

Indiabulls REAL ESTATE

Indiabulls Real Estate Limited
Statement of Unaudited Consolidated Financial Results
for the quarter ended 30 June 2018

Rs. In Lakhs				
Particulars	3 months ended 30 June 2018	Preceding 3 months ended 31 March 2018	Corresponding 3 months ended 30 June 2017	Previous year ended 31 March 2018
	Unaudited	(Refer note 3)	Unaudited	Audited
	(Restated, Refer note 4)			
1 Income				
a) Revenue from operations	81,085.11	303,585.42	58,559.02	433,394.88
b) Other income	2,414.86	4,003.56	2,002.23	22,917.55
Total income	83,499.97	307,588.98	60,561.25	456,312.43
2 Total Expenses				
a) Cost of land, plots, constructed properties and others	48,181.33	6,571.10	12,830.42	30,910.89
b) Employee benefits expense	3,042.80	3,080.97	2,840.51	12,808.57
c) Finance costs	10,150.94	22,228.45	16,157.86	74,422.70
d) Depreciation and amortisation expense	822.33	2,353.83	2,380.76	9,650.79
e) Other expenses	5,238.80	39,403.02	10,753.55	68,869.47
Total expenses	67,436.20	73,637.37	44,963.10	196,662.42
3 Profit before share of profit/(loss) of joint ventures and tax (1-2)	16,063.77	233,951.61	15,598.15	259,650.01
4 Share of profit/(loss) of joint ventures	3,052.92	(484.30)	-	(484.30)
5 Profit before tax (3+4)	19,116.69	233,467.31	15,598.15	259,165.71
6 Tax expense				
a) Current tax (including earlier years)	1,758.64	1,580.23	3,769.93	13,390.85
b) Deferred tax charge/(credit)	5,614.49	31,371.49	(21.79)	27,761.52
7 Net profit after tax for the period/year (5-6)	11,743.56	200,515.59	11,850.01	218,013.34
8 Other comprehensive income				
(i) Items that will not be reclassified to profit or loss	(3,861.50)	(6,529.86)	(3,507.33)	(7,256.12)
(ii) Income tax relating to items that will not be reclassified to profit or loss	2.68	3.96	2.68	6.57
(iii) Items that will be reclassified to profit or loss	2,659.81	6,376.10	3,590.11	12,638.61
(iv) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-
Other comprehensive income	(1,199.01)	(149.80)	85.46	5,389.06
9 Total comprehensive income for the period/year (7+8)	10,544.55	200,365.79	11,935.47	223,402.40
Net profit attributable to :				
Owners of the Holding Company	11,748.94	200,509.56	12,406.44	219,344.00
Non-controlling interests	(5.38)	6.03	(556.43)	(1,330.66)
Other comprehensive income attributable to :				
Owners of the Holding Company	(1,199.01)	(150.55)	85.34	5,386.81
Non-controlling interests	-	0.75	0.12	2.25
10 Earnings per equity share (Face value of Rs. 2 per equity share)				
(a) Basic (in Rs.)	2.48	42.24	2.67	46.22
(b) Diluted (in Rs.)	2.48	41.67	2.67	45.69
11 Paid-up equity share capital (face value of Rs. 2 per equity share)	9,084.15	9,493.48	9,303.48	9,493.48
12 Other equity (including non-controlling interest)				487,685.68
Notes to the consolidated financial results :				
1 Indiabulls Real Estate Limited ('the Company' or 'the Holding Company') and its subsidiaries are together referred as 'the Group' in the following notes. The Holding Company conducts its operations along with its subsidiaries and joint ventures. The consolidated financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.				
2 The consolidated financial results of the Group for the quarter ended 30 June 2018 have been reviewed by the Audit Committee and approved by Board of Directors ('the Board') at its meeting held on 14 August 2018. These results have been subjected to a limited review by the Statutory Auditors of the Company.				
3 Figures for the quarter ended 31 March 2018 represent the balancing figures between the restated figures (refer note 4) for the full financial year and restated year to date figures upto third quarter of the previous financial year.				

4 Ind AS 115 'Revenue from Contracts with Customers', mandatory for reporting periods beginning on or after 1 April 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. The Company has applied full retrospective approach in adopting the new standard and accordingly restated the previous period numbers basis completion of contract for all the real estate projects across India. The following table summarises the impact on transition to Ind AS 115.

Particulars	Rs. In Lakhs		
	Preceding 3 months ended 31 March 2018	Corresponding 3 months ended 30 June 2017	Previous year ended 31 March 2018
Revenue from operations as earlier reported	202,799.81	107,682.21	592,653.18
Change on account of transition to Ind AS 115 (net of taxes)	100,785.61	(49,123.19)	(159,258.30)
Revenue from operations post the adoption of Ind AS 115	303,585.42	58,559.02	433,394.88
Net profit after tax as earlier reported	164,832.70	15,256.83	198,019.69
Change on account of transition to Ind AS 115 (net of taxes)	35,682.89	(3,406.82)	19,993.65
Net profit after tax post the adoption of Ind AS 115	200,515.59	11,850.01	218,013.34

The following table summarises the impact on total equity on transition to Ind AS 115.

Particulars	Rs. In Lakhs
	Previous year ended 31 March 2018
Total equity as earlier reported	708,958.72
Change on account of transition to Ind AS 115	(211,779.56)
Total equity post the adoption of Ind AS 115	497,179.16

5 Operating segments :

Particulars	Rs. In Lakhs			
	3 months ended 30 June 2018	Preceding 3 months ended 31 March 2018	Corresponding 3 months ended 30 June 2017	Previous year ended 31 March 2018
	Unaudited	(Refer note 3)	Unaudited	Audited
			(Restated)	
a Segment revenue				
Real estate development and related activities	79,098.17	8,358.42	42,738.46	90,905.69
Rental business	1,986.94	295,647.93	16,729.41	346,100.10
Total	81,085.11	304,006.35	59,467.87	437,005.79
Less: Inter segment revenue	-	(420.93)	(908.85)	(3,610.91)
Income from operations	81,085.11	303,585.42	58,559.02	433,394.88
b Segment results:				
Real estate development and related activities	17,181.68	(48,241.13)	11,079.21	(35,436.74)
Rental business	(489.97)	284,787.29	6,852.04	303,917.35
Total	16,691.71	236,546.16	17,931.25	268,480.61
Less: Other un-allocable expenditure net off unallocable income	(627.94)	(2,594.55)	(2,333.10)	(8,830.60)
Total profit before tax	16,063.77	233,951.61	15,598.15	259,650.01
c Segment assets				
Real estate development and related activities	1,446,068.99	1,778,888.64	1,644,189.32	1,778,888.64
Rental business	142,563.48	138,214.98	420,836.69	138,214.98
Unallocated assets	274,839.52	187,187.98	232,111.90	187,187.98
Total	1,863,471.99	2,104,291.60	2,297,137.91	2,104,291.60
d Segment liabilities				
Real estate development and related activities	1,323,164.03	1,537,032.93	1,646,405.01	1,537,032.93
Rental business	54,889.70	54,193.50	267,682.72	54,193.50
Unallocated liabilities	16,148.22	15,886.01	70,247.97	15,886.01
Total	1,394,201.95	1,607,112.44	1,984,335.70	1,607,112.44

Indiabulls Real Estate Limited (as standalone entity)
Statement of Unaudited Financial Results
for the quarter ended 30 June 2018

Rs. In Lakhs

Particulars	3 months ended	Preceding 3	Corresponding 3	Previous year
	30 June 2018	months ended	months ended	ended
	Unaudited	31 March 2018	30 June 2017	31 March 2018
		(Refer note 3)	Unaudited	Audited
1 Income				
a) Revenue from operations	479.63	1,047.12	752.13	8,235.59
b) Other income	5,361.30	7,405.79	6,458.28	30,085.50
Total income	5,840.93	8,452.91	7,210.41	38,321.09
2 Expenses				
a) Cost of sales/services	-	-	-	-
b) Employee benefits expense	322.95	84.32	198.12	573.07
c) Finance costs	6,875.25	8,295.45	9,237.54	36,089.11
d) Depreciation and amortisation expense	22.95	22.31	26.22	97.56
e) Other expenses	1,248.78	874.84	713.26	3,177.56
Total expenses	8,469.93	9,276.92	10,175.14	39,937.30
3 Loss before tax (1-2)	(2,629.00)	(824.01)	(2,964.73)	(1,616.21)
4 Tax expense				
a) Current tax (including earlier years)	-	(361.01)	-	141.22
b) Deferred tax charge/(credit)	168.95	252.56	(25.87)	217.92
5 Net loss after tax for the period/year (3-4)	(2,797.95)	(715.56)	(2,938.86)	(1,975.35)
6 Other comprehensive income				
(i) Items that will not be reclassified to profit or loss	(3,504.49)	(5,914.64)	(3,175.90)	(6,570.27)
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.11)	0.10	(0.11)	(0.42)
(iii) Items that will be reclassified to profit or loss	-	-	-	-
(iv) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-
Other comprehensive income	(3,504.60)	(5,914.54)	(3,176.01)	(6,570.69)
7 Total comprehensive income (5+6)	(6,302.55)	(6,630.10)	(6,114.87)	(8,546.04)
8 Earnings per equity share (Face value of Rs. 2 per equity share)				
(a) Basic (in Rs.)	(0.59)	(0.15)	(0.62)	(0.42)
(b) Diluted (in Rs.)	(0.59)	(0.15)	(0.62)	(0.42)
9 Paid-up equity share capital (face value of Rs. 2 per equity share)	9,084.15	9,493.48	9,493.48	9,493.48
10 Other equity				682,769.46

Notes to standalone financial results:

- The standalone financial results of Indiabulls Real Estate Limited ('IBREL' or 'the Company') for the quarter ended 30 June 2018 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at its meeting held on 14 August 2018. These standalone financial results have been subjected to a limited review by the Statutory Auditors of the Company.
- The standalone financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- Figures for the quarter ended 31 March 2018 represent the balancing figures between the audited figures for the full financial year and published reviewed year to date figures upto third quarter of the previous financial year.
- Ind AS 115 'Revenue from Contracts with Customers', mandatory for reporting periods beginning on or after 1 April 2018, replaces existing revenue recognition requirements. The Company has applied full retrospective approach and there is no impact in these standalone financial results.
- During the quarter, the Company has purchased equity shares of two of its indirect subsidiaries for Rs. 8,921.50 Lakhs, thereby making them its direct wholly-owned subsidiaries.
- During the quarter, the Company has issued and allotted 20.06 Lakhs equity shares of face value Rs. 2 each, to eligible employees upon exercise of options vested in their favour under ESOP scheme of the Company.
- During the quarter, Century Limited, a wholly owned subsidiary of the Company, has redeemed all of the outstanding US\$175,000,000 10.25% Senior Notes due 2019 ('Securities'), which were issued by Century Limited under an indenture dated 12 November 2014 and guaranteed by the Company along with its certain subsidiaries, at redemption price i.e. amount equal to 105.125% of US\$175,000,000. These Securities were listed on SGX-ST and upon redemption of the Securities, the Securities have been cancelled and delisted from the SGX-ST.
- Pursuant to the share buyback offer, during the quarter ended 30 June 2018, the Company has bought back and extinguished 224.73 Lakhs fully paid up equity shares of Rs. 2 each. Subsequent to the quarter end, the Company further extinguished 25.27 Lakhs fully paid equity shares (inclusive of 9.50 Lakhs fully paid up equity shares bought back before 30 June 2018) of Rs. 2 each, thereby buying back an aggregate of 250.00 Lakhs fully paid up equity shares of Rs. 2 each for an aggregate consideration of Rs. 42,843.77 Lakhs. The 250.00 Lakhs bought back shares represented 96.16% of the Maximum Offer Shares i.e. 260 Lakhs equity shares and the aggregate consideration of Rs. 42,843.77 Lakhs for 250.00 Lakhs bought back shares represented 68.66% of the Maximum Buyback Size of Rs. 62,400 Lakhs.
- The Company's primary business segment is reflected based on principal business activities carried on by the Company. As per Indian Accounting Standard 108 as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013, the Company operates in one reportable business segment i.e. real estate project advisory and construction and development of infrastructure/real estate projects and is primarily operating in India and hence, considered as single geographical segment.
- During the quarter, Indiabulls Infraestate Limited ('IIL'), a wholly owned subsidiary of the Company, has executed a non binding term sheet with Oricon Enterprises Limited ('OEL') for execution of definitive agreements for joint development of a commercial building at OEL's land parcel admeasuring approximately 3,512 square meters plot situated at Dr. E. Moses Road, Worli, Mumbai – 400018. Upon execution of the definitive agreements, IIL will get an exclusive ownership rights of approx. 2.55 lakhs square feet of leasable area.
- Subsequent to the quarter end, the Company has executed definitive transactions document to divest its 100% stake in tranches in one of its subsidiary Indiabulls Infrastructure Limited ('IIL'), whose wholly owned subsidiary India Land and Properties Limited ('ILPL') holds commercial asset at Chennai at an enterprises value of Rs. 85,000 lakhs approx. subject to adjustments, if any, basis certain assets and liabilities on closing and subject to satisfaction of customary closing conditions ('Transaction'). The Transaction is likely to be completed by September 30, 2019. Subsequent to the quarter end, as part of the Transaction, the Company has divested/diluted partial stake in IIL.

Registered Office : M-62&63, First Floor, Connaught Place, New Delhi 110 001.
Corporate Identity Number (CIN) : L45101DL2006PLC148314

FOR AND ON BEHALF OF BOARD OF DIRECTORS

Place : Gurugram
Date : 14 August 2018

Vishal Damani
Joint Managing Director