



Bhatler & Company

CHARTERED ACCOUNTANTS

Limited review report on unaudited Standalone quarterly and year to date financial results of Winmore Leasing & Holdings Limited pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors
Winmore Leasing & Holdings Ltd,
Mumbai

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of Winmore Leasing & Holdings Ltd ("the Company") for the quarter ended September 30, 2021 and year to date from April 1, 2021 to September 30, 2021 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 (the Act) read with 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 Independent Auditors" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the interim Financial Statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable Indian Accounting Standards prescribed under section 133 of the Act and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed or that it contains any material misstatement.

Bhatler & Company
Chartered Accountants

FRN:131092W

UDIN: 21016937AAAALR4942


Daulal H Bhatler
Proprietor
M.No:016937



Place: Mumbai

Date:13/11/2021

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WINMORE LEASING & HOLDINGS LTD						
Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai – 400 026						
Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com						
CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com						
PART I						
Statement of Unaudited Standalone Financial Results for the Quarter/Period ended 30-09-2021						
Particulars	3 months ended 30/09/2021	Preceding 3 months ended 30/06/2021	Corresponding 3 months ended 30/09/2020	Year to date for period ended 30/09/2021	Year to date for period ended 30/09/2020	Previous year ended 31/03/2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Income						
I Revenue from operations						
(i) Interest income	-	-	-	-	-	-
(ii) Dividend income	-	-	-	-	-	1.28
(iii) Rental income	3.13	3.45	2.91	6.58	5.82	11.50
(iv) Fees and commission income	-	-	-	-	-	-
(v) Net gain on fair value changes	0.33	0.04	0.09	0.37	0.21	0.41
(vi) Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii) Sale of Products	-	-	-	-	-	-
(viii) Sale of services	-	-	-	-	-	-
(ix) Other Operating Income	-	-	-	-	-	-
Total revenue from operations	3.46	3.49	3.00	6.95	6.03	13.19
II Other Income	-	-	-	-	-	0.02
III Total Income (I + II)	3.46	3.49	3.00	6.95	6.03	13.21
Expenses						
(i) Finance costs	-	-	-	-	-	527.78
(ii) Fees and commission expense	-	-	-	-	-	-
(iii) Net loss on fair value changes	-	-	-	-	-	-
(iv) Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v) Impairment on financial instruments	-	-	-	-	-	-
(vi) Cost of materials consumed	-	-	-	-	-	-
(vii) Purchases of Stock-in-trade	-	-	-	-	-	-
(viii) Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix) Employee benefits expense	0.45	0.45	0.45	0.90	0.90	1.80
(x) Depreciation, amortization and impairment	0.93	1.07	1.09	2.00	2.17	4.33
(xi) Other expenses	1.64	1.77	1.51	3.41	3.07	9.40
IV Total expenses	3.02	3.29	3.05	6.31	6.14	543.31
V Profit / (Loss) before exceptional items and tax (III-IV)	0.44	0.20	(0.05)	0.64	(0.11)	(530.10)
VI Exceptional items	156.79	-	-	156.79	-	-
VII Profit / (Loss) before tax (V-VI)	157.23	0.20	(0.05)	157.43	(0.11)	(530.10)
VIII Tax expenses:						
(a) Current tax (Including earlier year tax)	0.12	0.13	0.13	0.25	0.26	0.84
(b) Deferred tax	55.41	(6.00)	5.46	49.41	1.03	0.46
IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)	101.70	6.07	(5.64)	107.77	(1.40)	(531.40)
X Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI Tax expense of discontinued operations	-	-	-	-	-	-
XII Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII Profit / (Loss) for the period/year (IX+XII)	101.70	6.07	(5.64)	107.77	(1.40)	(531.40)
XIV Other Comprehensive Income/(Loss) (A+B)						
(A) (a) Items that will not be reclassified to Profit or Loss	31.33	35.63	619.89	66.96	627.34	661.04
(b) Income tax on items that will not be reclassified to Profit or Loss	(3.24)	(3.70)	(1.98)	(6.94)	(2.69)	(6.18)
(B) (a) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-	-	-
Other Comprehensive Income/(Loss) (A+B)	28.09	31.93	617.91	60.02	624.65	654.86
XV Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	129.79	38.00	612.27	167.79	623.25	123.46
XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	10.18	0.61	(0.56)	10.79	(0.14)	(53.20)
Diluted (in ₹)	10.18	0.61	(0.56)	10.79	(0.14)	(53.20)
XVII Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	-	-	-	-	-	-
Diluted (in ₹)	-	-	-	-	-	-
XVIII Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	10.18	0.61	(0.56)	10.79	(0.14)	(53.20)
Diluted (in ₹)	10.18	0.61	(0.56)	10.79	(0.14)	(53.20)




PART-II Segment wise Revenue, Results, Assets & Liabilities							
(₹ in Lakhs)							
Sr.No	Particulars	3 months ended 30/09/2021	Preceding 3 months ended 30/06/2021	Corresponding 3 months ended 30/09/2020	Year to date for period ended 30/09/2021	Year to date for period ended 30/09/2020	Previous year ended 31/03/2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:						
	a) Leasing	3.13	3.45	2.91	6.58	5.82	11.50
	b) Investing	0.33	0.04	0.09	0.37	0.21	1.69
	c) Unallocated income	-	-	-	-	-	-
	Net sales / income from operations	3.46	3.49	3.00	6.95	6.03	13.19
2	Segment Results:						
	a) Leasing	1.72	1.85	1.47	3.57	2.79	2.66
	b) Investing	0.33	0.04	0.09	0.37	0.19	(526.40)
	c) Unallocated income / (expenditure) (Net)	(1.61)	(1.69)	(1.61)	(3.30)	(3.09)	(6.36)
		0.44	0.20	(0.05)	0.64	(0.11)	(530.10)
	Less: Finance Costs	-	-	-	-	-	-
	Profit / (Loss) before exceptional items and tax	0.44	0.20	(0.05)	0.64	(0.11)	(530.10)
	Less: Exceptional items	156.79	-	-	156.79	-	-
	Profit / (Loss) before tax	157.23	0.20	(0.05)	157.43	(0.11)	(530.10)
3	Segment Assets :						
	a) Leasing	41.22	209.69	212.98	41.22	212.98	210.82
	b) Investing	7,531.10	7,188.65	7,123.80	7,531.10	7,123.80	7,143.98
	c) Unallocated	9.83	66.07	65.87	9.83	65.87	70.22
	Total	7,582.15	7,464.41	7,402.65	7,582.15	7,402.65	7,425.02
4	Segment Liabilities :						
	a) Leasing	1.50	13.48	17.45	1.50	17.45	12.20
	b) Investing	9,322.48	9,322.48	8,794.70	9,322.48	8,794.70	9,322.48
	c) Unallocated	0.64	0.70	0.96	0.64	0.96	0.60
	Total	9,324.62	9,336.66	8,813.11	9,324.62	8,813.11	9,335.28



BALANCE SHEET		(₹ in Lakhs)	
Particulars	As at 30-09-2021 Unaudited	As at 31-03-2021 Audited	
ASSETS			
Financial Assets			
(a) Cash and cash equivalents	1.31	9.18	
(b) Bank Balance other than (a) above	-	-	
(c) Derivative financial instruments	-	-	
(d) Receivables	-	-	
(I) Trade Receivables	0.45	-	
(II) Other Receivables	-	-	
(e) Loans	-	-	
(f) Investments	7,531.11	7,143.98	
(g) Other Financial assets	0.38	0.46	
	7,533.25	7,153.62	
Non-financial Assets			
(a) Inventories	-	-	
(b) Current tax assets (Net)	5.01	1.36	
(c) Deferred tax Assets (Net)	2.80	59.14	
(d) Investment Property	40.36	210.49	
(e) Biological assets other than bearer plants	-	-	
(f) Property, Plant and Equipment	0.04	0.04	
(g) Capital work-in-progress	-	-	
(h) Intangible assets under development	-	-	
(i) Goodwill	-	-	
(j) Other Intangible assets	-	-	
(k) Other non-financial assets	0.69	0.37	
	48.90	271.40	
Total Assets	7,582.15	7,425.02	
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
(a) Derivative financial instruments	-	-	
(b) Payables			
(I) Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	
(II) Other Payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	
(c) Debt Securities	-	-	
(d) Borrowings (Other than Debt Securities)	-	-	
(e) Deposits	-	-	
(f) Subordinated Liabilities	9,322.48	9,322.48	
(g) Other financial liabilities	2.14	12.80	
	9,324.62	9,335.28	
Non-Financial Liabilities			
(a) Current tax liabilities (Net)	-	-	
(b) Provisions	-	-	
(c) Deferred tax liabilities (Net)	-	-	
(d) Other non-financial liabilities	-	-	
	-	-	
EQUITY			
(a) Equity Share capital	99.89	99.89	
(b) Other Equity	(1,842.36)	(2,010.15)	
	(1,742.47)	(1,910.26)	
Total Liabilities and Equity	7,582.15	7,425.02	



STATEMENT OF CASH FLOW		(₹ in Lakhs)	
Particulars	Period ended 30-09-2021	Period ended 30-09-2020	
A. CASH FLOW FROM OPERATING ACTIVITIES	Unaudited	Unaudited	
Profit / (Loss) Before Tax	157.43	(0.11)	
Adjustments for			
Depreciation	2.00	2.17	
Profit on Sale of Investment Property	(156.79)	-	
Gain on Sale/fair value changes of Investments (Net)	(0.37)	(0.21)	
Operating Profit before Working Capital Changes	2.27	1.85	
Movements in Working Capital			
(Increase)/Decrease in other financial Assets	(0.01)	(0.23)	
(Increase)/Decrease in Trade Receivables	(0.45)	-	
(Increase)/Decrease in other non financial Assets	(0.31)	(0.48)	
Increase/(Decrease) in other financial liabilities	(10.66)	0.59	
Cash Generated from Operations	(9.16)	1.73	
Taxes Paid (Net of Refund)	(3.91)	(0.43)	
Net Cash Flow from Operating Activities	(13.07)	1.30	
B. CASH FLOW FROM INVESTING ACTIVITIES			
Sale of Investment Property	325.00	-	
Sale/ (Purchase) of Investments (Net)	(319.80)	(2.00)	
Net Cash from Investing Activities	5.20	(2.00)	
C. CASH FLOW FROM FINANCING ACTIVITIES			
Net cash from Financing Activities	-	-	
Net Increase / (Decrease) in Cash & Cash Equivalents ((A+B+C)	(7.87)	(0.70)	
Cash & Cash Equivalents at Beginning of the Period	9.18	2.25	
Cash & Cash Equivalents at End of the Period	1.31	1.55	
	(7.87)	(0.70)	
Components of Cash & Cash Equivalents :			
Cash on Hand	0.04	0.05	
Balances with Banks- On Current Accounts	1.27	1.50	
Cash and Cash Equivalent in Cash Flow Statement	1.31	1.55	
Notes:			
1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 13,2021.			
2 Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.			
3 The exceptional item during the quarter and period ended 30.09.2021 represents Profit on disposal of Investment Property.			
4 Financial Results is also available on the websites http://www.msel.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com			
5 The Board of Directors of the Company's subsidiary company viz West Pioneer Properties (India) Private Limited (WPP IPL) has approved draft Scheme of Amalgamation ("Scheme") for merger of Westfield Entertainment Private Limited, a step down subsidiary of the Company, with WPP IPL.			
		By Order of the Board	
Mumbai November 13,2021		 Nitin Vasant Mhatre Director	





Bhat & Company

CHARTERED ACCOUNTANTS

Limited review report on unaudited Consolidated quarterly and year to date financial results of Winmore Leasing & Holdings Ltd pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors
Winmore Leasing & Holdings Ltd.,

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Winmore Leasing & Holdings Ltd ('the Holding Company') and its subsidiary companies (the holding company and its subsidiaries are referred to as 'the Group') for the quarter and half year ended on 30th September, 2021 ('the Statement'), being submitted by the Holding Company pursuant to requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement is the responsibility of the Holding Company's management and has been approved by its Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 *"Interim Financial Reporting"* ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 Engagements (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 Listing Regulations, to the extent applicable.

4. The Statement includes the financial results of the following Subsidiaries:
 - a) West Pioneer Properties (India) Private Limited, and
 - b) Westfield Entertainment Private Limited (step down subsidiary),



5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 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 Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/financial result of the subsidiary and the step down subsidiary included in the Consolidated Unaudited Financial Results, whose interim financial information/financial results reflect total assets (before consolidation adjustments) of Rs. 48397.96 lakhs as at 30th September, 2021, total revenue (before consolidation adjustments) of Rs 517.41 lakhs & Rs. 1099.43 lakhs, total net loss after tax of Rs. 309.52 lakhs and Rs. 378.37 lakhs and total comprehensive loss of Rs. 308.83 lakhs & Rs. 377.68 lakhs for the quarter and half year ended 30th September, 2021 respectively, and net cash outflows amounting (before consolidation adjustments) to Rs 631.44 lakhs for the period from 1st April, 2021 to 30th September, 2021, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditors, whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiaries is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.

Bhatter & Company
Chartered Accountants
FRN:131092W
UDIN: 21016937AAAALQ4899


Daulal H Bhatter
Proprietor
M.No:016937



Place: Mumbai
Date:13/11/2021

WINMORE LEASING & HOLDINGS LTD							
Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai – 400 026							
Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com							
CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com							
PART I							(Rs. In Lakhs)
Statement of Unaudited Consolidated Financial Results for the Quarter/Period ended 30-09-2021							
Sr. No.	Particulars	3 months ended 30/09/2021	Preceding 3 months ended 30/06/2021	Corresponding 3 months ended 30/09/2020	Year to date for period ended 30/09/2021	Year to date for period ended 30/09/2020	Previous year ended 31/03/2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
I	Revenue from operations						
(i)	Interest income	4.09	10.07	11.92	14.16	15.23	37.99
(ii)	Dividend income	-	-	-	-	-	1.28
(iii)	Rental income	164.36	198.39	8.61	362.75	(3.32)	937.77
(iv)	Fees and commission income	-	-	-	-	-	-
(v)	Net gain on fair value changes	0.33	0.04	0.09	0.37	0.21	0.41
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii)	Sale of Products (Properties)	10.12	39.72	(21.93)	49.84	(17.20)	(65.78)
(viii)	Sale of services	236.81	206.60	136.81	443.41	263.97	868.44
(ix)	Other Operating Income	-	-	-	-	-	-
	Total revenue from operations	415.71	454.82	135.50	870.53	258.89	1,780.11
II	Other Income	12.57	49.13	10.56	61.70	86.64	227.11
III	Total Income (I + II)	428.28	503.95	146.06	932.23	345.53	2,007.22
	Expenses						
(i)	Finance costs	162.46	32.11	137.16	194.57	459.85	1,361.25
(ii)	Fees and commission expense	-	-	-	-	-	-
(iii)	Net loss on fair value changes	-	-	-	-	-	-
(iv)	Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v)	Impairment on financial instruments	-	-	-	-	-	-
(vi)	Cost of materials consumed (Construction Cost)	4.42	35.84	(36.48)	40.26	(61.02)	(297.80)
(vii)	Purchases of Stock-in-trade	-	-	-	-	-	-
(viii)	Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix)	Employee benefits expense	100.26	84.66	88.95	184.92	140.33	298.45
(x)	Depreciation, amortization and impairment	216.77	207.59	216.26	424.36	430.68	848.41
(xi)	Power and Fuel	81.88	59.82	27.61	141.70	46.99	302.28
(xii)	Repairs and Maintenance	52.36	54.76	12.95	107.12	47.32	294.32
(xiii)	Other expenses	156.43	132.87	130.63	289.30	258.30	684.44
IV	Total expenses	774.58	607.65	577.08	1,382.23	1,322.45	3,491.35
V	Profit / (Loss) before exceptional items and tax (III-IV)	(346.30)	(103.70)	(431.02)	(450.00)	(976.92)	(1,484.13)
VI	Exceptional items	156.79	-	(746.73)	156.79	(746.73)	(746.73)
VII	Profit / (Loss) before tax (V-VI)	(189.51)	(103.70)	(1,177.75)	(293.21)	(1,723.65)	(2,230.86)
VIII	Tax expense:						
(1)	Current tax (Including earlier year tax)	23.73	22.40	0.13	46.13	0.26	13.52
(2)	Deferred tax	55.41	(6.00)	5.46	49.41	1.03	0.46
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	(268.65)	(120.10)	(1,183.34)	(388.75)	(1,724.94)	(2,244.84)
X	Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-	-	-
XII	Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII	Profit / (Loss) for the period/year but before share in Associate Company (IX+XII)	(268.65)	(120.10)	(1,183.34)	(388.75)	(1,724.94)	(2,244.84)
XIV	Share of Profit / (Loss) in Associate Company	-	-	6.24	-	(0.73)	(0.73)
XV	Net Profit / (Loss) for the period/year (XIII+XIV)	(268.65)	(120.10)	(1,177.10)	(388.75)	(1,725.67)	(2,245.57)
XVI	Other Comprehensive Income						
(A)	(a) Items that will not be reclassified to Profit or Loss	32.03	35.63	637.63	67.66	645.08	674.50
	(b) Income tax on items that will not be reclassified to Profit or Loss	(3.24)	(3.70)	(1.97)	(6.94)	(2.68)	(6.17)
(B)	(a) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
	(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-	-	-
	Total Other Comprehensive Income (A+B)	28.79	31.93	635.66	60.72	642.40	668.33
XVII	Total Comprehensive income for the period/year (XV+XVI) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	(239.86)	(88.17)	(541.44)	(328.03)	(1,083.27)	(1,577.24)
XVIII	Profit for the period/year attributable to:						
	Owners of the Company	(244.58)	(111.90)	(1,149.61)	(356.48)	(1,662.17)	(2,182.73)
	Non-controlling interest	(24.07)	(8.20)	(27.48)	(32.27)	(63.49)	(62.84)
XIX	Other comprehensive income for the Period/year attributable to:						
	Owners of the Company	28.75	31.93	634.50	60.68	641.24	667.45
	Non-controlling interest	0.04	-	1.15	0.04	1.15	0.88
XX	Total comprehensive income for the period/year attributable to:						
	Owners of the Company	(215.83)	(79.97)	(515.11)	(295.80)	(1,020.93)	(1,515.28)
	Non-controlling interest	(24.03)	(8.20)	(26.33)	(32.23)	(62.34)	(61.96)
XXI	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	(26.89)	(12.02)	(117.84)	(38.92)	(172.75)	(224.80)
	Diluted (in ₹)	(26.89)	(12.02)	(117.84)	(38.92)	(172.75)	(224.80)
XXII	Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	-	-	-	-	-	-
	Diluted (in ₹)	-	-	-	-	-	-
XXIII	Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	(26.89)	(12.02)	(117.84)	(38.92)	(172.75)	(224.80)
	Diluted (in ₹)	(26.89)	(12.02)	(117.84)	(38.92)	(172.75)	(224.80)



PART-II		Segment wise Revenue, Results, Assets & Liabilities						(Rs. In La
Sr. No.	Particulars	3 months ended 30/09/2021	Preceding 3 months ended 30/06/2021	Corresponding 3 months ended 30/09/2020	Year to date for period ended 30/09/2021	Year to date for period ended 30/09/2020	Previous year ended 31/03/2021	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Segment Revenue:							
	a) Leasing	3.13	3.45	2.91	6.58	5.82	11.50	
	b) Investing	0.33	0.04	0.09	0.37	0.21	1.69	
	c) Retail	395.42	398.99	143.57	794.41	256.10	1,759.12	
	d) Residential	4.82	41.58	0.27	46.40	0.24	22.56	
	e) Office	5.10	-	(21.54)	5.10	(16.12)	(82.39)	
	f) Warehousing	-	-	-	-	-	-	
	g) Family Entertainment Centre	2.97	2.72	-	5.69	-	41.02	
	h) Development, construction and management of mixed use of property	-	-	-	-	-	-	
	i) Unallocated	3.94	8.04	10.20	11.98	12.64	26.61	
	Net sales / income from operations	415.71	454.82	135.50	870.53	258.89	1,780.11	
2	Segment Results:							
	a) Leasing	1.72	1.85	1.47	3.57	2.79	2.66	
	b) Investing	0.33	0.04	0.10	0.37	0.20	(526.40)	
	c) Retail	4.80	44.14	(116.89)	48.94	(266.46)	158.31	
	d) Residential	(3.58)	0.16	11.38	(3.42)	23.92	222.61	
	e) Office	(9.68)	-	(3.48)	(9.68)	4.52	(7.57)	
	f) Warehousing	(4.46)	(4.48)	(7.48)	(8.94)	(13.30)	(22.96)	
	g) Family Entertainment Centre	(12.73)	(17.41)	(18.78)	(30.14)	(37.71)	(46.24)	
	h) Development, construction and management of mixed use of property	-	-	-	-	-	-	
	i) Unallocated	(160.24)	(95.89)	(160.19)	(256.13)	(231.03)	(431.07)	
	Less: Finance Costs	(162.46)	(32.11)	(137.15)	(194.57)	(459.85)	(833.47)	
	Profit / (Loss) before exceptional items and tax	(346.30)	(103.70)	(431.02)	(450.00)	(976.92)	(1,484.13)	
	Less: Exceptional items	156.79	-	(746.73)	156.79	(746.73)	(746.73)	
	Profit / (Loss) before tax	(189.51)	(103.70)	(1,177.75)	(293.21)	(1,723.65)	(2,230.86)	
3	Segment Assets :							
	a) Leasing	41.22	209.69	212.98	41.22	212.98	210.82	
	b) Investing	637.98	295.53	230.67	637.98	230.67	250.85	
	c) Retail	10,335.57	10,644.53	11,462.07	10,335.57	11,462.07	11,095.61	
	d) Residential	20,930.78	21,000.47	19,191.31	20,930.78	19,191.31	20,899.15	
	e) Office	1,464.27	1,457.52	1,414.58	1,464.27	1,414.58	1,450.11	
	f) Warehousing	6,008.73	5,991.87	6,076.74	6,008.73	6,076.74	5,995.60	
	g) Family Entertainment Centre	175.94	193.98	255.20	175.94	255.20	212.74	
	h) Development, construction and management of mixed use of property	-	126.52	5,748.82	-	5,748.82	1,023.52	
	i) Unallocated	638.05	700.95	1,308.42	638.05	1,308.42	1,157.35	
	Total	40,232.54	40,621.06	45,900.79	40,232.54	45,900.79	42,295.75	
4	Segment Liabilities :							
	a) Leasing	1.50	13.48	17.45	1.50	17.45	12.20	
	b) Investing	9,322.48	9,322.48	8,794.70	9,322.48	8,794.70	9,322.48	
	c) Retail	8,815.64	8,240.92	8,645.58	8,815.64	8,645.58	8,533.45	
	d) Residential	13,238.15	13,152.30	16,255.49	13,238.15	16,255.49	13,404.75	
	e) Office	1,677.64	1,630.73	1,526.77	1,677.64	1,526.77	1,594.75	
	f) Warehousing	1,460.13	1,416.98	949.73	1,460.13	949.73	1,765.80	
	g) Family Entertainment Centre	202.07	195.12	196.40	202.07	196.40	201.92	
	h) Development, construction and management of mixed use of property	-	-	-	-	-	-	
	i) Unallocated	3,223.67	4,003.83	6,020.19	3,223.67	6,020.19	4,501.81	
	Total	37,941.28	37,975.84	42,406.31	37,941.28	42,406.31	39,337.16	



BALANCE SHEET		(Rs. In Lakhs)	
Particulars	As at	As at	
	30-09-2021	31-03-2021	
	Unaudited	Audited	
Financial Assets			
(a) Cash and cash equivalents	530.41	1,169.72	
(b) Bank Balance other than (a) above	123.70	114.98	
(c) Derivative financial instruments	-	-	
(d) Receivables			
(I) Trade Receivables	1,816.36	2,425.19	
(II) Other Receivables	-	-	
(e) Loans	-	-	
(f) Investments	637.98	250.85	
(g) Other Financial assets	207.16	214.18	
	3,315.61	4,174.92	
Non-financial Assets			
(a) Inventories	26,245.34	25,633.48	
(b) Current tax assets (Net)	185.57	348.43	
(c) Deferred tax Assets (Net)	2.80	59.14	
(d) Investment In Property	40.36	210.49	
(e) Biological assets other than bearer plants	-	-	
(f) Property, Plant and Equipment	9,815.13	11,203.34	
(g) Capital work-in-progress	8.03	53.56	
(h) Right of use of Asset	17.36	18.39	
(i) Intangible assets under development	-	-	
(j) Goodwill	-	-	
(k) Other Intangible assets	20.50	24.66	
(l) Other non-financial assets	581.84	569.34	
	36,916.93	38,120.83	
Total Assets	40,232.54	42,295.75	
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
(a) Derivative financial instruments	-	-	
(b) Payables			
(I) Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	41.26	62.23	
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	465.75	541.44	
(II) Other Payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	
(c) Debt Securities	-	-	
(d) Borrowings (Other than Debt Securities)	14,422.50	14,130.83	
(e) Deposits	-	-	
(f) Subordinated Liabilities	12,136.51	12,561.41	
(g) Other financial liabilities	1,335.70	1,346.28	
	28,401.72	28,642.19	
Non-Financial Liabilities			
(a) Current tax liabilities (Net)	-	-	
(b) Provisions	36.54	32.74	
(c) Deferred tax liabilities (Net)	-	-	
(d) Other non-financial liabilities	9,503.02	10,662.23	
	9,539.56	10,694.97	
EQUITY			
(a) Equity Share capital	99.89	99.89	
(b) Other Equity	1,481.10	2,094.15	
	1,580.99	2,194.04	
Non-Controlling Interests	710.27	764.55	
Total Liabilities and Equity	40,232.54	42,295.75	



STATEMENT OF CASH FLOW

Particulars	Period ended 30-09-2021	Period ended 30-09-2020
	Unaudited	Unaudited
Cash flow from operating activities		
(Loss) before exceptional items and tax	(293.21)	(976.92)
Adjustments to reconcile loss before tax to net cash flows		
Depreciation/ amortization	424.35	430.68
Loss on sale of Fixed Assets	3.23	-
Profit on Sale of Investment Property	(156.79)	-
Assets written off	0.03	-
Gain on Sale/fair value changes of Investments (Net)	(0.37)	(0.21)
Remeasurement of Net Defined Benefit Liability	-	17.74
Provision for doubtful debt/bad debt write off	37.26	-
Sundry Balances Written Back	-	(61.88)
Fair Valuation of security deposit & lease	(10.29)	(52.41)
Interest expense	194.56	460.64
Interest income	(14.16)	(9.54)
Interest received on Income Tax refund	(33.95)	-
Operating profit before working capital changes	150.66	(191.90)
Movements in working capital :		
Increase / (Decrease) in Trade Payables	(96.66)	66.51
(Increase) / Decrease in Trade Receivables	571.57	103.84
(Increase) / Decrease in inventories	(524.87)	42.98
(Increase)/Decrease in other financial Assets	16.81	325.53
(Increase)/Decrease in other non financial Assets	(23.05)	1,693.57
Increase/(Decrease) in financial liabilities	(41.62)	(26.17)
Increase/(Decrease) in Non financial liabilities	(1,154.70)	(44.62)
Increase/(Decrease) in Subordinated Liabilities	(432.10)	(226.08)
Cash (used in) / generated from operations	(1,533.96)	1,743.66
Direct taxes (paid) net of refunds	116.73	226.15
Net cash flow (used in) generated from operating activities (A)	(1,417.23)	1,969.81
Cash flows from investing activities		
Proceeds from sale of fixed assets	1,381.21	166.46
Purchase of fixed assets, including CWIP and capital advances	(6.84)	(3.98)
Purchase of current and non current investments	(319.80)	(6.20)
Proceeds from sale/maturity of current investments	-	642.07
Bank deposit	(8.73)	(10.00)
Interest received	14.12	8.88
Interest received on Income Tax refund	33.95	-
Net cash flow (used in) investing activities (B)	1,093.91	797.23
Cash flows from financing activities		
Proceeds from issuance of preference share capital	10.00	140.00
Proceeds from borrowings	849.85	89.34
Repayment of borrowings	(567.85)	(828.63)
Redemption of Preference share capital	(378.03)	(819.83)
Interest paid	(229.96)	(140.26)
Net cash flow from financing activities (C)	(315.99)	(1,559.38)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	(639.31)	1,207.66
Cash and cash equivalents at the beginning of the year	1,169.72	240.13
Cash and cash equivalents at the end of the year	530.41	1,447.79
Components of cash and cash equivalents		
Cash on hand	0.68	5.34
With banks- on current account	529.73	495.45
Fixed Deposits with maturity of less than 3 months	-	947.00
With banks - in Bank deposit restricted	123.71	113.01
Total cash and bank balance	654.12	1,560.80
Less: Fixed deposits not considered as cash equivalents	123.71	113.01
Cash and cash equivalents in cash flow statement *	530.41	1,447.79
* Excluding Fixed Deposit not treated as Cash and Cash equivalents		

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 13, 2021.
- Since the nature of the real estate business of the Group is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter/Half year/Year may not be representative of the profits / losses for the period.
- Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.
- Financial Results is also available on the websites <http://www.mseil.in/index.aspx> and on the Company's website www.winmoreleasingandholdings.com
- The exceptional item during the quarter and period ended 30.09.2021 represents Profit on disposal of Investment Property.
- The Board of Directors of the Company's subsidiary company viz West Pioneer Properties (India) Private Limited (WPPIL) has approved draft Scheme of Amalgamation ("Scheme") for merger of Westfield Entertainment Private Limited, a step down subsidiary of the Company, with WPPIL.
- The Group's operations and revenue are impacted due to COVID-19. The Group has taken into account the possible impact of COVID-19 in preparation of the unaudited consolidated financial results, including its assessment of recoverable value of its assets.

By Order of the Board


Nitin Vasant Mhatre
DirectorMumbai
November 13, 2021