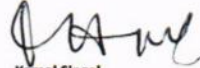


STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2019					
PART I					
Sr. No.	Particulars	[₹ in lacs except as stated otherwise]			
		Quarter Ended		Year Ended	
		30.06.19	31.03.19	30.06.18	31.03.19
		Unaudited	Audited (Refer note-3)	Unaudited	Audited
1	Revenue				
	(a) Revenue from operations	2,488.84	7,208.32	2,985.60	23,382.00
	(b) Other income	354.41	423.03	383.10	1,624.90
	Total revenue	2,843.25	7,631.35	3,368.70	25,006.90
2	Expenses				
	(a) Cost of construction material and components consumed	260.27	143.73	86.84	714.21
	(b) Land development costs	5,893.04	-	1,556.60	1,571.69
	(c) Construction and labour cost	1,395.34	1,148.51	1,179.43	5,469.66
	(d) Changes in inventories	(6,628.49)	2,998.70	(1,005.36)	6,566.00
	(e) Employee benefit expense	374.50	356.59	318.57	1,143.15
	(f) Finance costs	504.22	537.54	440.58	2,013.56
	(g) Depreciation and amortisation expense	21.87	21.49	21.78	87.57
	(h) Other expenses	523.67	451.85	194.75	1,625.62
	Total expenses	2,344.42	5,658.41	2,793.19	19,191.46
3	Profit from operations before tax (1-2)	498.83	1,972.94	575.51	5,815.44
4	Tax expenses (Refer Note 5)	46.47	414.05	98.02	1,212.23
5	Net profit after tax (3-4)	452.36	1,558.89	477.49	4,603.21
6	Other comprehensive income (net of tax)				
	Items that will not be reclassified to profit and loss	1.80	2.40	(1.62)	(2.85)
7	Total comprehensive income after tax (5+6)	454.16	1,561.29	475.87	4,600.36
8	Paid-up equity share capital (face value ₹ 10/- per share)	3,523.36	3,523.36	3,486.76	3,523.36
9	Other equity excluding Revaluation Reserves				27,287.92
10	EPS - (Not annualised for quarterly figures)				
	- Basic (₹)	1.28	4.43	1.45	13.35
	- Diluted (₹)	1.27	4.40	1.35	13.00

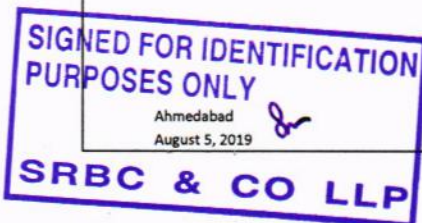
Notes:

- These standalone financial results of the company for quarter ended June 30, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 5, 2019.
- The company's business falls within single business segment of developing of commercial and residential units. Hence, disclosures under Ind AS 108- Operating Segments are not reported separately.
- The figures of the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of the full financial year and the reviewed published year-to-date figures upto the quarter ended December 31, 2018.
- On March 30, 2019 MCA notified Ind AS 116 'Leases' and it replaces Ind AS 17 'Leases', including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after April 1, 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all the leases under a single on balance sheet model similar to the accounting for finance leases under Ind AS 17. The company has adopted Ind AS-116, effective from April 01, 2019 using modified retrospective approach. The adoption of the standard, however did not have any material impact on the profit for the period.
- Tax expenses comprises of current tax and deferred tax.
- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited


Kamal Singal
Managing Director & CEO

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STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2019

PART I		[₹ in lacs except as stated otherwise]			
Sr. No.	Particulars	Quarter Ended		Year Ended	
		30.06.19	31.03.19	30.06.18	31.03.19
		Unaudited	Audited (Refer note-3)	Unaudited	Audited
1	Revenue				
	(a) Revenue from operations	3,654.92	11,205.75	2,748.68	26,208.51
	(b) Other income	25.84	54.35	66.03	226.30
	Total revenue	3,680.76	11,260.10	2,814.71	26,434.81
2	Expenses				
	(a) Cost of construction material and components consumed	359.98	497.77	244.55	1,903.99
	(b) Land development costs	5,893.16	4.11	1,557.70	1,576.40
	(c) Construction and labour cost	2,088.23	2,177.38	1,689.51	8,914.29
	(d) Changes in inventories	(7,414.00)	3,309.50	(2,661.52)	578.03
	(e) Employee benefit expense	654.03	567.72	615.73	2,135.89
	(f) Finance costs	533.20	598.69	459.30	2,126.36
	(g) Depreciation and amortisation expense	29.38	28.92	28.13	115.21
	(h) Other expenses	1,033.98	1,323.29	719.83	4,302.13
	Total expenses	3,177.96	8,507.38	2,653.23	21,652.30
3	Profit from operations before share of joint ventures and tax (1-2)	502.80	2,752.72	161.48	4,782.51
4	Share of profit/(loss) of joint ventures	(5.82)	(1.07)	(0.50)	(3.52)
5	Profit from operations before tax (3-4)	496.98	2,751.65	160.98	4,778.99
6	Tax expenses (Refer note -6)	221.20	945.59	47.06	1,661.11
7	Net profit after tax (5-6)	275.78	1,806.06	113.92	3,117.88
8	Other comprehensive income (net of tax)				
	Items that will not be reclassified to profit and loss	1.80	2.40	(1.62)	(2.85)
9	Total comprehensive income after tax (7+8)	277.58	1,808.46	112.30	3,115.03
	Net profit for the period				
	Attributable to:				
	Equityholders of the company	256.39	1,746.16	116.01	3,067.00
	Non-controlling interest	19.39	59.90	(2.09)	50.88
	Other comprehensive income for the period				
	Attributable to:				
	Equityholders of the company	1.80	2.40	(1.62)	(2.85)
	Non-controlling interest	-	-	-	-
	Total comprehensive income for the period				
	Attributable to:				
	Equityholders of the company	258.19	1,748.56	114.39	3,064.15
	Non-controlling interest	19.39	59.90	(2.09)	50.88
10	Paid-up equity share capital (face value ₹ 10/- per share)	3,523.36	3,523.36	3,486.76	3,523.36
11	Other equity excluding Revaluation Reserves				21,931.05
12	EPS (Not annualised for quarterly figures)				
	- Basic (₹)	0.73	4.97	0.35	8.90
	- Diluted (₹)	0.72	4.93	0.33	8.66

Notes:

- These consolidated financial results of the group for quarter ended June 30, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 5, 2019.
- The group's business falls within single business segment of developing of commercial and residential units. Hence, disclosures under Ind AS 108- Operating Segments are not reported separately.
- The figures of the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of the full financial year and the reviewed published year-to-date figures upto the quarter ended December 31, 2018.

4 Standalone Information :

Particulars	[₹ in lacs]			
	Quarter Ended		Year Ended	
	30.06.19	31.03.19 (Refer Note-3)	30.06.18	31.03.19
Revenue	2,488.84	7,208.32	2,985.60	23,382.00
Profit before tax	498.83	1,972.94	575.51	5,815.44
Profit for the period	452.36	1,558.89	477.49	4,603.21
Other comprehensive income (net of tax)	1.80	2.40	(1.62)	(2.85)
Total comprehensive income for the period	454.16	1,561.29	475.87	4,600.36

- On March 30, 2019 MCA notified Ind AS 116 'Leases' and it replaces Ind AS 17 'Leases', including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after April 1, 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all the leases under a single on balance sheet model similar to the accounting for finance leases under Ind AS 17. The group has adopted Ind AS-116, effective from April 01, 2019 using modified retrospective approach. The adoption of the standard, however did not have any material impact on the profit for the period.

- Tax expenses comprises of current tax and deferred tax.

- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited


Kamal Singal
Managing Director & CEO

