

2nd November, 2023

BSE Limited

Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 BSE Scrip Code: 500020 National Stock Exchange of India Ltd.

Exchange Plaza, 5th floor, Plot No.C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051

NSE Symbol: BOMDYEING

Dear Sir(s),

SUB: OUTCOME OF THE BOARD MEETING OF THE BOMBAY DYEING AND

MANUFACTURING COMPANY LIMITED HELD ON 2ND NOVEMBER, 2023

REF: REGULATION 30 & 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE

REQUIREMENTS) REGULATIONS 2015 ("LISTING REGULATIONS")

This is to inform that the Board of Directors of the Company at its meeting held today i.e. 2nd November, 2023 inter alia considered the following item of business:

1. Unaudited Financial Results:

The Board considered and approved the Unaudited Financial Results (Standalone & Consolidated) of the Company for the second quarter and half year ended 30^{th} September, 2023.

Pursuant to Regulation 33 of the Listing Regulations, statements showing Unaudited Financial Results (Standalone & Consolidated) for the second quarter and half year ended 30th September, 2023 along with the Limited Review Reports thereon, are enclosed herewith for your information and record.

Further, in accordance with Regulation 47(1)(b) of the Listing Regulations, the Company would be publishing Extract of Unaudited Financial Results for the second quarter and half year ended 30th September, 2023.

2. Re-appointment of Mr. Sunil Siddharth Lalbhai (DIN: 00045590) as Non-Executive Independent Director for Second Term:

This is to inform that the Board of Directors of the Company at its meeting held today i.e. 2nd November, 2023, based on the recommendation of the Nomination and Remuneration Committee, have recommended to the members for approval of reappointment of Mr. Sunil Siddharth Lalbhai (DIN: 00045590) as Non-Executive Independent Director for a second term of 5 (five) years with effect from 5th February, 2024 upto 4th February 2029.

















In accordance with the BSE Circular with ref.no. LIST/COMP/14/2018-19 and the National Stock Exchange of India Ltd with ref. no. NSE/CML/2018/24, dated June 30, 2018, issued by the Stock Exchanges, it is hereby confirmed that Mr. Sunil Siddharth Lalbhai (DIN: 00045590) is not debarred from holding the office of Director by virtue of any order passed by SEBI or any other such authority.

In terms of SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 read with Regulation 30, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the information required is given in the 'Annexure – I'.

The meeting of the Board of Directors commenced at 4.45 p.m. and concluded at 7.00 p.m.

You are requested to take note of the above.

Yours faithfully,

For The Bombay Dyeing and Manufacturing Company Limited

Sanjive Digitally signed by Sanjive Arora
Arora Date: 2023.11.02
19:09:15 +05'30'

Sanjive Arora Company Secretary Membership No.: F3814

Encl: as above

















CC: National Securities Depository Ltd., Trade World, 4th Floor, Kamala Mills Compound, S. Bapat Marg, Lower Parel, Mumbai - 400 013

> Central Depository Services (India) Ltd., Marathon Futurex, A Wing, 25th Floor N. M. Joshi Marg, Lower Parel Mumbai - 400 013

Bourse de Luxembourge, Societe de La Bourse de Luxembourg, Societe Anonyme, R. C. 36222, BP 165, L- 2011, LUXEMBOURG.

Citibank N.A., DR Account Management, Citigroup Corporate & Investment Bank, 14th Floor, 388, Greenwich Street, NEWYORK, NY (USA) 10013.

M/s KFin Technologies Limited Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad Telangana - 500032

















Annexure 1

<u>Disclosure pursuant to Regulation 30 of the SEBI (LODR) Regulations, 2015 read with SEBI Circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023</u>

(a)	Name of Director	Mr. Sunil Siddharth Lalbhai (DIN: 00045590)
(b)	Reason for change viz. appointment	Re-appointment of Mr. Sunil Siddharth Lalbhai as Non-Executive, Independent Director
(c)	Date and term of appointment	Date of re-appointment:
		5 th February, 2024
		Re-appointment for a second term of Five (5) consecutive years commencing from 5th February, 2024 upto 4th February 2029, subject to the approval of the members of the Company.
		His present tenure as an Independent Director will conclude on 4 th February, 2024
(d)	Brief Profile	Mr. Sunil Siddharth Lalbhai is the Chairman of the Board of Atul Ltd. since August 2007 and its Managing Director since June 1984.
		Mr. Lalbhai is a Trustee on the Board of BAIF Development Research Foundation (BAIF). He is a Trustee or a member of some of the other social institutions established by the Lalbhai Group.
		Mr. Lalbhai holds a postgraduate degree in Chemistry from the University of Massachusetts, and a postgraduate degree in Economic Policy and Planning from Northeastern University.
(e)	Disclosure of relationships between directors	Mr. Sunil Siddharth Lalbhai is not related to any of the Directors of the Company.

















Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Standalone
Financial Results of The Bombay Dyeing and Manufacturing Company Limited Pursuant to
the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements)
Regulations, 2015

To the Board of Directors,
The Bombay Dyeing and Manufacturing Company Limited

- 1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **The Bombay Dyeing and Manufacturing Company Limited** ("the Company") for the quarter ended September 30, 2023 and for the year to date period from April 1, 2023 to September 30, 2023 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) 34, "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, as amended from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 7 to the Statement which describes the matter relating to the Order dated October 21, 2022, issued by the Securities and Exchange Board of India ("SEBI"), imposing, inter alia, penalties of ₹ 2.25 crore on the Company as also restraining the Company from accessing the securities market for a period of two years. As informed, the Company has filed an appeal before the Securities Appellate Tribunal (SAT) against the said Order of the SEBI, and SAT has stayed the effect and operation of the said Order on November 10, 2022. The hearings on the subject matter are concluded and the matter is reserved for orders.. Thus, in the given circumstances, considering the uncertainty related to the matters arising out of the SEBI Order and grant of stay by SAT for the effect and operation of the said Order, impact of this matter has not been given in these unaudited standalone financial results of the Company.

Our conclusion is not modified in respect of this matter.

6. We draw attention to Note 8 to the Statement which describes, *inter alia*, the fact of approving the proposal to sell the land parcel at Worli, Mumbai and additional FSI in two phases, namely, Phase-I and Phase-II. The Agreement for Sale for Phase-I was entered into with Goisu Realty Private Limited on September 16, 2023; the approval of shareholders for the said sale of land parcel, the execution and registration of Conveyance Deed under Phase I, the transfer of the land and additional FSI, the handover of the possession and receipt of consideration of ₹ 4,685.35 crores, all took place subsequent to the half-year ended September 30, 2023 and accordingly, the sale under Phase-I Transaction, being a non-adjusting event, the financial effect thereof has been recognised subsequent to the half-year end in October 2023. Further, the Note specifies that as per the opinion of an expert, the additional FSI is carried at fair value of ₹ 562.28 crore as at September 30, 2023, as the same is sold along with the land parcel in October 2023 and accordingly, will be accounted for in the quarter ended December 31, 2023; and the compensation of ₹ 49.13 crores paid to the occupants of WIC building to vacate is considered as cost of improvement of land.



The Note also describes the financial effect as to pre-tax gain of about ₹ 3,883.30 crores from completion of sale of Phase I and specified that the tax effect thereof (including the reversal of deferred tax asset on unused tax losses of ₹ 603.54 crores) shall also be recorded in the quarter ending December 31, 2023. The Note further mentions that out of the total Borrowings of ₹ 3,577.97 crores as at September 30, 2023, the Company has prepaid Borrowings of ₹ 3,324.32 crores out of the total from the sale proceeds of Phase-I. The Note also indicated that the Sale consideration for Phase- II of the Transaction is ₹ 537.78 crores and will be received upon completion of certain conditions by the Company and execution and consummation of the definitive agreements thereto for Phase-II.

Our conclusion is not modified in respect of this matter.

For BANSI S. MEHTA & CO.

Chartered Accountants Firm Registration No. 100991W

PARESH HARIKANT CLERK Digitally signed by PARESH HARIKANT CLERK Date: 2023.11.02 19:03:19 +05'30'

PARESH H. CLERK

Partner

Membership No. 036148 UDIN: 23036148BGWKUB3893

PLACE: Mumbai

DATED: November 2, 2023



Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Consolidated Financial Results of The Bombay Dyeing and Manufacturing Company Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors,

The Bombay Dyeing and Manufacturing Company Limited

- 1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **The Bombay Dyeing and Manufacturing Company Limited** ("the Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") and its share of the net profit after tax and total comprehensive income of its associates for the quarter ended September 30, 2023 and for the year to date period from April 1, 2023 to September 30, 2023 ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 2. This Statement, which is the responsibility of the management of the Holding Company and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) 34, "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the Entity	Relationship
P. T. Five Star Textile Indonesia	Subsidiary
Bombay Dyeing Real Estate Company Limited	Associate
Pentafil Textile Dealers Limited	Associate

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration referred to in paragraph 8 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, as amended from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

6. We draw attention to Note 7 to the Statement which describes the matter relating to the Order dated October 21, 2022, issued by the Securities and Exchange Board of India ("SEBI"), imposing, *inter alia*, penalties of ₹ 2.25 crore on the Holding Company as also restraining the Holding Company from accessing the securities market for a period of two years. As informed, the Holding Company has filed an appeal before the Securities Appellate Tribunal (SAT) against the said Order of the SEBI, and SAT has stayed the effect and operation of the said Order on November 10, 2022. The hearings on the subject matter are concluded and the matter is reserved for orders. Thus, in the given circumstances, considering the uncertainty related to the matters arising out of the SEBI Order and grant of stay by SAT for the effect and operation of the said Order, impact of this matter has not been given in these unaudited standalone financial results of the Group.

Our conclusion is not modified in respect of this matter.



7. We draw attention to Note 8 to the Statement which describes, inter alia, the fact of approving the proposal to sell the land parcel at Worli, Mumbai and additional FSI by the Holding Company in two phases, namely, Phase-I and Phase-II. The Agreement for Sale for Phase-I was entered into by the Holding Company with Goisu Realty Private Limited on September 16, 2023; the approval of shareholders of the Holding Company for the said sale of land parcel, the execution and registration of Conveyance Deed under Phase I, the transfer of the land and additional FSI, the handover of the possession and receipt of consideration of ₹ 4,685.35 crores, all took place subsequent to the half-year ended September 30, 2023 and accordingly, the sale under Phase-I Transaction, being a nonadjusting event, the financial effect thereof has been recognised subsequent to the half-year end in October 2023. Further, the Note specifies that as per the opinion of an expert, the additional FSI is carried at fair value of ₹ 562.28 crore as at September 30, 2023, as the same is sold along with the land parcel in October 2023 and accordingly, will be accounted for in the quarter ended December 31, 2023; and the compensation of ₹ 49.13 crores paid to the occupants of WIC building to vacate is considered as cost of improvement of land.

The Note also describes the financial effect as to pre-tax gain of about ₹ 3,883.30 crores from completion of sale of Phase I and specified that the tax effect thereof (including the reversal of deferred tax asset on unused tax losses of ₹ 603.54 crores) shall also be recorded in the quarter ending December 31, 2023. The Note further mentions that out of the total Borrowings of ₹ 3,577.97 crores as at September 30, 2023, the Holding Company has prepaid Borrowings of ₹ 3,324.32 crores out of the total from the sale proceeds of Phase-I. The Note also indicated that the Sale consideration for Phase-II of the Transaction is ₹ 537.78 crores and will be received upon completion of certain conditions by the Holding Company and execution and consummation of the definitive agreements thereto for Phase-II.

Our conclusion is not modified in respect of this matter.

Other matters

8. The unaudited consolidated financial results include the interim financial results/financial information of the subsidiary located outside India, which have not been reviewed by their auditors and have been furnished to us by the management of the Holding Company, whose interim financial results/financial information reflect total assets of ₹ 1.01 crores as at September 30, 2023, total revenue of ₹ NIL crore and ₹ 0.01 crore, total net profit/(loss) after tax of ₹ NIL crore and ₹ 0.01 crore and total comprehensive income/(loss) (including due to exchange translation) of ₹ NIL crore and ₹ 0.01 crore, for the quarter ended September 30, 2023 and for the year to date period from April 1, 2023 to September 30, 2023, respectively, and cash flows (net) of ₹ 0.01 crore for the year to date period from April 1, 2023 to September 30, 2023 as considered in the statement.



These financial results/financial information, have been prepared in accordance with accounting principles generally accepted in its respective country. The management of the Holding Company has converted these financial information/financial results of such subsidiary to the accounting principles generally accepted in India. The conversion adjustments made by the management have been reviewed by us.

The unaudited consolidated financial results/financial information also include the Group's share of net profit/(loss) after tax of ≥ 0.05 crore and ≥ 0.08 crores and total comprehensive profit/(loss) (net of tax) of ≥ 0.01 crore and ≥ 0.04 crore, for the quarter ended September 30, 2023 and for the year to date period from April 1, 2023 to September 30, 2023, respectively, in respect of 2 (two) associates, based on their interim financial results/financial information which have not been reviewed by their auditors and have been furnished to us by the management of the Holding Company.

Our conclusion on the Statement and our report in terms of the Listing Regulations are based solely on these interim financial results/financial information of the subsidiary and associates as certified by the management of the Holding Company. According to the information and explanations given to us by the management of the Holding Company, these interim financial results/financial information are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matters.

For BANSI S. MEHTA & CO.

Chartered Accountants Firm Registration No. 100991W

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PARESH H. CLERK

Partner

Membership No. 036148 UDIN: 23036148BGWKUC7507

PLACE: Mumbai

DATED: November 2, 2023

Neville House, J. N. Heredia Marg, Ballard Estate, Mumbai-400 001 CIN: L17120MH1879PLC000037

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2023

		Standalone						Consolidated (* in crore					
	Particulars	Quarter Ended		Half Yea	r Ended	Year Ended	Quarter Ended			Half Year Ended		Year Ended	
	Farticulars	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)
1	Revenue from Operations	440.60	498.01	745.22	938.61	1,351.59	2,673.73	440.60	498.01	745.22	938.61	1,351.59	2,673.73
II III	Other Income Total Income (I + II)	16.52 457.12	6.29 504.30	35.57 780.79	22.81 961.42	75.53 1,427.12	102.40 2,776.13	16.52 457.12	6.29 504.30	35.57 780.79	22.81 961.42	75.53 1,427.12	102.40 2,776.13
""		457.12	304.30	700.79	901.42	1,427.12	2,770.13	457.12	304.30	760.79	301.42	1,421.12	2,770.13
IV	Expenses: a. Cost of Materials Consumed	253.24	308.62	357.72	561.86	698.60	1,291.28	253.24	308.62	357.72	561.86	698.60	1,291.28
	b. Purchase of Stock-in-trade	10.46	5.52	10.12	15.98	20.16	32.82	10.46	5.52	10.12	15.98	20.16	32.82
	 c. Changes in inventories of Finished Goods, Stock-in-trade and Work-in-progress 	60.95	56.20	178.48	117.15	264.19	741.66	60.95	56.20	178.48	117.15	264.19	741.66
	d. Employee Benefits Expense	15.81	19.19	19.30	35.00	35.77	69.04	15.81	19.19	19.30	35.00	35.77	69.04
	e. Finance Costs	148.11	114.64	128.60	262.75	249.39	522.95	148.11	114.64	128.60	262.75	249.39	522.95
	f. Depreciation, Amortisation and Impairment Expense g. Other Expenses	7.89 84.65	7.87 105.12	7.99 171.46	15.76 189.77	15.90 312.01	33.28 573.62	7.89 84.65	7.87 105.12	7.99 171.46	15.76 189.77	15.90 312.01	33.28 573.62
	Total expenses (IV)	581.11	617.16	873.67	1,198.27	1,596.02	3,264.65	581.11	617.16	873.67	1,198.27	1,596.02	3,264.65
V	Profit / (Loss) before share of profit / (loss) of Associates and exceptional items	(123.99)	(112.86)	(92.88)	(236.85)	(168.90)	(488.52)	(123.99)	(112.86)	(92.88)	(236.85)	(168.90)	(488.52)
VI	Share of profit / (loss) of Associates							0.05	0.03	0.04	0.08	0.07	0.14
	Profit / (Loss) before exceptional items and tax (V + VI)	(123.99)	(112.86)	(92.88)	(236.85)	(168.90)	(488.52)	(123.94)	(112.83)	(92.84)	(236.77)	(168.83)	(488.38)
	Exceptional items (Net) [Refer Note 4]	65.33	-	-	65.33	-	-	65.33	-	-	65.33	-	-
VII	Profit / (Loss) before tax (V + VI)	(58.66)	(112.86)	(92.88)	(171.52)	(168.90)	(488.52)	(58.61)	(112.83)	(92.84)	(171.44)	(168.83)	(488.38)
VIII	Tax Expense:												
	i. Current Tax	- (0.04)	-	-	-	-	-	- (0.04)	-	-	- 0.07	-	-
	ii. Deferred Tax [Refer Note 5] iii. (Excess) / Short provision of tax of earlier years	(6.61) -	6.98 -	- 0.19	0.37	0.83 0.19	27.89 0.19	(6.61) -	6.98	- 0.19	0.37	0.83 0.19	27.89 0.19
	Total Tax Expense	(6.61)	6.98	0.19	0.37	1.02	28.08	(6.61)	6.98	0.19	0.37	1.02	28.08
IX	Profit / (Loss) for the period from continuing operations after tax (VII - VII)	(52.05)	(119.84)	(93.07)	(171.89)	(169.92)	(516.60)	(52.00)	(119.81)	(93.03)	(171.81)	(169.85)	(516.46)
X	Profit / (Loss) for the period from discontinued operations							0.01	-	0.01	0.01	0.01	(0.25)
XI	Tax expense of discontinued operations							-	-	-	-	-	-
XII	Profit / (Loss) for the period from discontinued operations after tax (X - XI) $$							0.01	-	0.01	0.01	0.01	(0.25)
XIII	Profit / (Loss) for the period after tax (XI + XIV)	(52.05)	(119.84)	(93.07)	(171.89)	(169.92)	(516.60)	(51.99)	(119.81)	(93.02)	(171.80)	(169.84)	(516.71)
XIV	Other Comprehensive Income A i. Items that will not be reclassified to profit or loss - Fair value changes on Equity Instruments through Other										100.60	22.60	
1	Comprehensive Income	60.97	47.71	8.05	108.68	23.69	(0.64)	60.97	47.71	8.05	108.68	23.69	(0.64)
1	- Remeasurement Gain / (Loss) on Defined Benefit Plans ii. Income tax relating to above	0.53 (0.44)	0.32 (0.08)	(0.25)	0.85 (0.52)	0.41 0.20	1.47 0.57	0.53	0.32	(0.25)	0.85 (0.52)	0.41 0.20	1.47 0.57
	iii. Share of Other Comprehensive Income of Associates	(0.44)	(0.06)	_	(0.32)	0.20	0.37	(0.44)	(0.08)	-			
	(net of tax) B i. Items that will be reclassified to profit or loss - Exchange differences on translation of discontinued							(0.04)	-	(0.11)	(0.04)	(0.11)	(0.11)
	operations Total Other Comprehensive Income	61.06	47.95	7.80	109.01	24.30	1.40	- * 61.02	- 47.95	0.01 7.70	108.97	0.01 24.20	* 1.29
XV	Total Comprehensive Income for the period (XIII + XIV)	9.01	(71.89)			(145.62)	(515.20)	9.03	(71.86)	(85.32)	(62.83)	(145.64)	(515.42)
_^``	1. The sample of the police (All : All)	1 0.01	(* 1.00)	(00.21)	(02.00)	(.40.02)	(0.0.20)	0.00	(. 1.00)	(00.02)	(02.00)	(1.10.0 1)	(U.U.TE)

^{*} denotes amount less than ₹ 1 lakh

													(₹ in crore)		
				Standalone					Consolidated						
	Particulars	Quarter Ended		Half Yea	Half Year Ended Year Ended		Quarter Ended			Half Year Ended		Year Ended			
	Faculais	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)		
i	Net Profit / (Loss) attributable to : a. Owners of the Company b. Non-Controlling interests	(52.05)	(119.84)	(93.07)	(171.89)	(169.92)	(516.60)	(51.99) - *	(119.81)	(93.02)	(171.80) - *	(169.84) - *	(516.70) (0.01)		
ii	Other Comprehensive Income attributable to : a. Owners of the Company b. Non-Controlling interests	61.06	47.95	7.80	109.01	24.30	1.40	61.02 - *	47.95 - *	7.70	108.97 - *	24.20 - *	1.29 - *		
iii	Total Comprehensive Income attributable to : a. Owners of the Company b. Non-Controlling interests	9.01	(71.89)	(85.27)	(62.88)	(145.62)	(515.20)	9.03 - *	(71.86) - *	(85.32)	(62.83)	(145.64) - *	(515.41) (0.01)		
XVI	Paid up Equity Share capital (Face Value ₹ 2 each)	41.31	41.31	41.31	41.31	41.31	41.31	41.31	41.31	41.31	41.31	41.31	41.31		
XVII	Other Equity						(1,314.95)						(1,287.36)		
XVIII	Earnings per equity share of ₹ 2 each (for continuing operations) Basic (in ₹) Diluted (in ₹)	(2.52) (2.52)	(5.80) (5.80)	(4.51) (4.51)	(8.32) (8.32)	(8.23) (8.23)	(25.01) (25.01)	(2.52) (2.52)	(5.80) (5.80)	(4.50) (4.50)	(8.32) (8.32)	(8.22) (8.22)	(25.01) (25.01)		
XIX	Earnings per equity share of ₹ 2 each (for discontinued operations) Basic (in ₹) Diluted (in ₹)							- # - #	- # - #	t - # t - #	- # - #	- # - #	(0.01) (0.01)		
xx	Earnings per equity share of ₹ 2 each (for continuing and discontinued operations) Basic (in ₹) Diluted (in ₹)	(2.52) (2.52)	(5.80) (5.80)	(4.51) (4.51)	(8.32) (8.32)	(8.23) (8.23)	(25.01) (25.01)	(2.52) (2.52)	(5.80) (5.80)	(4.50) (4.50)	(8.32) (8.32)	(8.22) (8.22)	(25.02) (25.02)		

^{*} denotes amount less than ₹ 1 lakh

[#] denotes that amount is negligible

Neville House, J. N. Heredia Marg, Ballard Estate, Mumbai-400 001 CIN: L17120MH1879PLC000037 SEGMENT WISE REVENUE, RESULTS AND SEGMENT ASSETS AND LIABILITIES

	Standalone							(₹ in crore Consolidated						
		Quarter Ended			Half Year Ended Year Ended			Quarter Ended			Half Yea	Year Ended		
Partio	culars	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)	
1.	Segment Revenue (net sales/income from each segment)													
a.	Real Estate	80.60	138.70	280.48	219.30	415.71	952.92	80.60	138.70	280.48	219.30	415.71	952.92	
b.	Polyester	344.19	351.11	449.24	695.30	905.69	1,670.48	344.19	351.11	449.24	695.30	905.69	1,670.48	
c.	Retail / Textile Net Sales/Income from Operations	15.81 440.60	8.20 498.01	15.50 745.22	24.01 938.61	30.19 1,351.59	50.33 2,673.73	15.81 440.60	8.20 498.01	15.50 745.22	24.01 938.61	30.19 1,351.59	50.33 2,673.73	
	·					Ĺ	,					Ĺ	,	
2.	Segment Results - Profit/ (Loss) before Tax and Finance cost													
a.	Real Estate	40.46	16.72	59.14	57.18	81.91	41.15	40.46	16.72	59.14	57.18	81.91	41.15	
b.	Polyester	(12.00)	(8.33)	(18.32)	(20.33)	5.51	14.59	(12.00)	(8.33)	(18.32)	(20.33)	5.51	14.59	
c.	Retail / Textile	1.95	1.00	3.12	2.95	4.73	6.28	1.95	1.00	3.12	2.95	4.73	6.28	
	Total	30.41	9.39	43.94	39.80	92.15	62.02	30.41	9.39	43.94	39.80	92.15	62.02	
Less:	i. Finance Costs (other than Interest on Lease Liability)	(148.11)	(114.64)	(128.60)	(262.75)	(249.39)	(522.95)	(148.11)	(114.64)	(128.60)	(262.75)	(249.39)	(522.95	
	ii. Other unallocable expenditure net of unallocable income	(6.29)	(7.61)	(8.22)	(13.90)	(11.66)	(27.59)	(6.29)	(7.61)	(8.22)	(13.90)	(11.66)	(27.59	
	iii. Exceptional items [Refer Note 4]	65.33	-	-	65.33	-	-	65.33	-	-	65.33	-	-	
	iii. Share of profit/(loss) of associates							0.05	0.03	0.04	0.08	0.07	0.14	
	Profit / (Loss) before tax from continuing operations	(58.66)	(112.86)	(92.88)	(171.52)	(168.90)	(488.52)	(58.61)	(112.83)	(92.84)	(171.44)	(168.83)	(488.38	
	Profit / (Loss) before tax from discontinued operations							0.01	-	0.01	0.01	-	(0.25	
	Total Profit / (Loss) before Tax	(58.66)	(112.86)	(92.88)	(171.52)	(168.90)	(488.52)	(58.60)	(112.83)	(92.83)	(171.43)	(168.83)	(488.63	
3.	Segment Assets													
a.	Real Estate	1,213.31	1,125.03	1,929.48	1,213.31	1,929.48	1,338.09	1,213.31	1,125.03	1,929.48	1,213.31	1,929.48	1,338.09	
b.	Polyester	602.89	655.86	662.65	602.89	662.65	615.54	602.89	655.86	662.65	602.89	662.65	615.54	
C.	Retail / Textile	0.87	1.37	7.13	0.87	7.13	3.35	0.87	1.37	7.13	0.87	7.13	3.35	
d.	Textile Discontinued Operations (Foreign Subsidiary)							1.01	1.01	1.22	1.01	1.22	0.97	
e.	Unallocated	1,198.88	1,022.89	1,163.14	1,198.88	1,163.14	1,035.10	1,199.90	1,023.90	1,164.05	1,199.90	1,164.05	1,036.08	
	Total	3,015.95	2,805.15	3,762.40	3,015.95	3,762.40	2,992.08	3,017.98	2,807.17	3,764.53	3,017.98	3,764.53	2,994.03	
4	Segment Liabilities													
a.	Real Estate	431.28	328.24	583.47	431.28	583.47	405.79	431.28	328.24	583.47	431.28	583.47	405.79	
b.	Polyester	349.15	376.02	372.48	349.15	372.48	373.04	349.15	376.02	372.48	349.15	372.48	373.04	
c.	Retail / Textile	12.40	11.39	16.15	12.40	16.15	10.83	12.40	11.39	16.15	12.40	16.15	10.83	
d.	Textile Discontinued Operations (Foreign Subsidiary)							0.96	0.97	0.93	0.96	0.93	0.93	
e.	Unallocated	3,559.63	3,435.03	3,694.36	3,559.63	3,694.36	3,476.06	3,559.63	3,435.03	3,694.36	3,559.63	3,694.36	3,476.06	
	Total	4,352.46	4,150.68	4,666.46	4,352.46	4,666.46	4,265.72	4,353.42	4,151.65	4,667.39	4,353.42	4,667.39	4,266.65	
	Net Capital Employed (3-4)	(1,336.51)	(1,345.53)	(904.06)	(1,336.51)	(904.06)	(1,273.64)	(1,335.44)	(1,344.48)	(902.86)	(1,335.44)	(902.86)	(1,272.62	

Neville House, J. N.Heredia Marg, Ballard Estate, Mumbai-400 001 CIN: L17120MH1879PLC000037 STATEMENT OF ASSETS AND LIABILITIES

П	Stand	lalone	Coneo	(₹ in crore)		
	As at	As at	As at As at			
Particulars	September 30, 2023	March 31, 2023	September 30, 2023	March 31, 2023		
	(Unaudited)	(Audited)	(Unaudited)	(Audited)		
	(Gillauliou)	(Figures)	(Gilaaaitea)	(Figures)		
A ASSETS						
1 Non-current Assets						
Property, Plant and Equipment and Intangible Assets						
a. Property, Plant and Equipment	348.44	436.49	348.44	436.49		
b. Capital Work-in-progress	1.20	0.31	1.20	0.31		
c. Right-of-Use Assets	0.32	0.32	0.32	0.32		
d. Investment Property	2.80	5.18	2.80	5.18		
e. Other Intangible Assets	0.19	0.23	0.19	0.23		
f. Intangible assets under Develpoment	-	-	-	-		
g. Financial Assets						
i. Investments	301.96	193.27	302.98	194.25		
ii. Loans	-	-	-	-		
iii. Others	19.99	19.82	19.99	19.82		
h. Deferred Tax Assets (Net)	614.85	615.74	614.85	615.74		
i. Other Non-current Assets	113.58	119.31	113.58	119.31		
Sub-total-Non-current Assets	1,403.33	1,390.67	1,404.35	1,391.65		
2 0						
2 Current Assets a. Inventories	849.21	1,098.07	849.21	1,098.07		
b. Financial Assets	049.21	1,080.07	049.21	1,080.07		
i. Trade Receivables	54.94	266.65	54.94	266.65		
ii. Cash and Cash Equivalents	164.95	132.60	165.96	133.57		
iii. Bank Balances other than (ii) above	79.92	51.92	79.92	51.92		
iv. Loans	0.22	0.05	0.22	0.05		
v. Others	114.61	3.44	114.61	3.44		
c. Other Current Assets	82.75	48.68	82.75	48.68		
Sub-total-Current Assets	1,346.60	1,601.41	1,347.61	1,602.38		
3 Assets held-for-sale [Refer Note 8]	266.02	-	266.02	-		
Total - Assets	3,015.95	2,992.08	3,017.98	2,994.03		
B EQUITY AND LIABILITIES						
1 EQUITY						
a. Equity Share Capital	41.31	41.31	41.31	41.31		
b. Other Equity	(1,377.82)	(1,314.95)	(1,350.18)	(1,287.36)		
c. Non-controlling Interests	(4.000.00)	// 4== 4.0	(26.57)	(26.57)		
Total - Equity 2 LIABILITIES	(1,336.51)	(1,273.64)	(1,335.44)	(1,272.62)		
Non-current Liabilities						
a. Financial Liabilities						
i. Borrowings	2,296.34	2.699.40	2,296.34	2.699.40		
ii. Other Financial Liabilities	2,200.04	2,000.40	2,200.04	2,000.40		
b. Provisions	11.53	11.20	11.53	11.20		
Sub-total-Non-current Liabilities	2,307.87	2,710.60	2,307.87	2,710.60		
Current Liabilities	,	,	,	,		
a. Financial Liabilities						
i. Borrowings	1,281.63	942.64	1,281.63	942.64		
ii. Lease Liabilities	-	-	-	-		
iii. Trade Payables						
A. total outstanding dues of Small enterprises and Micro enterprises	30.84	29.59	30.84	29.59		
B. total outstanding dues of creditors other than Small						
enterprises and Micro enterprises	290.75	333.44	290.75	333.44		
iv. Other Financial Liabilities	153.61	153.89	154.57	154.82		
b. Other Current Liabilities	68.53	92.39	68.53	92.39		
c. Provisions	2.64	3.17	2.64	3.17		
Sub-total-Current Liabilities	1,828.00	1,555.12	1,828.96	1,556.05		
3 Liabilities directly associated with Assets held-for-sale [Refer Note 8]	216.59	-	216.59			
Total - Equity and Liabilities	3,015.95	2,992.08	3,017.98	2,994.03		

Neville House, J. N.Heredia Marg, Ballard Estate, Mumbai-400 001 CIN: L17120MH1879PLC000037 STATEMENT OF CASH FLOWS

_				(₹ in crore)			
	Postinulous.		lalone	Consolidated			
	Particulars	Half Year Ended	Half Year Ended September 30, 2022	Half Year Ended September 30, 2023	Half Year Ended September 30, 2022		
A.	Cash Flow from Operating Activities:	September 30, 2023	September 30, 2022	September 30, 2023	September 30, 2022		
<u>۱</u> ۳.	Profit / (Loss) before Tax (after Exceptional Item)	(171.52)	(168.93)	(171.52)	(168.93)		
	Profit / (Loss) before Tax (and Exceptional item)	(171.52)	(100.93)	0.01	0.01		
	Adjustments for :			0.01	0.01		
l	Depreciation and Amortisation Expense	15.77	15.90	15.77	15.90		
	· '	(0.71)	(1.97)				
l	Unrealised Foreign exchange loss/(gain) (Net)	\ /	' '	(0.68)	(1.96)		
	Excess provisions written back	(12.52)	(62.07)	(12.52)	(62.07)		
	Provision for doubtful debts / advances	3.48	31.74	3.48	31.74		
	Gain on remeasurement of Liability Component of Preference Shares Interest Income	(2.62)	(1.47)		(1.47)		
		(3.62)	(5.17)	(3.63)	(5.18)		
	Loss/(Profit) on sale / discard of Property, Plant and Equipment Dividend Income	1.06	(2.86) (0.52)	1.06	(2.86) (0.52)		
l	Finance Costs	262.75		262.75	249.39		
		202.75	249.39	202.75	249.39		
	Exceptional Items:	(100.05)		(100.05)			
	Net Gain on Sale of Property, Plant and Equipment [Refer Note 4]	(109.95)	-	(109.95)	-		
	Recognition of Land which was earlier decapitalised [Refer Note 4]	(133.87)	-	(133.87)	-		
1	Cost of FSI consumed and direct related expenses [Refer Note 4]	150.61	-	150.61	-		
l	Provision for amount no longer Receivable [Refer Note 4]	20.52	-	20.52	-		
1	Loss on Derecognition of Property, Plant and Equipment [Refer Note 4]	7.36		7.36	-		
	Operating Profit / (Loss) before Working Capital Changes	29.36	54.04	29.39	54.05		
	Working Capital Changes:	444.07	220.20	444.07	200.00		
	(Increase) / decrease in Inventories	114.97	229.26	114.97	229.26		
	(Increase) / decrease in Trade Receivables	187.87	(114.29)	187.87	(114.29)		
	(Increase) / decrease in Other Current and Non-current Financial Assets	(2.44)	1.42	(2.44)	1.42		
	(Increase) / decrease in Other Current and Non-current Assets	(21.39)	8.94	(21.39)	8.94		
	Increase / (decrease) in Trade Payables	(41.57)	62.07	(41.57)	62.07		
	Increase / (decrease) in Other Current and Non-current Financial Liabilities	(20.43)	7.81	(20.43)	7.81		
ı	Increase / (decrease) in Other Current and Non-current Liabilities	(23.87)	(3.06)	(23.87)	(3.06)		
ı	Increase / (decrease) in Current and Non-current Provisions	12.32	61.81	12.32	61.81		
	Cash Generated / (Used) from Operations Income Taxes paid (net)	234.82 (6.52)	308.00 (5.42)	234.85 (6.52)	308.01		
	Net Cash Generated / (Used) from Operating Activities (A)	228.30	302.58	228.33	(5.42) 302.59		
	Net cash deherated / (osed) from operating Activities (A)	220.30	302.30	220.33	302.33		
В.	Cash Flow from Investing Activities:						
I	Purchase of Property, Plant and Equipment	(19.83)	(5.23)	(19.83)	(5.23)		
	Amount Paid towards Land Improvement	(49.13)	(0.20)	(49.13)	(0.20)		
	Proceeds from disposal of Property, Plant and Equipment	1.79	3.39	1.79	3.39		
	Advance received towards Assets Held-for-sale [Refer Note 8]	216.59	-	216.59	0.00		
	Direct Expenses related to Sale of Property, Plant and Equipment	(16.74)	_	(16.74)	-		
	Dividend received from Non-current Investments	- '	0.52	-	0.52		
	Deposit under lien and in Escrow accounts	(4.25)	2.20	(4.25)	2.20		
	Earmarked Balances with Banks	(21.16)	(0.35)	(21.16)	(0.35)		
	Interest received	2.75	4.61	2.76	4.62		
	Net Cash Generated / (Used) from Investing Activities (B)	110.02	5.14	110.03	5.15		
C.	Cash Flow from Financing Activities:						
1							
l	Repayment of Non-current Borrowings (including Current Maturities of Long-term	(481.98)	(478.89)	(481.98)	(478.89)		
l	Borrowings)]					
1	Proceeds from Current Borrowings	230.00		230.00			
	Proceeds from Inter-corporate Deposits	270.50	307.00	270.50	307.00		
	Repayment of Matured Inter-corporate Deposits	(107.70)	(225.90)	(107.70)	(225.90)		
l	Proceeds from Demand Loan, Cash Credit Facilities, Bills Discounted	195.00	-	195.00	-		
	Repayment of Demand Loan, Cash Credit Facilities, Bills Discounted	(170.00)		(170.00)	-		
l	Finance Costs paid	(241.79)	(237.24)	(241.79)	(237.24)		
	Dividend paid	(205.07)	(025.02)	(205.07)	(635.03)		
	Net Cash Generated / (Used) from Financing Activities (C)	(305.97)	(635.03)	(305.97)	(635.03)		
	Net (Decrease) / Increase in Cash and Cash Equivalents [A + B + C]	32.35	(327.31)	32.39	(327.29)		
	Add: Cash and Cash Equivalents at the Beginning of the Year	132.60	414.86	133.57	416.06		
l	Cash and Cash Equivalents at the End of the Year	164.95	87.55	165.96	88.77		
Г	Net (Decrease) / Increase in Cash and Cash Equivalents						
Щ	(200.000) / morodoo m odon and odon Equivalents	32.35	(327.31)	32.39	(327.29)		

Neville House, J. N. Heredia Marg, Ballard Estate, Mumbai-400 001

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2023

IOTES

- The above results which are published have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on November 2, 2023. The financial results of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and the other accounting principles generally accepted in India. The unaudited financial results for the quarter and half year ended September 30, 2023 have been subjected to limited review by the Statutory Auditors.
- 2 a. In terms of Ind AS 115 on "Revenue from Contract with Customers", Revenue from present real estate project of ICC Towers is recognised 'at a point in time', that is, upon receipt of Occupancy Certificate. Occupancy Certificates for the first phase, second phase, third phase and fourth phase were received during the year ended March 31, 2019, March 31, 2020, March 31, 2022 and March 31, 2023, respectively. Revenue includes net income arising on cancellation of contracts on non-fulfilment of payment terms by customers, if any
- 2 b. Since the nature of real estate activities being carried out by the Company is such that profits/ losses from transactions of such activities, do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / losses for the year.
- b. During the quarter ended September 30, 2023, the Company settled the dispute with Axis Bank Limited by execution and filing of Consent Terms. Pursuant to the said Consent Terms and to ensure monetization of the larger land parcel sub-division of the Axis Bank area was required and to facilitate that the Company has executed a Conveyance Deed in favour of Axis Bank Limited, effecting transfer of land admeasuring 11,541 square meters along with Floor Space Index (FSI), for a sum of ₹ 149 crores contingent on certain conditions. The net effect of the transaction has been shown under the Exceptional Items.
- 4. Exceptional Items include the following:

Particulars	₹ in crore					
a. As a part of settlement with Axis Bank Limited (Refer Note 3),						
i. Net gain (After deduction for usage of Base FSI of additional Land -₹ 39.05 crores) on sale of Property, Plant and Equipment – Immovable Property is recognised	109.95					
ii. Recognition of Land which was earlier decapitalised for construction of Axis Bank Limited Building is released as a part of sub-division process	133.87					
iii. Cost of FSI consumed and direct related expenses	(150.61)					
iv. Provision for amount no longer Receivable from Axis Bank Limited	(20.52)					
Sub-total of a.	72.69					
b. Derecognition of AO Building on Land at Worli along with other assets (net of scrap value realised)						
Grand Total a + b	65.33					

- Income tax expenses (Current Tax and/or Deferred Tax) for the interim period is recognised on the pre-tax income (or loss) using the separate tax rate that would be applicable on expected total annual income for each category of income ("effective annual tax rate"). For the purpose of recognising income tax expenses, the tax or reversal thereof on any income of non-recurring nature("one-off items") would be considered when they occur. Accordingly, the tax effect of such 'one-off' items is not included in the likely effective annual tax rate. Further, deferred tax asset on estimated unused tax losses for the period has not been recognised, deferred tax asset to the extent hitherto recognised on unused tax losses upto March 31, 2022 is continued. Section 115BAA in the Income-tax Act, 1961 provides an option to the Company for paying income tax at reduced rates as per the provisions/conditions defined in the said section. While the Company is continuing to provide and consider the payment of income tax at the old rates, deferred tax assets and liabilities are measured at the reduced rates at which such deferred tax assets/liabilities are expected to be realised or settled. Amounts accrued for income tax expense, including any reversal of deferred tax asset which would not be recoverable, in one interim period may have to be adjusted in subsequent interim period of that financial year, if the estimate of the annual income tax rate changes.
- 6. Foreign Subsidiary, PT Five Star Textile Indonesia (PTFS) is included in consolidated results and consolidated segment assets and consolidated segment liabilities, which is classified as a discontinued operation in accordance with Ind AS 105 in 'Non-Current Assets Held for Sale and Discontinued Operations'.
- 7. The Securities and Exchange Board of India (SEBI) has issued an order dated October 21, 2022 pursuant to a show cause notice dated June 11, 2021. The SEBI order makes certain observations inter alia on alleged inflation of revenue and profits by the Company in Financial Statements for the period from FY 2011-12 to 2017-18 and non-disclosure of material transaction, on the basis of SEBI's interpretation of MoUs executed by the Company with Scal Services Limited. The SEBI order, inter alia, imposes penalty of ₹ 2.25 Crore on the Company, restrains the Company from accessing securities market for a period of 2 years, imposes penalties and restrictions on two of its present directors from accessing / being associated with securities market, including being a Director and Key Managerial Personnel of any listed entity, for a period of one year.

The SEBI Order also categorically and positively finds that there was no diversion or misutilization or siphoning of assets of the Company, and no unfair gain was made or loss inflicted by reason of the violation alleged. The Company states that the Financial Statements from FY 2011-12 to FY 2017-18 were validly prepared, reviewed by the Audit Committee, approved by the Board, reported without any qualification by the Statutory Auditors and adopted by the Shareholders in each of the relevant years. The Company is firm in its view that all transactions were entirely legitimate and in compliance with law and applicable Accounting Standards.

The Company has filed an appeal with Securities Appellate Tribunal (SAT) against the aforesaid Order of SEBI and has obtained a stay on operation of the said matter. The hearings on the subject matter are concluded and the matter is reserved for orders.

8. The Board of Directors of the Company, at its meeting held on September 13, 2023, approved the proposal to sell the land parcel of about 22 acres at Worli, Mumbai and additional FSI to Goisu Realty Private Limited, (a subsidiary of Sumitomo Realty & Development Company Limited) ("the Buyer") in two Phases ("the Transaction"). The Agreement for Sale for Phase-I of the Transaction was entered into on September 16, 2023. The shareholders at Extra-Ordinary General Meeting held on October 11, 2023 approved the Transaction. The Company completed the sale of Phase I of the Transaction on October 16, 2023 by execution and registration of the Conveyance Deed, transfer of the land and additional FSI, handover of the possession and receipt of consideration of ₹ 4,685.35 crores and accordingly, the sale under Phase-I of the Transaction, being a non-adjusting event, the financial effect thereof has been recognised in October 2023. As per the opinion of an expert, the additional FSI is carried at fair value of ₹ 562.28 crores as at September 30, 2023, as the same is sold along with the land parcel in October 2023 and accordingly, will be accounted for in the quarter ending December 31, 2023; and the compensation of ₹ 49.13 crores paid to the occupants of WIC building to vacate is considered as cost of improvement of land.

The cost of Land and Land improvements of ₹ 266.02 crores for the Transaction, have been classified as assets held for sale as it meets the criteria laid down under Ind AS 105, Non-current Assets Held for Sale. Further, the Liability of ₹ 216.59 crores associated with the said Assets Held for Sale is separately disclosed.

The Company has earned a net pre-tax gain of ₹ 3,883.30 crores from completion of Phase I of the Transaction post the quarter and half-year ended September 30, 2023. This transaction being 'one-off' item, the tax effect thereof (including the reversal of deferred tax asset of ₹ 603.54 crore on unused tax losses) shall be recorded in the quarter ending December 31, 2023. The Other Equity of the Company which is negative ₹ 1,377.82 crores as on September 30, 2023, has become positive on completion of Phase-I of the Transaction. Further, the Company has prepaid Borrowings of ₹ 3,324.32 crores out of the total Borrowings of ₹ 3,577.97 crores as at September 30, 2023 from the sale proceeds of Phase-I of the Transaction.

The Sale consideration for Phase-II of the Transaction is ₹ 537.78 crores and will be received upon completion of certain conditions by the Company and execution and consummation of the definitive agreements thereto for Phase-II.

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FOR THE BOMBAY DYEING AND MANUFACTURING COMPANY LIMITED

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NUSLI N. WADIA CHAIRMAN (DIN-00015731)