ended. These financial results and other financial information have not been reviewed by us and is solely based on the information as provided by the management.
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the Statement has not been prepared in all material respects in accordance with the applicable Accounting Standards prescribed under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For SGCO & Co. LLP**  
Chartered Accountants  
Firm Reg. No : 112081W

  
**Shyamratan Singrodia**  
Partner  
Mem No.: 49006



Place: Mumbai  
Date: February 13, 2017.

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PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Provogue House, Off New Link Road, Andheri (W), Mumbai-400 053

Consolidated Unaudited Financial Results for the Quarter / Nine Months Ended December 31, 2016

Particulars	Quarter ended			Nine Months ended		(Rs. in Lakhs)
	31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015	Year ended
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Income from operations</b>						
(a) Net sales/income from operations						
Sale of premises	538.92	883.01	1,039.92	2,195.94	4,621.76	5,687.97
Sale of services	695.19	612.62	566.58	1,909.09	1,725.24	2,264.42
	1,234.11	1,495.63	1,606.50	4,105.03	6,347.00	7,952.39
(b) Other operating income	175.53	179.10	167.15	536.66	507.18	668.80
<b>Total income from operations (net)(a+b)</b>	<b>1,409.64</b>	<b>1,674.73</b>	<b>1,773.65</b>	<b>4,641.69</b>	<b>6,854.18</b>	<b>8,621.19</b>
<b>2 Expenses</b>						
(a) Cost of construction	401.32	654.67	738.90	1,631.49	3,502.63	4,257.45
(b) Employee benefits expense	82.69	73.19	58.88	231.97	172.50	240.15
(c) Depreciation and amortisation expense	297.02	291.95	334.49	879.47	998.63	1,317.62
(d) Other expenses	461.89	466.25	422.00	1,371.44	1,316.86	1,821.84
<b>Total expenses</b>	<b>1,242.92</b>	<b>1,486.06</b>	<b>1,554.27</b>	<b>4,114.37</b>	<b>5,990.62</b>	<b>7,637.06</b>
<b>3 Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>166.72</b>	<b>188.67</b>	<b>219.38</b>	<b>527.32</b>	<b>863.56</b>	<b>984.13</b>
<b>4 Other income</b>	<b>126.76</b>	<b>319.58</b>	<b>298.30</b>	<b>707.80</b>	<b>593.60</b>	<b>841.97</b>
<b>5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 +/- 4)</b>	<b>293.48</b>	<b>508.25</b>	<b>517.68</b>	<b>1,235.12</b>	<b>1,457.16</b>	<b>1,826.10</b>
<b>6 Finance costs</b>	<b>186.54</b>	<b>185.12</b>	<b>204.02</b>	<b>581.11</b>	<b>820.36</b>	<b>1,019.76</b>
<b>7 Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5+/-6)</b>	<b>106.94</b>	<b>323.13</b>	<b>313.66</b>	<b>654.01</b>	<b>636.80</b>	<b>806.34</b>
<b>8 Prior period / Exceptional items</b>					16.69	16.69
<b>9 Profit / (Loss) from ordinary activities before tax (7 +/- 8)</b>	<b>106.94</b>	<b>323.13</b>	<b>313.66</b>	<b>654.01</b>	<b>620.11</b>	<b>789.65</b>
<b>10 Tax expense (Refer Note 4)</b>	<b>(0.90)</b>	<b>71.93</b>	<b>151.53</b>	<b>122.55</b>	<b>292.39</b>	<b>372.20</b>
<b>11 Net Profit / (Loss) from ordinary activities after tax (9 +/- 10)</b>	<b>107.84</b>	<b>251.20</b>	<b>162.13</b>	<b>531.46</b>	<b>327.72</b>	<b>417.45</b>
<b>12 Extraordinary items (net of tax expense)</b>						
<b>13 Net Profit / (Loss) for the period (11 +/- 12)</b>	<b>107.84</b>	<b>251.20</b>	<b>162.13</b>	<b>531.46</b>	<b>327.72</b>	<b>417.45</b>
<b>14 Share of Profit/ (Loss) of associates</b>						
<b>15 Minority Interest</b>	61.37	55.10	(23.19)	100.74	(258.99)	(320.60)
<b>16 Net profit/ (loss) after taxes, minority Interest and Share of Profit/ (Loss) of associates (13 +/-14 +/-15)</b>	<b>46.47</b>	<b>196.10</b>	<b>185.32</b>	<b>430.72</b>	<b>586.71</b>	<b>738.05</b>
<b>17 Paid-up equity share capital (Face Value Rs 2 per share)</b>	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
<b>18 Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year</b>	52,024.73	52,024.73	46,903.21	52,024.73	46,903.21	46,903.21
<b>19 (i) Earnings per share (Rs.) (before extraordinary items)(not annualised)</b>						
(a) Basic	0.03	0.13	0.12	0.28	0.38	0.48
(b) Diluted	0.03	0.13	0.12	0.28	0.38	0.48
<b>(ii) Earnings per share (Rs.) (after extraordinary items)(not annualised)</b>						
(a) Basic	0.03	0.13	0.12	0.28	0.38	0.48
(b) Diluted	0.03	0.13	0.12	0.28	0.38	0.48

PROZONE INTU PROPERTIES LIMITED

CIN : L45200MH2007PLC174147

Regd. Off: 105/106, Provogue House, Off New Link Road, Andheri (W), Mumbai-400 053

Consolidated Unaudited Financial Results for the Quarter / Nine Months Ended December 31, 2016

Notes:

- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 13, 2017. The Auditors of the Company have carried out Limited Review of the above financial results.
- The Consolidated Financial Results have been prepared in accordance with AS- 21 on 'Consolidated Financial Statements' (CFS), AS-23 on 'Accounting for Investment in Associates in CFS' and AS-27 on 'Financial Reporting of Interest in Joint Ventures'.
- The Auditors (including auditors of the subsidiaries and joint venture company) have not reviewed during the quarter and Nine months ended December 31, 2016, the financial results of four subsidiaries and two joint venture company included in the Financial Results. The revenue amounts to Rs. 1.95 lacs and Rs. 4.95 lacs for the quarter / Nine months ended December 31, 2016 and net profit / (loss) amounts to Rs. (5.97) lacs and Rs. (5.22) lacs for the quarter / Nine Months ended December 31, 2016.
- Tax expense includes Current Tax, MAT Credit Entitlement, Deferred Tax and Tax of earlier years.
- The Company 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 standalone financial results are available on the Company's website (www.prozoneintu.com), BSE (www.bseindia.com) and NSE (www.nseindia.com).
- Standalone information:

Particulars	(Rs. in Lakhs)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015	31.03.2016
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income from operations	180.03	180.04	183.41	538.89	552.25	752.01
Net Profit before tax	69.92	84.89	187.30	269.88	483.82	598.54
Net Profit after tax	74.28	60.98	113.94	235.93	327.63	448.21
Earnings per share (Rs.) (Basic / Diluted)	0.05	0.04	0.07	0.15	0.21	0.29

- The Company holds 34.71% stake in Empire Mall Private Limited (EMPL) through its wholly-owned Subsidiary Prozone Liberty International Limited, Singapore (PLIL - S). However, Financial results of EMPL have been consolidated as a Subsidiary since the Company have control over the composition of the board of directors.
- Figures of the previous period / year have been reclassified/ regrouped wherever necessary.
- Segment reporting in terms of Accounting Standard AS-17:

Particulars	(Rs. in Lakhs)					
	Quarter ended			Nine Months ended		Year ended
	31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015	31.03.2016
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Segment Revenue						
a. Leasing	870.72	791.72	733.73	2,445.75	2,232.42	2,933.22
b. Outright Sales	538.92	883.01	1,039.92	2,195.94	4,621.76	5,687.97
Total	1,409.64	1,674.73	1,773.65	4,641.69	6,854.18	8,621.19
2 Segment Results						
Profit / (Loss) before tax and interest for each segment						
a. Leasing	243.05	168.10	80.71	588.56	195.65	258.67
b. Outright Sales	60.70	150.16	231.45	373.11	953.14	1,196.47
Total	303.75	318.26	312.16	961.67	1,148.79	1,455.14
Less: i) Interest	186.54	185.12	204.02	581.11	820.36	1,019.76
ii) Un-allocable expenses / (income) (net)	10.27	(189.99)	(205.52)	(273.45)	(308.37)	(370.96)
iii) Prior period / Exceptional Items	-	-	-	-	16.69	16.69
Total Profit / (Loss) before tax	106.94	323.13	313.66	654.01	620.11	789.65
Less: Tax Expenses	(0.90)	71.93	151.53	122.55	292.39	372.20
Net Profit/ (Loss)	107.84	251.20	162.13	531.46	327.72	417.45
3 Capital Employed						
(Segment Assets - Segment Liabilities)						
a. Leasing	13,006.26	11,783.74	7,420.64	13,006.26	7,420.64	9,564.03
b. Outright Sales	24,165.88	24,220.88	18,132.45	24,165.88	18,132.45	23,448.55
Unallocated Capital Employed	17,958.92	19,175.12	29,372.79	17,958.92	29,372.79	22,064.20
Total	55,131.06	55,179.74	54,925.87	55,131.06	54,925.87	55,076.78

Date : February 13, 2017  
Place : Mumbai

For and on behalf of the Board

*Nhativedh*  
Nikhil Chaturvedi  
Managing Director  
DIN : 00004983

