

<b>General information about company</b>	
Scrip code	537839
NSE Symbol	
MSEI Symbol	
ISIN*	INE977M01024
Name of company	Phoenix Township limited
Type of company	
Class of security	Equity
Date of start of financial year	01-04-2018
Date of end of financial year	31-03-2019
Date of board meeting when results were approved	12-11-2018
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	03-11-2018
Description of presentation currency	INR
Level of rounding used in financial results	Lakhs
Reporting Quarter	Half yearly
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited	Unaudited
Segment Reporting	Single segment
Description of single segment	Hotel
Start date and time of board meeting	12-11-2018 12:30
End date and time of board meeting	12-11-2018 15:40
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable

<b>Financial Results – Ind-AS</b>			
<b>Particulars</b>		<b>3 months/ 6 months ended (dd-mm-yyyy)</b>	<b>Year to date figures for current period ended (dd-mm-yyyy)</b>
A	Date of start of reporting period	01-07-2018	01-04-2018
B	Date of end of reporting period	30-09-2018	30-09-2018
C	Whether results are audited or unaudited	Unaudited	Unaudited
D	Nature of report standalone or consolidated	Standalone	Standalone
<b>Part I</b>	<b>Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.</b>		
<b>1</b>	<b>Income</b>		
	Revenue from operations	369.62	791.79
	Other income	18.9	23.23
	<b>Total income</b>	<b>388.52</b>	<b>815.02</b>
<b>2</b>	<b>Expenses</b>		
(a)	Cost of materials consumed	133.01	282.41
(b)	Purchases of stock-in-trade	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0
(d)	Employee benefit expense	75.46	148.88
(e)	Finance costs	14.47	31.41
(f)	Depreciation, depletion and amortisation expense	54.65	105.69
<b>(f)</b>	<b>Other Expenses</b>		
1	Other Expenditure	156.13	273.92
10			
	<b>Total other expenses</b>	<b>156.13</b>	<b>273.92</b>
	<b>Total expenses</b>	<b>433.72</b>	<b>842.31</b>

<b>Financial Results – Ind-AS</b>			
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<b>3</b>	<b>Total profit before exceptional items and tax</b>	-45.2	-27.29
4	Exceptional items	0	0
<b>5</b>	<b>Total profit before tax</b>	-45.2	-27.29
<b>7</b>	<b>Tax expense</b>		
8	Current tax	0	0
9	Deferred tax	-43	-43
<b>10</b>	<b>Total tax expenses</b>	-43	-43
11	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0
<b>14</b>	<b>Net Profit Loss for the period from continuing operations</b>	-2.2	15.71
15	Profit (loss) from discontinued operations before tax	0	0
16	Tax expense of discontinued operations	0	0
<b>17</b>	<b>Net profit (loss) from discontinued operation after tax</b>	0	0
19	Share of profit (loss) of associates and joint ventures accounted for using equity method	0	0
<b>21</b>	<b>Total profit (loss) for period</b>	-2.2	15.71
22	Other comprehensive income net of taxes	0	0

<b>Financial Results – Ind-AS</b>			
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D	Nature of report standalone or consolidated	Standalone	Standalone
<b>Part I</b>	<b>Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.</b>		
<b>23</b>	<b>Total Comprehensive Income for the period</b>	-2.2	15.71
<b>24</b>	<b>Total profit or loss, attributable to</b>		
	Profit or loss, attributable to owners of parent		
	Total profit or loss, attributable to non-controlling interests		
<b>25</b>	<b>Total Comprehensive income for the period attributable to</b>		
	Comprehensive income for the period attributable to owners of parent	0	0
	Total comprehensive income for the period attributable to owners of parent non-controlling interests	0	0
<b>26</b>	<b>Details of equity share capital</b>		
	Paid-up equity share capital	1398.43	1398.43
	Face value of equity share capital	10	10
<b>27</b>	<b>Details of debt securities</b>		
28	Reserves excluding revaluation reserve		
<b>29</b>	<b>Earnings per share</b>		
<b>i</b>	<b>Earnings per equity share for continuing operations</b>		
	Basic earnings (loss) per share from continuing operations	-0.02	0.11
	Diluted earnings (loss) per share from continuing operations	-0.02	0.11
<b>ii</b>	<b>Earnings per equity share for discontinued operations</b>		
	Basic earnings (loss) per share from discontinued operations	0	0
	Diluted earnings (loss) per share from discontinued operations	0	0
<b>ii</b>	<b>Earnings per equity share</b>		
	<b>Basic earnings (loss) per share from continuing and discontinued operations</b>	-0.02	0.11
	<b>Diluted earnings (loss) per share from continuing and discontinued operations</b>	-0.02	0.11
30	Debt equity ratio	0	0
31	Debt service coverage ratio	0	0
32	Interest service coverage ratio	0	0
<b>33</b>	<b>Disclosure of notes on financial results</b>		

<b>Statement of Asset and Liabilities</b>	
Particulars	Half year ended (dd-mm-yyyy)
Date of start of reporting period	01-04-2018
Date of end of reporting period	30-09-2018
Whether results are audited or unaudited	Unaudited
Nature of report standalone or consolidated	Standalone
<b>Assets</b>	
<b>1</b>	<b>Non-current assets</b>
	2253.81
Property, plant and equipment	24.56
Capital work-in-progress	0
Investment property	34.31
Goodwill	0
Other intangible assets	0
Intangible assets under development	0
Biological assets other than bearer plants	0
Investments accounted for using equity method	0
<b>Non-current financial assets</b>	
Non-current investments	144.98
Trade receivables, non-current	0
Loans, non-current	112
Other non-current financial assets	0
<b>Total non-current financial assets</b>	<b>256.98</b>
Deferred tax assets (net)	0
Other non-current assets	0
<b>Total non-current assets</b>	<b>2569.66</b>
<b>2</b>	<b>Current assets</b>
Inventories	15.28
<b>Current financial asset</b>	
Current investments	0
Trade receivables, current	48.81
Cash and cash equivalents	59.43
Bank balance other than cash and cash equivalents	0
Loans, current	1076.07
Other current financial assets	0
<b>Total current financial assets</b>	<b>1184.31</b>
Current tax assets (net)	0
Other current assets	0
<b>Total current assets</b>	<b>1199.59</b>

<b>Statement of Asset and Liabilities</b>		
	Particulars	Half year ended (dd-mm-yyyy)
	Date of start of reporting period	01-04-2018
	Date of end of reporting period	30-09-2018
	Whether results are audited or unaudited	Unaudited
	Nature of report standalone or consolidated	Standalone
3	Non-current assets classified as held for sale	0
4	Regulatory deferral account debit balances and related deferred tax Assets	0
	<b>Total assets</b>	<b>3769.25</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
<b>Equity attributable to owners of parent</b>		
	Equity share capital	2168.09
	Other equity	251.45
	<b>Total equity attributable to owners of parent</b>	<b>2419.54</b>
	Non controlling interest	
	<b>Total equity</b>	<b>2419.54</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Non-current financial liabilities</b>		
	Borrowings, non-current	866.68
	Trade payables, non-current	0
	Other non-current financial liabilities	0
	<b>Total non-current financial liabilities</b>	<b>866.68</b>
	Provisions, non-current	0
	Deferred tax liabilities (net)	103.43
	Deferred government grants, Non-current	0
	Other non-current liabilities	4.34
	<b>Total non-current liabilities</b>	<b>974.45</b>
<b>Current liabilities</b>		
<b>Current financial liabilities</b>		
	Borrowings, current	0
	Trade payables, current	251.44
	Other current financial liabilities	0
	<b>Total current financial liabilities</b>	<b>251.44</b>
	Other current liabilities	63.58
	Provisions, current	60.24
	Current tax liabilities (Net)	0
	Deferred government grants, Current	0
	<b>Total current liabilities</b>	<b>375.26</b>
3	Liabilities directly associated with assets in disposal group classified as held for sale	0
4	Regulatory deferral account credit balances and related deferred tax liability	0
	<b>Total liabilities</b>	<b>1349.71</b>
	<b>Total equity and liabilities</b>	<b>3769.25</b>
<b>Disclosure of notes on assets and liabilities</b>		

<b>Format for Reporting Segmenet wise Revenue, Results and Capital Employed along with the company results</b>		
<b>Particulars</b>	<b>3 months/ 6 month ended (dd-mm-yyyy)</b>	<b>Year to date figures for current period ended (dd-mm-yyyy)</b>
Date of start of reporting period	01-07-2018	01-04-2018
Date of end of reporting period	30-09-2018	30-09-2018
Whether accounts are audited or unaudited		
Nature of report standalone or consolidated	Standalone	Standalone
<b>1</b>	<b>Segment Revenue (Income)</b>	
	<b>(net sale/income from each segment should be disclosed)</b>	
	<b>Total Segment Revenue</b>	
	<b>Less: Inter segment revenue</b>	
	<b>Revenue from operations</b>	
<b>2</b>	<b>Segment Result</b>	
	<b>Profit (+) / Loss (-) before tax and interest from each segment</b>	
	<b>Total Profit before tax</b>	
	<b>i. Finance cost</b>	
	<b>ii. Other Unallocable Expenditure net off Unallocable income</b>	
	<b>Profit before tax</b>	
<b>3</b>	<b>(Segment Asset - Segment Liabilities)</b>	
	<b>Segment Asset</b>	
	<b>Total Segment Asset</b>	
	<b>Un-allocable Assets</b>	
	<b>Net Segment Asset</b>	
<b>4</b>	<b>Segment Liabilities</b>	
	<b>Segment Liabilities</b>	
	<b>Total Segment Liabilities</b>	
	<b>Un-allocable Liabilities</b>	
	<b>Net Segment Liabilities</b>	
	<b>Disclosure of notes on segments</b>	

