

# Winmore Leasing And Holdings Limited

Regd. Office: "Ashiana", 69-C, Bhulabhai Desai Road, Mumbai – 400 026

Tel. No.: 022-23686618

E-mail Id: ho@hawcoindia.com

CIN: L67120MH1984PLC272432

Website: www.winmoreleasingandholdings.com

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12<sup>th</sup> August, 2022

To,

Metropolitan Stock Exchange of India Ltd  
205A, 2nd Floor, Piramal Agastya Corporate Park  
Sunder Bung Lane, Kamani Junction,  
LBS Road, Kurla (West),  
Mumbai – 400070

**Re : Submission of Unaudited Financial Results of the Company for the quarter ended 30<sup>th</sup> June, 2022**

Dear Sirs,

Enclosed is a copy of unaudited financial results of the Company for the quarter ended 30<sup>th</sup> June, 2022, as approved by the Board of Directors of the Company at its meeting held today, together with a copy of the Limited Review Report of M/s. Bhatte & Company, auditors of the Company.

Further, please note that the Regulation 32 (1) of SEBI (LOADR) Regulations, 2015 is not applicable to the Company for the quarter ended 30<sup>th</sup> June, 2022.

Thanking you,

Yours faithfully,

For **Winmore Leasing And Holdings Limited**

**Anuj Rameshkumar Mehta**  
Company Secretary & Compliance Officer

Encl : a/a



# Bhatler & Company

CHARTERED ACCOUNTANTS

**Limited review report on the unaudited Standalone quarterly 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 of  
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 June 30, 2022 ("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) 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 Engagements (SRE) 2410 "Review of Interim Financial Information Performed by Independent Auditor of the Entity" 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.

**For Bhatler & Company**  
**Chartered Accountant**  
**FRN No: 131092W**  
**UDIN: 22016937AOWFBR1931**

*Daulal H Bhatler*



**Daulal H Bhatler**  
**Proprietor**  
**M.No.016937**

**Place: Mumbai**  
**Date: 12/08/2022**

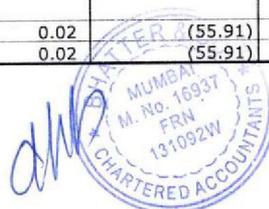
**WINMORE LEASING & HOLDINGS LTD**

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

| ₹ in Hundreds  |                              |   |   |                                      |
|--|------------------------------|---|---|--------------------------------------|
| <b>PART I</b>  |                              |   |   |                                      |
| <b>Statement of Unaudited Standalone Financial Results for the Quarter ended 30-06-2022</b>  |                              |   |   |                                      |
| Particulars  | 3 months ended<br>30/06/2022 | Preceding 3<br>months ended<br>31/03/2022 | Corresponding 3<br>months ended<br>30/06/2021 | Previous Year<br>ended<br>31/03/2022 |
|  | Unaudited                    | Audited                                   | Unaudited                                     | Audited                              |
| <b>Income</b>  |                              |   |   |                                      |
| <b>I Revenue from operations</b>   |                              |   |   |                                      |
| (i) Interest income  | -                            | -   | -   | -                                    |
| (ii) Dividend income   | -                            | 1,000.00                                  | -   | 1,481.11                             |
| (iii) Rental income  | 1,500.00                     | 1,500.00                                  | 3,450.00                                      | 9,575.00                             |
| (iv) Fees and commission income  | -                            | -   | -   | -                                    |
| (v) Net gain on fair value changes   | 106.68                       | 93.84                                     | 40.63   | 2,003.76                             |
| (vi) Net gain on derecognition of financial instruments under amortised cost category  | -                            | -   | -   | -                                    |
| (vii) Sale of products   | -                            | -   | -   | -                                    |
| (viii) Sale of services  | -                            | -   | -   | -                                    |
| (ix) Other operating income  | -                            | -   | -   | -                                    |
| <b>Total revenue from operations</b>   | <b>1,606.68</b>              | <b>2,593.84</b>                           | <b>3,490.63</b>                               | <b>13,059.87</b>                     |
| <b>II Other Income</b>   | -                            | 122.20                                    | -   | 122.20                               |
| <b>III Total Income (I + II)</b>   | <b>1,606.68</b>              | <b>2,716.04</b>                           | <b>3,490.63</b>                               | <b>13,182.07</b>                     |
| <b>Expenses</b>  |                              |   |   |                                      |
| (i) Finance costs  | -                            | 5,59,550.00                               | -   | 5,59,550.00                          |
| (ii) Fees and commission expenses  | -                            | -   | -   | -                                    |
| (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 expenses  | 450.00                       | 450.00                                    | 450.00  | 1,800.00                             |
| (x) Depreciation, amortization and impairment  | 219.11                       | 216.71                                    | 1,070.16                                      | 2,440.70                             |
| (xi) Other expenses  | 1,889.57                     | 1,820.00                                  | 1,772.15                                      | 6,781.04                             |
| <b>IV Total expenses</b>   | <b>2,558.68</b>              | <b>5,62,036.71</b>                        | <b>3,292.31</b>                               | <b>5,70,571.74</b>                   |
| <b>V Profit / (Loss) before exceptional items and tax (III-IV)</b>   | <b>(952.00)</b>              | <b>(5,59,320.67)</b>                      | <b>198.32</b>                                 | <b>(5,57,389.67)</b>                 |
| <b>VI Exceptional items</b>  | -                            | -   | -   | 1,56,788.19                          |
| <b>VII Profit / (Loss) before tax (V-VI)</b>   | <b>(952.00)</b>              | <b>(5,59,320.67)</b>                      | <b>198.32</b>                                 | <b>(4,00,601.48)</b>                 |
| <b>VIII Tax expenses:</b>  |                              |   |   |                                      |
| (a) Current tax (Including earlier year tax)   | -                            | 777.93                                    | 130.43  | 982.39                               |
| (b) Deferred tax   | (1,201.64)                   | (1,588.14)                                | (5,998.51)                                    | 47,708.89                            |
| <b>IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)</b>  | <b>249.64</b>                | <b>(5,58,510.46)</b>                      | <b>6,066.40</b>                               | <b>(4,49,292.76)</b>                 |
| <b>X Profit / (Loss) from discontinued operations</b>  | -                            | -   | -   | -                                    |
| <b>XI Tax expense of discontinued operations</b>   | -                            | -   | -   | -                                    |
| <b>XII Profit / (Loss) from discontinued operations (after tax) (X-XI)</b>   | -                            | -   | -   | -                                    |
| <b>XIII Profit / (Loss) for the period/year (IX+XII)</b>   | <b>249.64</b>                | <b>(5,58,510.46)</b>                      | <b>6,066.40</b>                               | <b>(4,49,292.76)</b>                 |
| <b>XIV Other Comprehensive Income/(Loss) (A+B)</b>   |                              |   |   |                                      |
| (A) (a) Items that will not be reclassified to Profit or Loss  | 3,510.51                     | (35,077.28)                               | 35,636.99                                     | 23,131.06                            |
| (b) Income tax on items that will not be reclassified to Profit or Loss  | (415.12)                     | 2,788.13                                  | (3,699.71)                                    | (3,243.93)                           |
| (B) (a) Items that will be reclassified to Profit or Loss  | -                            | -   | -   | -                                    |
| (b) Income tax on items that will be reclassified to Profit or Loss  | -                            | -   | -   | -                                    |
| <b>Other Comprehensive Income/(Loss) (A+B)</b>   | <b>3,095.39</b>              | <b>(32,289.15)</b>                        | <b>31,937.28</b>                              | <b>19,887.13</b>                     |
| <b>XV Total Comprehensive income for the period/year ( XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)</b> | <b>3,345.03</b>              | <b>(5,90,799.61)</b>                      | <b>38,003.68</b>                              | <b>(4,29,405.63)</b>                 |
| <b>XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)</b>  |                              |   |   |                                      |
| Basic (in ₹)   | 0.02                         | (55.91)                                   | 0.61  | (44.98)                              |
| Diluted (in ₹)   | 0.02                         | (55.91)                                   | 0.61  | (44.98)                              |
| <b>XVII Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)</b>   |                              |   |   |                                      |
| Basic (in ₹)   | -                            | -   | -   | -                                    |
| Diluted (in ₹)   | -                            | -   | -   | -                                    |
| <b>XVIII Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)</b>                           |                              |   |   |                                      |
| Basic (in ₹)   | 0.02                         | (55.91)                                   | 0.61  | (44.98)                              |
| Diluted (in ₹)   | 0.02                         | (55.91)                                   | 0.61  | (44.98)                              |



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**PART-II Segment wise Revenue, Results, Assets & Liabilities**

₹ in Hundreds

| Sr.No.   | Particulars   | 3 months ended<br>30/06/2022 | Preceding 3<br>months ended<br>31/03/2022 | Corresponding 3<br>months ended<br>30/06/2021 | Previous Year<br>ended<br>31/03/2022 |
|----------|---|------------------------------|---|---|--------------------------------------|
|          |   | Unaudited                    | Audited                                   | Unaudited                                     | Audited                              |
| <b>1</b> | <b>Segment Revenue:</b>                                 |                              |   |   |                                      |
|          | a) Leasing  | 1,500.00                     | 1,500.00                                  | 3,450.00                                      | 9,575.00                             |
|          | b) Investing  | 106.68                       | 1,093.84                                  | 40.63   | 3,484.87                             |
|          | c) Unallocated income                                   | -                            | -   | -   | -                                    |
|          | <b>Net sales / income from operations</b>               | <b>1,606.68</b>              | <b>2,593.84</b>                           | <b>3,490.63</b>                               | <b>13,059.87</b>                     |
| <b>2</b> | <b>Segment Results:</b>                                 |                              |   |   |                                      |
|          | a) Leasing  | 909.64                       | 518.05                                    | 1,852.47                                      | 4,838.57                             |
|          | b) Investing  | 105.18                       | (5,58,459.06)                             | 35.02   | (5,56,075.16)                        |
|          | c) Unallocated income / (expenditure) (Net)             | (1,966.82)                   | (1,379.66)                                | (1,689.17)                                    | (6,153.08)                           |
|          |   | <b>(952.00)</b>              | <b>(5,59,320.67)</b>                      | <b>198.32</b>                                 | <b>(5,57,389.67)</b>                 |
|          | Less: Finance Costs                                     | -                            | -   | -   | -                                    |
|          | <b>Profit / (Loss) before exceptional items and tax</b> | <b>(952.00)</b>              | <b>(5,59,320.67)</b>                      | <b>198.32</b>                                 | <b>(5,57,389.67)</b>                 |
|          | Less: Exceptional items                                 | -                            | -   | -   | 1,56,788.19                          |
|          | <b>Profit / (Loss) before tax</b>                       | <b>(952.00)</b>              | <b>(5,59,320.67)</b>                      | <b>198.32</b>                                 | <b>(4,00,601.48)</b>                 |
| <b>3</b> | <b>Segment Assets :</b>                                 |                              |   |   |                                      |
|          | a) Leasing  | 40,110.50                    | 40,345.35                                 | 2,09,686.96                                   | 40,345.35                            |
|          | b) Investing  | 74,91,510.58                 | 74,87,885.72                              | 71,88,653.51                                  | 74,87,885.72                         |
|          | c) Unallocated  | 16,224.99                    | 15,839.47                                 | 66,067.36                                     | 15,839.47                            |
|          | <b>Total</b>  | <b>75,47,846.07</b>          | <b>75,44,070.54</b>                       | <b>74,64,407.83</b>                           | <b>75,44,070.54</b>                  |
| <b>4</b> | <b>Segment Liabilities :</b>                            |                              |   |   |                                      |
|          | a) Leasing  | 1,000.00                     | 1,000.00                                  | 13,477.50                                     | 1,000.00                             |
|          | b) Investing  | 98,82,025.00                 | 98,82,025.00                              | 93,22,475.00                                  | 98,82,025.00                         |
|          | c) Unallocated  | 1,135.50                     | 705.00                                    | 705.48  | 705.00                               |
|          | <b>Total</b>  | <b>98,84,160.50</b>          | <b>98,83,730.00</b>                       | <b>93,36,657.98</b>                           | <b>98,83,730.00</b>                  |

**Notes:**

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 12, 2022.
- The figures of the quarters ended March 31, 2022 are balancing figures between audited figures in respect of the full financial year and the unaudited published year-to-date figures up to the third quarter of the financial year.
- 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.msei.in/index.aspx> and on the Company's website [www.winmoreleasingandholdings.com](http://www.winmoreleasingandholdings.com)

By Order of the Board

Mumbai  
August 12, 2022

*Nitin Vasant Mhatre*  
Nitin Vasant Mhatre  
Director





# Bhatler & Company

CHARTERED ACCOUNTANTS

Limited review report on the unaudited Consolidated quarterly 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 of  
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 ended June 30, 2022 ("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. 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 Standards 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. 51,373.39 lakhs as at 30th June, 2022, total revenue (before consolidation adjustments) of Rs 2,764.24 lakhs, total net Profit after tax of Rs. 491.92 lakhs and total comprehensive Income of Rs. 491.92 lakhs for the quarter ended 30th June, 2022 respectively, 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.

**For Bhatler & Company**  
**Chartered Accountant**  
**FRN-131092W**  
**UDIN-22016937AOWGNP3778**


**Daulal H. Bhatler**  
**Proprietor**  
**M. No-016937**

**Place-Mumbai**  
**Date-12/08/2022**

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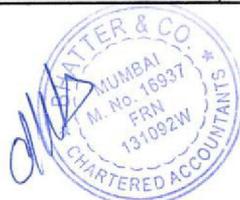
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**PART I**

₹ in Hundreds

**Statement of Unaudited Consolidated Financial Results for the Quarter ended 30-06-2022**

| Sr. No.      | Particulars   | 3 months ended      | Preceding 3          | Corresponding 3      | Previous Year         |
|--------------|---|---------------------|----------------------|----------------------|-----------------------|
|              |   | 30/06/2022          | months ended         | months ended         | ended                 |
|              |   | Unaudited           | Audited              | Unaudited            | Audited               |
| <b>I</b>     | <b>Income</b>   |                     |                      |                      |                       |
| <b>I</b>     | <b>Revenue from operations</b>  |                     |                      |                      |                       |
| (i)          | Interest income   | 4,515.17            | 5,559.40             | 10,069.13            | 26,531.46             |
| (ii)         | Dividend income   | -                   | 1,000.00             | -                    | 1,481.11              |
| (iii)        | Rental income   | 6,43,625.23         | 5,18,137.15          | 1,98,388.94          | 11,37,011.70          |
| (iv)         | Fees and commission income  | -                   | -                    | -                    | -                     |
| (v)          | Net gain on fair value changes  | 106.68              | 93.84                | 40.63                | 2,003.76              |
| (vi)         | Net gain on derecognition of financial instruments under amortised cost category  | -                   | -                    | -                    | -                     |
| (vii)        | Sale of products (Properties)   | 15,17,736.26        | 12,290.42            | 39,724.06            | 61,739.89             |
| (viii)       | Sale of services  | 4,80,631.05         | 3,66,947.23          | 2,06,596.50          | 11,26,659.40          |
| (ix)         | Other operating income  | -                   | -                    | -                    | -                     |
|              | <b>Total revenue from operations</b>  | <b>26,46,614.39</b> | <b>9,04,028.04</b>   | <b>4,54,819.26</b>   | <b>23,55,427.32</b>   |
| <b>II</b>    | <b>Other Income</b>   | 21,410.82           | 14,997.89            | 49,130.66            | 92,164.93             |
| <b>III</b>   | <b>Total Income (I + II)</b>  | <b>26,68,025.21</b> | <b>9,19,025.93</b>   | <b>5,03,949.92</b>   | <b>24,47,592.25</b>   |
|              | <b>Expenses</b>   |                     |                      |                      |                       |
| (i)          | Finance costs   | 2,73,578.64         | 8,21,520.57          | 32,114.41            | 12,50,878.54          |
| (ii)         | Fees and commission expenses  | -                   | -                    | -                    | -                     |
| (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)  | 10,61,775.69        | 19,735.68            | 35,834.90            | 63,963.95             |
| (vii)        | Purchases of Stock-in-trade   | -                   | -                    | -                    | -                     |
| (viii)       | Changes in inventories of finished goods, stock-in-trade and work-in-progress   | -                   | -                    | -                    | -                     |
| (ix)         | Employee benefits expenses  | 48,818.39           | 97,922.29            | 84,664.53            | 4,13,563.58           |
| (x)          | Depreciation, amortization and impairment   | 1,98,331.89         | 1,89,882.97          | 2,07,590.65          | 8,30,740.33           |
| (xi)         | Power and Fuel  | 1,91,804.50         | 1,22,582.16          | 59,824.92            | 4,00,836.64           |
| (xii)        | Repairs and Maintenance   | 1,47,614.40         | 1,35,468.62          | 54,757.19            | 3,39,052.99           |
| (xiii)       | Other expenses  | 2,94,574.12         | 2,07,209.12          | 1,32,866.26          | 6,60,998.31           |
| <b>IV</b>    | <b>Total expenses</b>   | <b>22,16,497.63</b> | <b>15,94,321.41</b>  | <b>6,07,652.86</b>   | <b>39,60,034.33</b>   |
| <b>V</b>     | <b>Profit / (Loss) before exceptional items and tax (III-IV)</b>  | <b>4,51,527.58</b>  | <b>(6,75,295.48)</b> | <b>(1,03,702.94)</b> | <b>(15,12,442.08)</b> |
| <b>VI</b>    | <b>Exceptional items</b>  | -                   | -                    | -                    | 1,56,788.19           |
| <b>VII</b>   | <b>Profit / (Loss) before tax (V-VI)</b>  | <b>4,51,527.58</b>  | <b>(6,75,295.48)</b> | <b>(1,03,702.94)</b> | <b>(13,55,653.89)</b> |
| <b>VIII</b>  | <b>Tax expense:</b>   |                     |                      |                      |                       |
| (1)          | Current tax (Including earlier year tax)  | 24,780.00           | 25,287.61            | 22,400.43            | 96,332.07             |
| (2)          | Deferred tax  | (1,201.64)          | (1,588.14)           | (5,998.51)           | 47,708.89             |
| <b>IX</b>    | <b>Profit / (Loss) for the period/year from continuing operations (VII-VIII)</b>  | <b>4,27,949.22</b>  | <b>(6,98,994.95)</b> | <b>(1,20,104.86)</b> | <b>(14,99,694.85)</b> |
| <b>X</b>     | <b>Profit / (Loss) from discontinued operations</b>   | -                   | -                    | -                    | -                     |
| <b>XI</b>    | <b>Tax expense of discontinued operations</b>   | -                   | -                    | -                    | -                     |
| <b>XII</b>   | <b>Profit / (Loss) from discontinued operations (after tax) (X-XI)</b>  | -                   | -                    | -                    | -                     |
| <b>XIII</b>  | <b>Profit / (Loss) for the period/year but before share in Associate Company (IX+XII)</b>   | <b>4,27,949.22</b>  | <b>(6,98,994.95)</b> | <b>(1,20,104.86)</b> | <b>(14,99,694.85)</b> |
| <b>XIV</b>   | <b>Share of Profit / (Loss) in Associate Company</b>  | -                   | -                    | -                    | -                     |
| <b>XV</b>    | <b>Net Profit / (Loss) for the period/year (XIII+XIV)</b>   | <b>4,27,949.22</b>  | <b>(6,98,994.95)</b> | <b>(1,20,104.86)</b> | <b>(14,99,694.85)</b> |
| <b>XVI</b>   | <b>Other Comprehensive Income</b>   |                     |                      |                      |                       |
| (A)          | (a) Items that will not be reclassified to Profit or Loss   | 3,510.51            | (35,856.44)          | 35,636.99            | 23,057.67             |
|              | (b) Income tax on items that will not be reclassified to Profit or Loss   | (415.12)            | 2,788.13             | (3,699.71)           | (3,243.93)            |
| (B)          | (a) Items that will be reclassified to Profit or Loss   | -                   | -                    | -                    | -                     |
|              | (b) Income tax on items that will be reclassified to Profit or Loss   | -                   | -                    | -                    | -                     |
|              | <b>Total Other Comprehensive Income (A+B)</b>   | <b>3,095.39</b>     | <b>(33,068.31)</b>   | <b>31,937.28</b>     | <b>19,813.74</b>      |
| <b>XVII</b>  | <b>Total Comprehensive income for the period/year ( XV+XVI) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)</b> | <b>4,31,044.61</b>  | <b>(7,32,063.26)</b> | <b>(88,167.58)</b>   | <b>(14,79,881.11)</b> |
| <b>XVIII</b> | <b>Profit for the period/year attributable to:</b>  |                     |                      |                      |                       |
|              | Owners of the Company   | 4,00,345.51         | (6,89,928.15)        | (1,11,903.48)        | (14,31,902.37)        |
|              | Non-controlling interest  | 27,603.71           | (9,066.80)           | (8,201.38)           | (67,792.48)           |
| <b>XIX</b>   | <b>Other comprehensive income for the Period/year attributable to:</b>  |                     |                      |                      |                       |
|              | Owners of the Company   | 3,095.39            | (33,018.02)          | 31,937.28            | 19,818.48             |
|              | Non-controlling interest  | -                   | (50.29)              | -                    | (4.74)                |
| <b>XX</b>    | <b>Total comprehensive income for the period/year attributable to:</b>  |                     |                      |                      |                       |
|              | Owners of the Company   | 4,03,440.90         | (7,22,946.17)        | (79,966.20)          | (14,12,083.89)        |
|              | Non-controlling interest  | 27,603.71           | (9,117.09)           | (8,201.38)           | (67,797.22)           |
| <b>XXI</b>   | <b>Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)</b>   |                     |                      |                      |                       |
|              | Basic (in ₹)  | 42.84               | (69.97)              | (12.02)              | (150.13)              |
|              | Diluted (in ₹)  | 42.84               | (69.97)              | (12.02)              | (150.13)              |
| <b>XXII</b>  | <b>Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)</b>   |                     |                      |                      |                       |
|              | Basic (in ₹)  | -                   | -                    | -                    | -                     |
|              | Diluted (in ₹)  | -                   | -                    | -                    | -                     |
| <b>XXIII</b> | <b>Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)</b>                            |                     |                      |                      |                       |
|              | Basic (in ₹)  | 42.84               | (69.97)              | (12.02)              | (150.13)              |
|              | Diluted (in ₹)  | 42.84               | (69.97)              | (12.02)              | (150.13)              |



**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-II**

**Segment wise Revenue, Results, Assets & Liabilities**

₹ in Hundreds

| Sr. No.  | Particulars   | 3 months ended 30/06/2022 | Preceding 3 months ended 31/03/2022 | Corresponding 3 months ended 30/06/2021 | Previous Year ended 31/03/2022 |
|----------|---|---------------------------|-------------------------------------|---|--------------------------------|
|          |   | Unaudited                 | Audited                             | Unaudited                               | Audited                        |
| <b>1</b> | <b>Segment Revenue:</b>   |                           |                                     |   |                                |
| a)       | Leasing   | 1,500.00                  | 1,500.00                            | 3,450.00                                | 9,575.00                       |
| b)       | Investing   | 106.68                    | 1,093.84                            | 40.63                                   | 3,484.87                       |
| c)       | Retail  | 10,23,733.60              | 8,28,497.91                         | 3,98,988.31                             | 21,30,456.62                   |
| d)       | Residential   | 589.17                    | 27,803.45                           | 41,583.17                               | 70,060.51                      |
| e)       | Office  | 1,069.97                  | (15,630.46)                         | 1.23                                    | (5,938.99)                     |
| f)       | Warehousing   | 15,16,666.29              | -                                   | -                                       | -                              |
| g)       | Family Entertainment Centre                                       | 99,262.89                 | 55,335.22                           | 2,715.59                                | 1,24,634.55                    |
| h)       | Development, construction and management of mixed use of property | -                         | -                                   | -                                       | -                              |
| i)       | Unallocated   | 3,685.79                  | 5,428.08                            | 8,040.33                                | 23,154.76                      |
|          | <b>Net sales / income from operations</b>                         | <b>26,46,614.39</b>       | <b>9,04,028.04</b>                  | <b>4,54,819.26</b>                      | <b>23,55,427.32</b>            |
| <b>2</b> | <b>Segment Results:</b>   |                           |                                     |   |                                |
| a)       | Leasing   | 909.64                    | 518.05                              | 1,852.47                                | 4,838.57                       |
| b)       | Investing   | 105.18                    | (5,58,459.06)                       | 35.02                                   | (5,56,075.16)                  |
| c)       | Retail  | 3,75,679.55               | 2,88,691.82                         | 44,146.20                               | 3,63,635.96                    |
| d)       | Residential   | (9,286.75)                | (2,953.00)                          | 160.14                                  | (14,575.55)                    |
| e)       | Office  | (1,390.77)                | (8,236.36)                          | (0.93)                                  | (17,338.31)                    |
| f)       | Warehousing   | 4,05,426.17               | (4,350.43)                          | (4,481.27)                              | (17,749.67)                    |
| g)       | Family Entertainment Centre                                       | 79,943.11                 | 32,820.93                           | (17,412.47)                             | 36,477.62                      |
| h)       | Development, construction and management of mixed use of property | -                         | -                                   | -                                       | -                              |
| i)       | Unallocated   | (1,26,279.91)             | (1,61,356.86)                       | (95,887.69)                             | (6,20,327.00)                  |
|          | <b>Less: Finance Costs</b>  | <b>2,73,578.64</b>        | <b>2,61,970.57</b>                  | <b>32,114.41</b>                        | <b>6,91,328.54</b>             |
|          | <b>Profit / (Loss) before exceptional items and tax</b>           | <b>4,51,527.58</b>        | <b>(6,75,295.48)</b>                | <b>(1,03,702.94)</b>                    | <b>(15,12,442.08)</b>          |
|          | <b>Less: Exceptional items</b>                                    | <b>-</b>                  | <b>-</b>                            | <b>-</b>                                | <b>1,56,788.19</b>             |
|          | <b>Profit / (Loss) before tax</b>                                 | <b>4,51,527.58</b>        | <b>(6,75,295.48)</b>                | <b>(1,03,702.94)</b>                    | <b>(13,55,653.89)</b>          |
| <b>3</b> | <b>Segment Assets :</b>   |                           |                                     |   |                                |
| a)       | Leasing   | 40,110.50                 | 40,345.35                           | 2,09,686.96                             | 40,345.35                      |
| b)       | Investing   | 2,88,408.11               | 2,84,783.25                         | 2,95,526.04                             | 2,84,783.25                    |
| c)       | Retail  | 1,00,46,008.60            | 99,92,135.41                        | 1,06,44,532.21                          | 99,92,135.41                   |
| d)       | Residential   | 2,37,65,921.66            | 2,25,94,067.10                      | 2,10,00,467.15                          | 2,25,94,067.10                 |
| e)       | Office  | 14,85,883.15              | 15,77,362.24                        | 14,57,520.00                            | 15,77,362.24                   |
| f)       | Warehousing   | 62,97,343.71              | 62,94,758.42                        | 59,91,869.67                            | 62,94,758.42                   |
| g)       | Family Entertainment Centre                                       | 1,46,029.51               | 1,44,709.29                         | 1,93,981.16                             | 1,44,709.29                    |
| h)       | Development, construction and management of mixed use of property | -                         | -                                   | 1,26,517.50                             | -                              |
| i)       | Unallocated   | 79,635.92                 | 1,93,370.90                         | 7,00,955.71                             | 1,93,370.90                    |
|          | <b>Total</b>  | <b>4,21,49,341.16</b>     | <b>4,11,21,531.96</b>               | <b>4,06,21,056.40</b>                   | <b>4,11,21,531.96</b>          |
| <b>4</b> | <b>Segment Liabilities :</b>                                      |                           |                                     |   |                                |
| a)       | Leasing   | 1,000.00                  | 1,000.00                            | 13,477.50                               | 1,000.00                       |
| b)       | Investing   | 98,82,025.00              | 98,82,025.00                        | 93,22,475.00                            | 98,82,025.00                   |
| c)       | Retail  | 90,92,156.22              | 89,93,592.31                        | 82,40,924.20                            | 89,93,592.31                   |
| d)       | Residential   | 1,38,37,662.11            | 1,38,43,780.60                      | 1,31,52,306.32                          | 1,38,43,780.60                 |
| e)       | Office  | 18,40,945.53              | 18,10,110.13                        | 16,30,726.86                            | 18,10,110.13                   |
| f)       | Warehousing   | 26,43,028.25              | 21,35,416.31                        | 14,16,975.84                            | 21,35,416.31                   |
| g)       | Family Entertainment Centre                                       | 1,37,086.04               | 2,04,243.90                         | 1,95,122.74                             | 2,04,243.90                    |
| h)       | Development, construction and management of mixed use of property | -                         | -                                   | -                                       | -                              |
| i)       | Unallocated   | 31,44,986.82              | 31,11,958.34                        | 40,03,832.46                            | 31,11,958.34                   |
|          | <b>Total</b>  | <b>4,05,78,889.97</b>     | <b>3,99,82,126.59</b>               | <b>3,79,75,840.92</b>                   | <b>3,99,82,126.59</b>          |

**Notes:**

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 12, 2022.
- The figures of the quarters ended March 31, 2022 are balancing figures between audited figures in respect of the full financial year and the unaudited published year-to-date figures up to the third quarter of the financial year.
- 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 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.msei.in/index.aspx> and on the Company's website [www.winmoreleasingandholdings.com](http://www.winmoreleasingandholdings.com)

By Order of the Board

Nitin Vasant Mhatre  
Director

Mumbai  
August 12, 2022

