

**PROZONE INTU PROPERTIES LIMITED**

CIN : L45200MH2007PLC174147

Website: <https://prozoneintu.com> Email: [info@prozoneintu.com](mailto:info@prozoneintu.com) Tel.: 022 - 68239000

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

**Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30 September 2022**

(Rs. in lakhs)

Particulars	Quarter ended			Half Year ended		Year Ended
	30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Income</b>						
(a) Revenue from operations (Sale of Services)	247.83	238.74	220.58	486.57	465.67	986.53
(b) Other Income	270.47	250.26	223.37	520.73	415.47	901.09
<b>Total Income</b>	<b>518.30</b>	<b>489.00</b>	<b>443.95</b>	<b>1,007.30</b>	<b>881.14</b>	<b>1,887.62</b>
<b>2 Expenses</b>						
(a) Employee benefits expense	167.14	157.45	153.25	324.59	305.12	620.67
(b) Finance costs	0.13	0.16	0.21	0.29	0.65	1.00
(c) Depreciation and amortisation expenses	3.39	3.41	4.49	6.80	9.18	26.69
(d) Rates and taxes	0.02	33.16	-	33.18	0.31	17.37
(e) Other expenses	125.15	120.07	120.33	245.22	284.76	519.31
<b>Total expenses</b>	<b>295.83</b>	<b>314.25</b>	<b>278.28</b>	<b>610.08</b>	<b>600.02</b>	<b>1,185.04</b>
<b>3 Profit from ordinary activities before tax</b>	<b>222.47</b>	<b>174.75</b>	<b>165.67</b>	<b>397.22</b>	<b>281.12</b>	<b>702.58</b>
<b>4 Tax expense</b>						
Current Tax (including earlier years)	47.82	35.67	42.32	83.49	57.51	142.10
Deferred Tax expenses	7.44	7.70	6.35	15.14	15.72	30.92
<b>5 Net Profit for the period / year end</b>	<b>167.21</b>	<b>131.38</b>	<b>117.00</b>	<b>298.59</b>	<b>207.89</b>	<b>529.56</b>
<b>6 Other comprehensive income</b>						
Items that will not be reclassified to profit or loss						
Remeasurement gain on the defined benefit liability	2.30	2.31	0.31	4.61	0.61	9.22
Fair value (gain)/ loss on financial assets measured at FVOCI (Refer note 4)	2,327.51	-	2,368.52	2,327.51	2,368.95	7,014.53
Tax on above	(533.11)	(0.58)	(541.99)	(533.69)	(542.17)	(1,607.24)
<b>7 Total comprehensive income for the period / year end</b>	<b>1,963.91</b>	<b>133.11</b>	<b>1,943.84</b>	<b>2,097.02</b>	<b>2,035.28</b>	<b>5,946.07</b>
<b>8 Paid-up equity share capital (Face Value Rs. 2 per share)</b>	<b>3,052.06</b>	<b>3,052.06</b>	<b>3,052.06</b>	<b>3,052.06</b>	<b>3,052.06</b>	<b>3,052.06</b>
<b>9 Other Equity</b>						<b>58,796.69</b>
<b>10 Earnings per share (Basic and Diluted) (Rs.) *</b>	<b>0.11</b>	<b>0.09</b>	<b>0.08</b>	<b>0.20</b>	<b>0.14</b>	<b>0.35</b>

\* EPS is not annualized for the quarter and half year ended September 30, 2022 and quarter and half year ended September 30, 2021.

**Notes:**

- The unaudited standalone financial results for the quarter and half year ended 30 September 2022 were reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 14 November 2022. The Statutory Auditors of the Company have carried out limited review on the above results in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended and expressed an unmodified conclusion.
- The unaudited standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of the Regulation.
- Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM") of the Company. The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Managing Director of the Company. 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, step down subsidiaries and Joint venture and also providing management related consultancy services to its subsidiaries, step down subsidiaries and Joint venture. There is no other reportable segment in terms of Ind AS 108 on 'Operating Segments'.
- Significant fair value gains / (losses) on remeasuring financial assets (FVOCI) represent remeasurement of fair valuation of investments in subsidiaries and Joint venture on account of change in fair value of properties determined based on valuation report of independent valuer.
- 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 above Unaudited Standalone Financials Results are available on the Company's and stock exchanges websites ([www.prozoneintu.com](http://www.prozoneintu.com)), BSE ([www.bseindia.com](http://www.bseindia.com)) and NSE ([www.nseindia.com](http://www.nseindia.com)), where the shares of the Company are listed.

**For and on behalf of the Board of Directors of Prozone Intu Properties Limited**

*Nhaturvedh*  
Nikhil Chaturvedi  
Managing Director  
DIN : 00004983



Date : 14 November 2022  
Place : Mumbai



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**Statement of standalone assets and liabilities**

(Rs. in lakhs)

Particulars	As at 30.09.2022 (Unaudited)	As at 31.03.2022 (Audited)
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	45.12	49.90
Investment property	68.64	70.34
<b>Financial assets</b>		
Investments	58,967.23	56,639.72
Other financial assets	444.57	459.45
Income tax assets (net)	87.43	169.21
<b>Total non-current assets</b>	<b>59,612.99</b>	<b>57,388.62</b>
<b>Current assets</b>		
<b>Financial assets</b>		
Investments	2.72	2.65
Trade receivables	289.73	272.65
Cash and cash equivalents	5.70	5.18
Loans	11,509.93	11,251.29
Other financial assets	29.29	26.17
<b>Other current assets</b>	<b>21.36</b>	<b>6.29</b>
<b>Total current assets</b>	<b>11,858.73</b>	<b>11,564.23</b>
<b>Total assets</b>	<b>71,471.72</b>	<b>68,952.85</b>
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
Equity share capital	3,052.06	3,052.06
Other equity	60,893.72	58,796.69
<b>Total equity</b>	<b>63,945.78</b>	<b>61,848.75</b>
<b>LIABILITIES</b>		
<b>Non-current Liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	1.17	3.06
Provisions	49.26	49.26
Other non-current liabilities	1,004.92	1,057.04
Deferred tax liabilities (net)	6,310.61	5,761.78
<b>Total non-current liabilities</b>	<b>7,365.96</b>	<b>6,871.14</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	3.69	3.52
Trade payables		
Due to micro enterprises and small enterprises	0.37	4.36
Due to other	74.45	74.46
Other financial liabilities	22.07	25.75
Provisions	42.28	43.84
Other current liabilities	17.12	81.03
<b>Total current liabilities</b>	<b>159.98</b>	<b>232.96</b>
<b>Total liabilities</b>	<b>7,525.94</b>	<b>7,104.10</b>
<b>Total equity and liabilities</b>	<b>71,471.72</b>	<b>68,952.85</b>



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		(Rs. in lakhs)	
Standalone statement of Cash Flow		For the half year ended 30.09.2022 (Unaudited)	For the half year ended 30.09.2021 (Unaudited)
Particulars			
<b>A. Cash flows from operating activities:</b>			
Profit before tax		397.22	281.12
<i>Adjustments for:</i>			
Depreciation and amortisation expense		6.80	9.18
Finance costs (including fair value change in financial instruments)		0.29	0.65
Interest income (including fair value change in financial instruments)		(460.58)	(323.08)
Liabilities no longer required written back		(0.16)	-
Loss on sale of property, plant and equipment		0.15	-
Profit on sale of current investments		-	(44.31)
Corporate guarantee income		(52.12)	(50.49)
Fair valuation Loss / (gain) on value of current investments measured at FVTPL		(0.06)	2.40
<b>Operating cash flows before working capital changes</b>		<b>(108.46)</b>	<b>(124.53)</b>
<b>Adjustments for changes in working capital:</b>			
(Increase) in trade receivables		(17.08)	(37.41)
Decrease in other financial assets		11.88	753.59
(Increase) in other assets		(15.07)	(11.05)
(Decrease) in trade payables		(4.01)	(33.31)
(Decrease) in other financial liabilities		(3.68)	(8.43)
Increase / (decrease) in other liabilities		(63.91)	24.61
Increase in provisions		3.21	3.99
<b>Cash flows generated from / (used in) operations</b>		<b>(197.12)</b>	<b>567.46</b>
Direct taxes paid (net of refunds received)		(1.71)	40.82
<b>Net cash flows generated from / (used in) operating activities (A)</b>		<b>(198.83)</b>	<b>608.28</b>
<b>B. Cash flows from investing activities:</b>			
Expenditure on property, plant and equipment		(11.40)	(1.59)
Sale of property, plant and equipment		10.93	-
(Purchase) / Sale of current investments (Net)		-	3,650.55
Loans (Given) / Received back (Net)		201.82	(3,229.56)
<b>Net cash flows generated from investing activities (B)</b>		<b>201.35</b>	<b>419.40</b>
<b>C. Cash flows from financing activities:</b>			
Repayment of borrowings		(1.72)	(1,076.57)
Interest paid		(0.28)	(0.43)
<b>Net cash flows (used in) financing activities (C)</b>		<b>(2.00)</b>	<b>(1,077.00)</b>
<b>Net Increase / (decrease) in cash and cash equivalents (A+B+C)</b>		<b>0.52</b>	<b>(49.32)</b>
Cash and cash equivalents at the beginning of the year		5.18	54.44
<b>Cash and cash equivalents at the end of the period</b>		<b>5.70</b>	<b>5.12</b>

The Statement of cash flow has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on statement of cash flow prescribed in Companies (Indian Accounting Standard) Rules, 2015, notified under section 133 of the Companies Act, 2013.

For and on behalf of the Board of Directors of Prozone Intu Properties Limited

*Nikhil Chaturvedi*

Nikhil Chaturvedi  
Managing Director  
DIN : 00004983



Date : 14 November 2022  
Place : Mumbai

