

**Statement of Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2022**

(Rs. in lakhs)

| Particulars                                                          | Quarter Ended   |                 |                 | Nine Months Ended |                 | Year Ended       |
|----------------------------------------------------------------------|-----------------|-----------------|-----------------|-------------------|-----------------|------------------|
|                                                                      | 31.12.2022      | 30.09.2022      | 31.12.2021      | 31.12.2022        | 31.12.2021      |                  |
|                                                                      | (Unaudited)     | (Unaudited)     | (Unaudited)     | (Unaudited)       | (Unaudited)     | (Audited)        |
| <b>1 Income</b>                                                      |                 |                 |                 |                   |                 |                  |
| (a) Revenue from operations (Sale of Services)                       | 250.48          | 247.83          | 237.50          | 737.05            | 703.17          | 986.53           |
| (b) Other income                                                     | 254.75          | 270.47          | 243.34          | 775.48            | 658.81          | 901.09           |
| <b>Total Income</b>                                                  | <b>505.23</b>   | <b>518.30</b>   | <b>480.84</b>   | <b>1,512.53</b>   | <b>1,361.98</b> | <b>1,887.62</b>  |
| <b>2 Expenses</b>                                                    |                 |                 |                 |                   |                 |                  |
| (a) Employee benefits expense                                        | 164.48          | 167.14          | 156.14          | 489.07            | 461.26          | 620.67           |
| (b) Finance costs                                                    | 0.11            | 0.13            | 0.19            | 0.40              | 0.84            | 1.00             |
| (c) Depreciation and amortisation expenses                           | 6.97            | 3.39            | 4.67            | 13.77             | 13.85           | 26.69            |
| (d) Other expenses                                                   | 141.14          | 125.17          | 128.75          | 419.54            | 413.82          | 536.68           |
| <b>Total expenses</b>                                                | <b>312.70</b>   | <b>295.83</b>   | <b>289.75</b>   | <b>922.78</b>     | <b>889.77</b>   | <b>1,185.04</b>  |
| <b>3 Profit from ordinary activities before tax</b>                  | <b>192.53</b>   | <b>222.47</b>   | <b>191.09</b>   | <b>589.75</b>     | <b>472.21</b>   | <b>702.58</b>    |
| <b>4 Tax expense</b>                                                 |                 |                 |                 |                   |                 |                  |
| Current Tax (including earlier years)                                | 38.98           | 47.82           | 37.94           | 122.47            | 95.45           | 142.10           |
| Deferred Tax expense                                                 | 9.13            | 7.44            | 9.89            | 24.27             | 25.61           | 30.92            |
| <b>5 Net Profit for the period / year</b>                            | <b>144.42</b>   | <b>167.21</b>   | <b>143.26</b>   | <b>443.01</b>     | <b>351.15</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                  | 2.31            | 2.30            | 0.30            | 6.92              | 0.91            | 9.22             |
| Fair value gain on financial assets measured at FVOCI (Refer note 4) | -               | 2,327.51        | -               | 2,327.51          | 2,368.95        | 7,014.53         |
| Tax on above                                                         | (0.59)          | (533.11)        | (0.07)          | (534.28)          | (542.24)        | (1,607.24)       |
| <b>7 Total comprehensive income for the period / year</b>            | <b>146.14</b>   | <b>1,963.91</b> | <b>143.49</b>   | <b>2,243.16</b>   | <b>2,178.77</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>0.09</b>     | <b>0.11</b>     | <b>0.09</b>     | <b>0.29</b>       | <b>0.23</b>     | <b>0.35</b>      |

\* not annualized except for the year ended March 31, 2022

**Notes:**

- The Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2022 were reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on February 14, 2023. 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, as amended ("the Regulation") 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 gain 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.
- Members of the Company vide their approval dated January 19, 2023 through postal ballot process have approved the change of name of the Company from 'Prozone Intu Properties Limited' to 'Prozone Realty Limited'. The Company is currently in the process of completing further requisite procedure with Ministry of Corporate Affairs and Stock Exchanges.
- The above Unaudited Standalone Financials Results are available on the Company's website ([www.prozoneintu.com](http://www.prozoneintu.com)) and stock exchanges websites, 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

Nikhil Chaturvedi  
Managing Director  
DIN : 00004983



Date : February 14, 2023  
Place : Mumbai

