

Indiabulls REAL ESTATE

Indiabulls Real Estate Limited
Statement of Unaudited Consolidated Financial Results
for the quarter and half year ended 30 September 2021

Rs. in Lakhs						
Particulars	3 months ended 30 September 2021	Preceding 3 months ended 30 June 2021	Corresponding 3 months ended 30 September 2020	Year to date figures for current period ended 30 September 2021	Year to date figures for previous period ended 30 September 2020	Previous year ended 31 March 2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income						
a) Revenue from operations	34,931.76	51,971.31	2,014.91	86,903.07	6,800.45	152,141.75
b) Other income	3,193.00	1,231.81	3,055.32	4,424.81	7,773.50	14,064.20
Total income	38,124.76	53,203.12	5,070.23	91,327.88	14,573.95	166,205.95
2 Expenses						
a) Cost of land, plots, constructed properties and others	27,526.04	42,515.85	2,084.51	70,041.89	5,735.84	111,327.01
b) Employee benefits expense	1,806.51	1,680.57	937.20	3,487.08	2,320.13	5,206.97
c) Finance costs	2,797.45	2,867.53	6,265.24	5,664.98	14,063.95	22,789.01
d) Depreciation and amortisation expense	291.37	290.99	426.84	582.36	1,125.45	1,725.01
e) Other expenses	3,355.96	3,713.59	3,138.49	7,069.55	8,208.50	17,638.62
Total expenses	35,777.33	51,068.53	12,852.28	86,845.86	31,453.87	158,686.62
3 Profit/(loss) before tax (1-2)	2,347.43	2,134.59	(7,782.05)	4,482.02	(16,879.92)	7,519.33
4 Tax expense						
a) Current tax expense - including earlier years	352.68	303.67	69.30	656.35	180.41	546.41
b) Deferred tax charge/(credit)	1,430.14	1,344.29	(249.85)	2,774.43	(11.95)	6,501.07
5 Net Profit/(Loss) after tax for the period/year (3-4)	564.61	486.63	(7,601.50)	1,051.24	(17,048.38)	471.85
6 Other comprehensive income						
(i) Items that will not be reclassified to profit or loss	(8,129.82)	13,274.33	120.68	5,144.51	2,896.22	3,005.73
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	2.79	0.11
(iii) Items that will be reclassified to profit or loss	(1,240.12)	(1,474.83)	(168.43)	(2,714.95)	(301.23)	(2,700.32)
(iv) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
Other comprehensive income	(9,369.94)	11,799.50	(47.75)	2,429.56	2,597.78	305.52
7 Total comprehensive income for the period/year (5+6)	(8,805.33)	12,286.13	(7,649.25)	3,480.80	(14,450.60)	777.37
Net Profit/(loss) attributable to :						
Owners of the Holding Company	553.52	476.24	(7,613.84)	1,029.76	(17,070.32)	430.25
Non-controlling interests	11.09	10.39	12.34	21.48	21.94	41.60
Other comprehensive income attributable to :						
Owners of the Holding Company	(9,369.94)	11,799.50	(47.75)	2,429.56	2,597.78	305.52
Non-controlling interests	-	-	-	-	-	-
8 Earnings per equity share (Face value of Rs. 2 per equity share)						
(a) Basic (in Rs.)	0.12	0.10	(1.67)	0.23	(3.75)	0.10
(b) Diluted (in Rs.)	0.12	0.10	(1.67)	0.23	(3.75)	0.10
9 Paid-up equity share capital (face value of Rs. 2 per equity share)	9,030.77	9,030.77	9,030.77	9,030.77	9,030.77	9,030.77
10 Other equity (including non-controlling interest)						340,340.21
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. 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 amended) as specified in Section 133 of the Companies Act, 2013.						
2 The consolidated financial results of the Group for the quarter and half year ended 30 September 2021 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at its meeting held on 14 October 2021 and have been subjected to a limited review by the Statutory Auditors.						
3 The management has made an assessment of the Impact of COVID-19 on the Group's operations, financial performance and position as at and for the quarter & half year ended 30 September 2021 and has concluded that the impact is primarily on the operational aspects of the business. In making the assessment management has considered the recoverability of trade receivables, investment and other assets and also considered the external and internal information available up to the date of approval of these financial results including status of existing and future customer orders, cash flow projections etc. and concluded that there is no significant impact which is required to be recognized in the financial results. Accordingly, no adjustments have been made to the financial results.						
4 Balance Sheet as at 30 September 2021 (Consolidated - Unaudited)						
Particulars	As at		As at		Rs. in Lakhs	
	30 September 2021		31 March 2021			
	(Unaudited)		(Audited)			
ASSETS						
Non-current assets						
Property, plant and equipment	1,978.60		2,515.65			
Investment property	6,005.03		6,041.98			
Other intangible assets	25.06		39.28			
Financial assets						
Investments	17,753.92		14,404.60			
Other financial assets	1,356.80		2,311.16			
Deferred tax assets (net)	17,521.33		20,295.65			
Non-current tax assets (net)	13,297.71		14,464.99			
Other non-current assets	6,840.78		6,860.03			
Total of non-current assets	64,779.23		66,933.34			

Current assets		
Inventories	567,550.70	618,612.98
Financial assets		
Investments	3,361.13	105.18
Trade receivables	45,122.30	30,019.04
Cash and cash equivalents	6,373.70	8,116.09
Other bank balances	12,961.39	11,599.86
Loans	5,132.44	23,008.12
Other financial assets	93,931.58	93,896.48
Other current assets	14,300.37	14,377.62
Assets classified as held for sale	3.75	9,003.87
Total of current assets	748,737.36	808,739.24
Total of Assets	813,516.59	875,672.58
EQUITY AND LIABILITIES		
Equity		
Equity share capital	9,030.77	9,030.77
Instruments entirely in the nature of equity	42,500.00	42,500.00
Other equity	300,152.30	296,693.87
Total of Equity (for controlling shareholders of Holding Company)	351,683.07	348,224.64
Non-controlling interests	1,167.82	1,146.34
Total of Equity	352,850.89	349,370.98
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	20,708.81	37,805.58
Provisions	1,197.68	1,176.00
Other non-current liabilities	16,981.09	17,048.17
Total of non-current liabilities	38,887.58	56,029.75
Current liabilities		
Financial liabilities		
Borrowings	107,299.85	84,445.26
Lease liabilities	-	69.56
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	970.92	7,215.20
Total outstanding dues of creditors other than micro enterprises and small enterprises	27,872.61	22,847.99
Other financial liabilities	9,835.32	45,127.91
Other current liabilities	271,077.58	302,403.06
Provisions	3,666.50	7,732.51
Current tax liabilities (net)	1,055.34	430.36
Total of current liabilities	421,778.12	470,271.85
Total of Equity and Liabilities	813,516.59	875,672.58
5 Cash flow statement for the period ended 30 September 2021 (Consolidated - Unaudited)		Rs. in Lakhs
Particulars	Year to date figures for current period ended 30 September 2021	Year to date figures for previous period ended 30 September 2020
	(Unaudited)	(Unaudited)
A Cash flow from operating activities:		
Profit/(loss) before tax	4,482.02	(16,879.92)
<i>Adjustments for:</i>		
Depreciation and amortization expenses	582.36	1,125.45
Interest expenses	5,633.63	14,106.30
Interest expense on taxation	23.38	-
Other borrowing costs	7.97	39.42
Impairment of investments	-	1,512.14
(Profit) / Loss or write off on sale of property, plants and equipment	(4.47)	0.48
Interest income	(1,210.85)	(4,604.16)
Excess provision/liabilities written back	-	(1,015.38)
Provision for employee benefits	63.80	(335.87)
Provision for claims and compensation	-	428.03
Share based payment expense	125.01	18.49
Amounts written off	490.54	-
Income on fair valuation of financial assets	(0.22)	-
Profit on sale of investments in mutual funds (net)	(88.51)	(85.72)
Interest income on amortized cost financial assets	-	(70.23)
Modification gain on de-recognition of lease contracts	-	(298.82)
Operating profit/(loss) before working capital changes and other adjustments:	10,104.66	(6,059.79)

<i>Working capital changes and other adjustments:</i>		
Inventories	53,196.02	(1,119.38)
Trade receivables	(15,103.26)	842.79
Current and non-current loans	-	(55.07)
Other current and non-current assets	96.50	5,127.27
Other current and non-current financial assets	(2,762.46)	(540.97)
Trade payables	(1,219.66)	(4,319.35)
Other current and non-current financial liabilities	(35,266.96)	(16,422.59)
Other current liabilities	(35,118.39)	1,119.97
Cash used in operating activities	(26,073.55)	(21,427.12)
Income taxes refund / (paid) - net	656.10	5,169.95
Net cash used in operating activities (A)	(25,417.45)	(16,257.17)
B Cash flow from investing activities:		
Purchase of property, plant and equipment	(9.87)	-
Proceeds from sale of property, plant and equipment	9.36	38.29
Movement in fixed deposits/other bank balances (net)	(416.28)	24,227.91
Proceeds from sale of non-current investments	1,551.25	-
Proceeds from asset held for sale	9,000.12	-
Proceeds from sale of current investments	-	124.25
Purchase of current investments	(3,167.44)	-
Proceeds from Loans	17,930.90	84,567.64
Interest received	1,377.68	10,601.27
Net cash flow from investing activities (B)	26,275.72	119,559.36
C Cash flow from financing activities:		
Acquisition of treasury shares	-	(1,393.22)
Repayment of borrowings to banks	(18,456.00)	(48,165.51)
Proceeds from issue of debentures	30,000.00	-
Redemption of debentures	(19,800.00)	(58,665.68)
Proceeds from issue of commercial paper	-	8,000.00
Repayment of commercial paper	-	(5,000.00)
Proceeds from borrowings from financial institutions	141,200.00	39,500.00
Repayment of borrowings from financial institutions	(125,920.00)	-
Interest and other borrowing costs paid	(9,553.49)	(16,043.78)
Payment of lease liabilities	(71.17)	(126.41)
Net cash used in financing activities (C)	(2,600.66)	(81,894.60)
D Net (decrease) / increase in cash and cash equivalents (A+B+C)	(1,742.39)	21,407.59
E Cash and cash equivalents at the beginning of the period	8,116.09	4,817.43
Cash and cash equivalents at the end of the period (D+E)	6,373.70	26,225.02

6 Code on Social Security, 2020 ('Code') has been notified in the Official Gazette of India on 29 September 2020, which could impact the contributions of the Group towards certain employment benefits. Effective date from which changes are applicable is yet to be notified and the rules are yet to be framed. Impact, if any, of change will be assessed and accounted for in the period of notification of relevant provisions.

7 The Group's primary business segment is reflected based on principal business activities carried on by the Group. 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 Group 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.

8 Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

Indiabulls Real Estate Limited
Statement of Unaudited Standalone Financial Results
for the quarter and half year ended 30 September 2021

Rs. in Lakhs

Particulars	3 months ended	Preceding 3	Corresponding	Year to date	Year to date	Previous year
	30 September	months ended	3 months ended	figures for	figures for	ended
	2021	30 June 2021	30 September	current period	previous period	31 March 2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income						
a) Revenue from operations	0.29	-	-	0.29	-	596.41
b) Other income	228.65	342.94	1,505.37	571.58	2,789.75	4,121.99
Total income	228.94	342.94	1,505.37	571.87	2,789.75	4,718.40
2 Expenses						
a) Cost of sales/services	-	-	-	-	-	-
b) Employee benefits expense	237.95	113.20	75.91	351.15	162.65	244.65
c) Finance costs	1,038.02	1,187.67	4,367.25	2,225.69	11,210.41	16,005.89
d) Depreciation and amortisation expense	22.99	20.20	102.86	43.19	323.84	388.43
e) Other expenses	124.04	531.79	192.27	655.83	1,564.78	2,005.87
Total expenses	1,423.00	1,852.86	4,738.29	3,275.86	13,261.68	18,644.84
3 Loss before tax (1-2)	(1,194.06)	(1,509.92)	(3,232.92)	(2,703.99)	(10,471.93)	(13,926.44)
4 Tax expense						
a) Current tax expense - including earlier years	-	-	-	-	-	-
b) Deferred tax (credit)/charge	(11.15)	13.94	26.31	2.79	16.22	36.14
5 Loss after tax for the period/year (3-4)	(1,182.91)	(1,523.86)	(3,259.23)	(2,706.78)	(10,488.15)	(13,962.58)
6 Other comprehensive income						
(i) Items that will not be reclassified to profit or loss	(7,885.80)	12,047.75	109.52	4,161.95	2,628.60	2,616.21
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	3.12
Other comprehensive income	(7,885.80)	12,047.75	109.52	4,161.95	2,628.60	2,619.33
7 Total comprehensive income for the period/year (5+6)	(9,068.71)	10,523.89	(3,149.71)	1,455.17	(7,859.55)	(11,343.25)
8 Earnings per equity share (Face value of Rs. 2 per equity share)						
(a) Basic (in Rs.)	(0.26)	(0.34)	(0.72)	(0.60)	(2.31)	(3.09)
(b) Diluted (in Rs.)	(0.26)	(0.34)	(0.72)	(0.60)	(2.31)	(3.09)
9 Paid-up equity share capital (face value of Rs. 2 per equity share)	9,030.77	9,030.77	9,030.77	9,030.77	9,030.77	9,030.77
10 Net worth	633,780.49	642,724.20	637,078.48	633,780.49	637,078.48	632,200.31
11 Debenture redemption reserve	6,875.00	27,062.50	27,062.50	6,875.00	27,062.50	27,062.50
12 Outstanding redeemable preference share	-	-	-	-	-	-
Ratios						
13 Debt equity ratio	0.06	0.04	0.21	0.06	0.21	0.08
14 Debt service coverage ratio	(0.15)	(0.02)	0.03	(0.03)	0.01	0.01
15 Interest service coverage ratio	(0.15)	(0.27)	0.26	(0.22)	0.06	0.13
16 Current ratio	6.87	7.61	3.13	6.87	3.13	9.47
17 Long term debt to working capital	0.10	0.10	0.17	0.10	0.17	0.12
18 Bad debt to account receivable ratio	-	-	-	-	-	-
19 Current liability ratio	1.00	1.00	0.84	1.00	0.84	0.59
20 Debtor turnover ratio	-	-	-	-	-	-
21 Inventory turnover ratio	-	-	-	-	-	-
22 Operating margin	0.00	-	-	0.00	0.00	0.13
23 Net profit margin	(5.17)	(4.44)	(2.17)	(4.73)	(3.76)	(2.96)

Notes to the standalone financial results:

- The standalone financial results of Indiabulls Real Estate Limited ('IBREL' or 'the Company') for the quarter and half year ended 30 September 2021 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at its meeting held on 14 October 2021. 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 amended) as specified in Section 133 of the Companies Act, 2013.

3 Balance Sheet as at 30 September 2021 (Standalone - Unaudited)

Particulars	As at	As at
	30 September 2021	31 March 2021
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	96.20	139.39
Financial assets		
Investments	383,223.84	379,306.46
Other financial assets	5.32	605.32
Deferred tax assets (net)	272.89	275.67
Non-current tax assets (net)	4,906.58	6,004.78
Total of non-current assets	388,504.83	386,331.62
Current assets		
Inventories	90.19	90.19
Financial assets		
Cash and cash equivalents	2,200.90	645.70
Other bank balances	5,989.46	5,402.91
Loans	277,307.76	283,326.04
Other financial assets	21.70	21.50
Other current assets	1,509.57	1,456.42
Assets classified as held for sale	3.75	9,003.87
Total of current assets	287,123.33	299,946.63
Total of Assets	675,628.16	686,278.25

EQUITY AND LIABILITIES		
Equity		
Equity share capital	9,030.77	9,030.77
Other equity	624,749.72	623,169.54
Total of equity	633,780.49	632,200.31
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	-	22,359.32
Provisions	46.28	44.00
Total of non-current liabilities	46.28	22,403.32
Current liabilities		
Financial liabilities		
Borrowings	40,260.65	29,888.67
Lease liabilities	-	10.19
Other financial liabilities	1,526.06	1,765.55
Other current liabilities	13.68	9.21
Provisions	1.00	1.00
Total of current liabilities	41,801.39	31,674.62
Total of Equity and Liabilities	675,628.16	686,278.25
4 Cash flow statement for the period ended 30 September 2021 (Standalone - Unaudited)		
		Rs. in Lakhs
Particulars	Year to date figures for current period ended 30 September 2021 (Unaudited)	Year to date figures for previous period ended 30 September 2020 (Unaudited)
Cash flow from operating activities:		
Loss before tax	(2,703.99)	(10,471.93)
<i>Adjustments for:</i>		
Interest on income tax	-	0.24
Interest on borrowings	2,223.65	11,135.53
Depreciation and amortisation expenses	43.19	323.84
Interest on lease liabilities	0.31	53.05
Other borrowing costs	-	21.59
Excess provision/liabilities written back	-	(1,009.38)
Interest on income tax refund	(55.67)	-
Interest income	(427.32)	(1,546.85)
Provision for employee benefits	2.28	30.78
Share based payment expense	125.01	17.84
Balances written off	481.08	-
Profit on sale of investments in subsidiary	(0.29)	-
Profit on sale of investments (net)	(59.05)	(83.73)
Modification gain on de-recognition of lease contracts	-	(128.87)
Operating loss before working capital changes and other adjustments:	(370.80)	(1,657.89)
<i>Working capital changes and other adjustments:</i>		
Current and non-current loans	-	0.01
Other current and non-current assets	1.70	(120.31)
Other current and non-current financial assets	9.22	(22.79)
Other current and non-current financial liabilities	12.16	1,936.26
Other current liabilities	4.47	(187.15)
Cash used in operating activities	(343.25)	(51.87)
Income taxes refund / (paid) - net	672.16	5,311.68
Net cash flow from operating activities (A)	328.91	5,259.81
B Cash flow from investing activities:		
Movement in bank deposits	-	22,060.81
Proceeds from sale of investments - mutual funds (net)	59.05	84.85
Proceeds from sale and buy back of investments - equity shares	0.92	-
Proceeds from assets held for sale	9,000.12	-
Inter-corporate loans and advances received back/given to subsidiary companies (net)	5,966.92	97,633.31
Inter-corporate loans and advances given to others (net)	-	(823.26)
Interest received	672.43	1,325.60
Net cash flow from investing activities (B)	15,699.44	120,281.31
C Cash flow from financing activities:		
Repayment of borrowings to banks	-	(48,800.00)
Redemption of debentures	(12,000.00)	(49,000.00)
Proceeds from issue of commercial paper	-	8,000.00
Repayment of commercial paper	-	(5,000.00)
Inter-corporate borrowings taken	2.00	34.00
Inter-corporate borrowings repaid	(68.65)	-
Interest paid on borrowings	(2,396.00)	(11,875.03)
Payment of lease liabilities	(10.50)	-
Net cash used in financing activities (C)	(14,473.15)	(106,641.03)
D Net increase in cash and cash equivalents (A+B+C)	1,555.20	18,900.09
E Cash and cash equivalents at the beginning of the period	645.70	1,480.71
Cash and cash equivalents at the end of the period (D+E)	2,200.90	20,380.80

- 5 During second quarter of the previous year, the Board of Directors of the Company had considered and approved the proposal of merger of NAM Estates Private Limited ("NAM Estates") and Embassy One Commercial Property Development Private Limited ("NAM Opco") both Embassy group entities with the Company ("Amalgamation"). The proposed Amalgamation will be achieved through a cashless composite scheme of amalgamation of NAM Estates and NAM Opco into the Company, in accordance with Section 230-232 of the Companies Act, 2013 read with the rules framed thereunder, as amended, and the Securities and Exchange Board of India circular no. CFD/DIL3/CIR/2017/21 dated 10 March 2017, as amended and other applicable regulations and provisions, subject to necessary statutory and other approvals ("Scheme"). Upon effectiveness of the Scheme, IBREL will issue its equity shares, in accordance with the approved share swap ratios, to the shareholders of NAM Estates and NAM Opco, which will include Embassy promoter and promoter entities, Embassy institutional investors and other shareholders. For the proposed Amalgamation and arriving to share swap ratio, IBREL is valued at Rs 92.50 per share. During the last quarter of the previous year, the Scheme had been granted approval by Competition Commission of India ("CCI") and SEBI/Stock exchanges. During the quarter, the Company has filed the requisite joint application with jurisdictional bench of NCLT, for its approval to the Scheme of Merger.
- 6 The Company had established Indiabulls Real Estate Limited- Employees Welfare Trust ("Trust") for the implementation and management of its employees benefit scheme viz. "Indiabulls Real Estate Limited - Employee Stock Option Scheme - 2010" (Scheme), for the benefit of the employees of the Company and its subsidiaries. During the quarter the shares in Trust have been appropriated/granted to the employees of the Company and its subsidiaries, as permitted by SEBI.
- 7 The management has made an assessment of the Impact of COVID-19 on the Company's operations, financial performance and position as at and for the quarter & half year ended 30 September 2021 and has concluded that the impact is primarily on the operational aspects of the business. In making the assessment management has considered the recoverability of trade receivables, investment and other assets and also considered the external and internal information available up to the date of approval of these financial results including status of existing and future customer orders, cash flow projections etc. and concluded that there is no significant Impact which is required to be recognized in the financial results. Accordingly, no adjustments have been made to the financial results.
- 8 Code on Social Security, 2020 ('Code') has been notified in the Official Gazette of India on 29 September 2020, which could impact the contributions of the Company towards certain employment benefits. Effective date from which changes are applicable is yet to be notified and the rules are yet to be framed. Impact, if any, of change will be assessed and accounted for in the period of notification of relevant provisions.
- 9 During the quarter, eleven wholly owned subsidiaries of the Company have been voluntarily dissolved and have been struck off from the register of companies maintained by the Registrar of Companies.
- 10 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.
- 11 Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

Registered Office : Plot No. 448-451, Udyog Vihar, Phase-V, Gurugram - 122016, Haryana
Corporate Identity Number (CIN) : L45101HR2006PLC095409

FOR AND ON BEHALF OF BOARD OF DIRECTORS

Place : Gurugram
Date : 14 October 2021

Mehul Johnson
Joint Managing Director