



Date: August 09, 2022

To The Deputy Manager Department of Corporate Services BSE Limited PJ Towers, Dalal Street Mumbai – 400 001 Scrip Code: 532784	To The Manager The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 Scrip Code: SOBHA
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Dear Sir / Madam,

Sub: Outcome of Board Meeting held on August 09, 2022.

This is to inform that the Board of the Directors at their meeting held today, i.e. Tuesday, August 09, 2022, took on record the Unaudited Financial Results for the quarter ended June 30, 2022.

In this connection, please find enclosed herewith:

1. Unaudited Consolidated Financial Results for the quarter ended June 30, 2022 along with the Limited Review Report.
2. Unaudited Standalone Financial Results for the quarter ended June 30, 2022 along with the Limited Review Report.

The Board Meeting commenced at 2:30 P.M. and concluded at 4:55 P.M.

Kindly take the aforesaid information on record in compliance of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015.

Yours sincerely,

FOR SOBHA LIMITED

**VIGHNESHWAR G BHAT
COMPANY SECRETARY AND COMPLIANCE OFFICER**



SOBHA LIMITED

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B S R & Co. LLP

Chartered Accountants

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Limited Review Report on unaudited consolidated financial results of Sobha Limited for the quarter ended 30 June 2022 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Sobha Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Sobha Limited ("the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit after tax and total comprehensive income of its joint venture for the quarter ended 30 June 2022 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, 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 Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities as disclosed in Annexure 1.
5. Attention is drawn to the fact that the figures for the three months ended 31 March 2022 as reported in these unaudited consolidated financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 9 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.

Emphasis of Matter

7. We draw attention to note 5 to the Statement in respect of the investigation by Securities and Exchange Board of India (SEBI) on certain transactions entered into by the Holding Company in earlier periods. The Holding Company had been asked to provide contracts, documents, correspondences, business rationale and justification for those transactions and had responded to the inquiries.

During the previous year, the Holding Company received a show cause notice (SCN) from SEBI for alleged violation of certain provisions of SEBI Act, 1992 and regulations issued by SEBI thereunder, in respect of the aforesaid transactions. The Holding Company in consultation with its legal counsel, responded to the notice challenging the factual allegations in the SCN. During the previous quarter, pursuant to the settlement hearing between the Holding Company and its legal counsel with SEBI, the Holding Company has proposed for the settlement amount, vide letter to SEBI dated 25 April 2022. SEBI, vide communication dated 4 July 2022 has asked that the settlement amount be paid by the noticees of the Holding Company, to whom the SCN was issued and not the Holding Company, which has been paid on 30 July 2022. The final response from SEBI on the settlement of the proceedings is awaited.

Our conclusion on the Statement is not modified in respect of this matter.

8. We draw attention to note 6 that explains that during the previous years, the Holding Company had entered into a joint development agreement (JDA) in which the counter party, i.e. land owners had obtained a license for setting up a residential township on land parcels. The license is based on the Bilateral Agreement which was entered into between the land owners and District Town and Country Planner (DTCP), Haryana and is governed under the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975.

In respect of this transaction, the concerned authorities are inspecting if there were any irregularities in respect of the manner of allotment and pricing of certain plots under this project by the Holding Company, with respect to the terms and conditions of the license and HRDUAA regulations and also whether the concerned charges were paid pursuant to the change in beneficial interest.

The Holding Company has responded to the concerned authorities on these transactions from time to time. The matter has not yet been concluded, and the duration and outcome of the ongoing regulatory proceedings is presently uncertain.

Our conclusion on the Statement is not modified in respect of this matter.

9. We did not review the interim financial results of 13 subsidiaries (including step-down subsidiaries) included in the Statement, whose interim financial results reflects total revenues (before consolidation adjustments) of Rs. 131.50 million, total net profit after tax (before consolidation adjustments) of Rs. 0.50 million and total comprehensive income (before consolidation adjustments) of Rs. 0.50 million for the quarter ended 30 June 2022, as considered in the unaudited consolidated financial results. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Parent's management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion is not modified in respect of this matter.



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10. The Statement also includes the Group's share of net profit after tax of Rs. Nil and total comprehensive income of Rs. Nil for the quarter ended 30 June 2022, as considered in the unaudited consolidated financial results, in respect of a joint venture, based on its interim financial results which have not been reviewed. According to the information and explanations given to us by the management, these interim financial results are not material to the Group.

Our conclusion is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Amrit Bhansali

Partner

Bengaluru

09 August 2022

Membership No.: 065155

UDIN: 22065155AOPLFQ1409

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Annexure 1

List of subsidiaries including step-down subsidiaries and a joint venture.

Sr. No	Name of component	Relationship
01	Sobha City	Subsidiary
02	Sobha Highrise Ventures Private Limited	Subsidiary
03	Sobha Developers (Pune) Limited	Subsidiary
04	Sobha Assets Private Limited	Subsidiary
05	Sobha Tambaram Developers Limited	Subsidiary
06	Sobha Nandambakkam Developers Limited	Subsidiary
07	Sobha Construction Products Private Limited	Subsidiary
08	Vayaloor Properties Private Limited	Step-down Subsidiary
09	Vayaloor Builders Private Limited	Step-down Subsidiary
10	Vayaloor Developers Private Limited	Step-down Subsidiary
11	Vayaloor Real Estate Private Limited	Step-down Subsidiary
12	Vayaloor Realtors Private Limited	Step-down Subsidiary
13	Valasai Vettikadu Realtors Private Limited	Step-down Subsidiary
14	Sobha Contracting Private Limited	Step-down Subsidiary
15	Kilai Builders Private Limited	Step-down Subsidiary
16	Sobha Interior Private Limited	Step-down Subsidiary
17	Kuthavakkam Realtors Private Limited	Step-down Subsidiary
18	Kuthavakkam Builders Private Limited	Step-down Subsidiary
19	Kondhwa Projects LLP	Joint Venture



SOBHA LIMITED

Corporate Identity Number (CIN) : L45201KA1995PLC018475

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Statement of consolidated unaudited financial results for the quarter ended 30 June 2022

(₹ in million)

	Particulars	3 months ended 30.06.2022 [Unaudited]	Preceding 3 months ended 31.03.2022 [Audited]*	Corresponding 3 months ended 30.06.2021 [Unaudited]	Previous year ended 31.03.2022 [Audited]
1	Revenue				
	(a) Revenue from operations	5,816	7,313	5,123	27,309
	(b) Other income	50	282	38	553
	(c) Finance income**	86	73	89	354
	Total income	5,952	7,668	5,250	28,216
2	Expenses				
	(a) Land purchase cost	321	1,161	2	1,960
	(b) Cost of raw materials and components consumed	656	699	373	1,982
	(c) Purchase of project materials	927	1,430	416	5,195
	(d) (Increase)/ decrease in inventories	(1,551)	(1,665)	(61)	(3,153)
	(e) Subcontractor and other charges	1,689	1,917	1,128	6,414
	(f) Employee benefits expense	585	593	517	2,295
	(g) Depreciation and amortization	159	189	175	721
	(h) Finance costs***	1,897	1,845	1,840	7,497
	(i) Other expenses	1,053	1,135	734	3,724
	Total expenses	5,736	7,304	5,124	26,635
3	Profit before tax (1-2)	216	364	126	1,581
4	Tax expense				
	(a) Current tax	76	106	25	611
	(b) Deferred tax charge / (credit)	3	8	(7)	(198)
	Total tax expense	79	114	18	413
5	Profit for the period (3-4)	137	250	108	1,168
6	Other comprehensive income				
	Items that will not be reclassified to profit or loss in subsequent periods:				
	Re-measurement (losses) / gains on defined benefit plan (net of tax expenses)	8	9	6	(9)
	Total other comprehensive income	8	9	6	(9)
7	Total comprehensive income for the period [comprising profit for the period (after tax) and other comprehensive income (after tax)] (5+6)	145	259	114	1,159
8	Paid-up equity share capital (Face value per share - ₹ 10)	948	948	948	948
9	Reserves excluding revaluation reverses				24,157
10	Earnings per share (EPS) - (in ₹) Basic and diluted EPS (not annualised for the quarters)	1.44	2.64	1.14	12.32

* refer note 7

** Includes notional interest income on unwinding of discount on deposits as per Ind AS 109 amounting to ₹ 85 million, ₹ 67 million, ₹ 79 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 324 million for the year ended 31 March 2022.

*** Includes notional interest accrued on advance from customers as per Ind AS 115 amounting to ₹ 1,316 million, ₹ 1,210 million, ₹ 1086 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 4,599 million for the year ended 31 March 2022.

Jagadish



- (2) Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate and Contractual and manufacturing business. Details of consolidated segment-wise revenue, results, assets and liabilities is given below:

		(in million)			
	Particulars	3 months ended 30.06.2022 [Unaudited]	Preceding 3 months ended 31.03.2022 [Audited]*	Corresponding 3 months ended 30.06.2021 [Unaudited]	Previous year ended 31.03.2022 [Audited]
I	Segment revenue				
	Real estate	4,736	5,403	3,768	20,181
	Contractual and manufacturing	1,419	2,139	1,495	7,920
	Total	6,155	7,542	5,263	28,101
	Less: Inter segment revenues	(339)	(229)	(140)	(792)
	Net revenue from operations	5,816	7,313	5,123	27,309
II	Segment results				
	Real estate	1,247	1,244	1,120	5,648
	Contractual and manufacturing	113	232	195	850
	Profit before other adjustments **,**	1,360	1,476	1,315	6,498
	Less: Finance cost***	(581)	(635)	(754)	(2,898)
	Less: Other unallocable expenditure	(614)	(765)	(483)	(2,602)
	Add: Finance and other income**	51	288	48	583
	Profit before tax	216	364	126	1,581
III	Segment assets #				
	Real estate	93,418	92,642	95,551	92,642
	Contractual and manufacturing	7,760	9,283	9,362	9,283
	Unallocated assets	12,422	12,175	7,142	12,175
	Total assets	113,600	114,100	112,055	114,100
IV	Segment liabilities #				
	Real estate	58,048	55,367	50,294	55,367
	Contractual and manufacturing	3,358	4,386	5,664	4,386
	Unallocated liabilities	26,944	29,242	31,707	29,242
	Total liabilities	88,350	88,995	87,665	88,995

* refer note 7

Capital employed = Segment assets - Segment liabilities

** Excludes notional interest income on unwinding of discount on deposits as per Ind AS 109 amounting to ` 85 million, ` 67 million, ` 79 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ` 324 million for the year ended 31 March 2022.

*** Excludes notional interest accrued on advance from customers as per Ind AS 115 amounting to ` 1,316 million, ` 1,210 million, ` 1,086 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ` 4,599 million for the year ended 31 March 2022.

- (3) The figures of standalone financial results are as follow:

		(in million)			
	Particulars	3 months ended 30.06.2022 [Unaudited]	Preceding 3 months ended 31.03.2022 [Audited]*	Corresponding 3 months ended 30.06.2021 [Unaudited]	Previous year ended 31.03.2022 [Audited]
	Total income	6,031	7,689	5,250	28,089
	Profit before tax	181	393	153	1,526
	Profit for the period	129	277	126	1,128

- (4) The unaudited consolidated financial results for the year ended 30 June 2022 have been reviewed by the Audit Committee and taken on record by the Board of Directors of the Group at its meeting held on 09 August 2022. The figures for the quarter ended 30 June 2022 was subject to 'Limited Review' by Statutory Auditors of the Company who have expressed an unqualified review opinion. The information presented above is prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The above unaudited consolidated financial results are filed with Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 and are available on the Stock Exchange websites, www.nseindia.com and www.bseindia.com, and on the Company's website, www.sobha.com.

- (5) In respect of matters relating to certain transactions entered into by the Holding Company in earlier years, the Holding Company had been asked to provide contracts, documents, correspondences, business rationale and justification for these transactions by regulatory authorities to which the Holding Company had responded from time to time. In respect of certain of the aforementioned transactions, the Holding Company and the counter parties to these transactions had agreed to a manner of settlement of certain receivables based on which the receivables have been settled by a combination of transfer of counter parties' share in units of an ongoing launched project and through the counter parties' revenue share in the sales proceeds of another project which is, expected to be generated over a period of time. Based on the Holding Company's overall assessment, it believes that the outstanding amounts on these transactions are fully recoverable, and the terms of the aforesaid transactions are not prejudicial to the interests of the Holding Company.

During the previous year, the Holding Company has received a show cause notice (SCN) from Securities and Exchange Board of India (SEBI) for alleged violation of certain provisions of the SEBI Act, 1992 and Regulations issued by SEBI thereunder, thus, initiating adjudication proceedings in the above matter. The Holding Company, in consultation with its external legal counsel has responded to the charges made in the SCN challenging the factual allegations in the SCN and also filed a settlement application under the SEBI (Settlement Proceedings) Regulation, 2018, without admitting or denying the finding of fact and conclusions of law. Pursuant to the settlement hearing between the Holding Company and its external legal counsel with SEBI, the Holding Company has proposed for a settlement amount of Rs 29 million, vide letter to SEBI dated 25 April 2022. SEBI, vide communication dated 4 July 2022, has asked that the settlement amount be paid by the other noticees to whom the SCN was issued and not the Holding Company, which has been paid on 30 July 2022. The final response from SEBI on the settlement of the proceedings is awaited. There is no adverse impact on the Company financially or otherwise.

- (6) The Holding Company had entered into a joint development arrangement with certain Land Owners in Gurugram, Haryana, in earlier years. In respect of this transaction, the concerned authorities are examining if there were irregularities in respect of the manner of allotment and pricing of certain plots under this project or payment of applicable fees and charges by the Company or the landowners, with respect to the terms and conditions mentioned in the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975 and the bilateral agreement between the land owners and Directorate of Town and Country Planning, Haryana (DTCP).

As part of the inquiry, the Holding Company and its officers have been asked to provide contracts, documents and justification in respect of this transaction by the concerned authorities and the proceedings on this matter are in progress. The Holding Company and its officers have been responding to the queries raised / documents sought from time to time.

The Holding Company, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement and has not identified any adverse material impact to the financial results as at 30 June 2022 or for earlier periods.

- (7) The figures for the preceding 3 months ended 31 March 2022 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the end of the third quarter of the relevant financial year. Also, the figures up to the end of third quarter had only been reviewed and not subjected to audit.
- (8) The term of M/s B S R & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022) shall end upon conclusion of the 27th AGM. Accordingly, the Board of Directors have approved the appointment of M/s Walker Chandiook & Co LLP, Chartered Accountants Bengaluru, (Firm Registration No. 001076N/NS00013) as Statutory Auditor of the Company to hold office from conclusion of the 27th AGM till the conclusion of the 32nd AGM, subject to approval of the shareholders at the ensuing AGM.

For and on behalf of the Board of Directors of
Sobha Limited

Jagadish Nanghneni
Managing Director

Bengaluru, India
09 August 2022



B S R & Co. LLP

Chartered Accountants

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Limited Review Report on unaudited standalone financial results of Sobha Limited for the quarter ended 30 June 2022 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Sobha Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Sobha Limited ("the Company") for the quarter ended 30 June 2022 ("the Statement").
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 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. Our responsibility is to issue a report 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Attention is drawn to the fact that the figures for the three months ended 31 March 2022 as reported in these unaudited standalone financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. 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 accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 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 3 to the Statement in respect of the investigation by Securities and Exchange Board of India (SEBI) on certain transactions entered into by the Company in earlier periods. The Company had been asked to provide contracts, documents, correspondences, business rationale and justification for those transactions and had responded to the inquiries.

During the previous year, the Company received a show cause notice (SCN) from SEBI for alleged violation of certain provisions of SEBI Act, 1992 and regulations issued by SEBI thereunder, in respect of the aforesaid transactions. The Company in consultation with its legal counsel, responded to the notice challenging the factual allegations in the SCN. During the previous quarter, pursuant to the settlement hearing between the Company and its legal counsel with SEBI, the Company has proposed for the settlement amount, vide letter to SEBI dated 25 April 2022. SEBI, vide communication dated 4 July 2022 has asked that the settlement amount be paid by the noticees of the Company, to whom the SCN was issued and not the Company, which has been paid on 30 July 2022. The final response from SEBI on the settlement of the proceedings is awaited.

Our conclusion on the Statement is not modified in respect of this matter.

7. We draw attention to note 4 that explains that during the previous years, the Company had entered into a joint development agreement (JDA) in which the counter party, i.e. land owners had obtained a license for setting up a residential township on land parcels. The license is based on the Bilateral Agreement which was entered into between the land owners and District Town and Country Planner (DTCP), Haryana and is governed under the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975.

In respect of this transaction, the concerned authorities are inspecting if there were any irregularities in respect of the manner of allotment and pricing of certain plots under this project by the Company, with respect to the terms and conditions of the license and HRDUAA regulations and also whether the concerned charges were paid pursuant to the change in beneficial interest.

The Company has responded to the concerned authorities on these transactions from time to time. The matter has not yet been concluded, and the duration and outcome of the ongoing regulatory proceedings is presently uncertain.

Our conclusion on the Statement is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Amrit Bhansali

Partner

Bengaluru

09 August 2022

Membership No.: 065155

UDIN:22065155AOPPLUL8631

Statement of standalone unaudited financial results for the quarter ended 30 June 2022

(₹ in million)

	Particulars	3 months ended 30.06.2022 [Unaudited]	Preceding 3 months ended 31.03.2022 [Audited]*	Corresponding 3 months ended 30.06.2021 [Unaudited]	Previous year ended 31.03.2022 [Audited]
1	Revenue				
	(a) Revenue from operations	5,872	7,316	5,116	27,141
	(b) Other income	65	280	38	549
	(c) Finance income**	94	93	96	399
	Total income	6,031	7,689	5,250	28,089
2	Expenses				
	(a) Land purchase cost	292	1,161	2	1,959
	(b) Cost of raw materials and components consumed	656	699	373	1,982
	(c) Purchase of project materials	1,032	1,460	306	5,180
	(d) (Increase)/ decrease in inventories	(1,355)	(1,546)	102	(2,746)
	(e) Subcontractor and other charges	1,666	1,889	1,128	6,382
	(f) Employee benefits expense	585	593	517	2,295
	(g) Depreciation and amortization	141	179	165	680
	(h) Finance costs***	1,837	1,808	1,786	7,283
	(i) Other expenses	996	1,053	718	3,548
	Total expenses	5,850	7,296	5,097	26,563
3	Profit before tax (1-2)	181	393	153	1,526
4	Tax expense				
	(a) Current tax	55	109	22	581
	(b) Deferred tax (credit) / charge	(3)	7	5	(183)
	Total tax expense	52	116	27	398
5	Profit for the period (3-4)	129	277	126	1,128
6	Other comprehensive income				
	Items that will not be reclassified to profit or loss in subsequent periods:				
	Re-measurement (losses) / gains on defined benefit plan (net of tax expenses)	8	9	6	(9)
	Total other comprehensive income	8	9	6	(9)
7	Total comprehensive income for the period [comprising profit for the period (after tax) and other comprehensive income (after tax)] (5+6)	137	286	132	1,119
8	Paid-up equity share capital (Face value per share - ₹ 10)	948	948	948	948
9	Reserves excluding revaluation reverses				22,710
10	Earnings per share (EPS) - (in ₹) Basic and diluted EPS (not annualised for the quarters)	1.36	2.92	1.33	11.90

* refer note 5

** Includes notional interest income on unwinding of discount on deposits as per Ind AS 109 amounting to ₹ 85 million, ₹ 80 million, ₹ 78 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 337 million for the year ended 31 March 2022.

*** Includes notional interest accrued on advance from customers as per Ind AS 115 amounting to ₹ 1,280 million, ₹ 1,177 million, ₹ 1063 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 4,475 million for the year ended 31 March 2022.

Jagadish



- (1) Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate and Contractual and manufacturing business. Details of standalone segment-wise revenue, results, assets and liabilities is given below:

(₹ in million)					
	Particulars	3 months ended 30.06.2022 [Unaudited]	Preceding 3 months ended 31.03.2022 [Audited]*	Corresponding 3 months ended 30.06.2021 [Unaudited]	Previous year ended 31.03.2022 [Audited]
I	Segment revenue				
	Real estate	4,481	5,233	3,723	19,691
	Contractual and manufacturing	1,730	2,312	1,591	8,242
	Total	6,211	7,545	5,314	27,933
	Less: Inter segment revenues	(339)	(229)	(198)	(792)
	Net revenue from operations	5,872	7,316	5,116	27,141
II	Segment results				
	Real estate	1,132	1,265	1,112	5,561
	Contractual and manufacturing	145	226	203	770
	Profit before other adjustments **,**	1,277	1,491	1,315	6,331
	Less: Finance cost***	(557)	(631)	(723)	(2,808)
	Less: Other unallocable expenditure	(613)	(764)	(483)	(2,602)
	Add: Share of (loss) / profit in a subsidiary partnership firm	16	4	(12)	(6)
	Add: Finance and other income**	58	293	56	611
	Profit before tax	181	393	153	1,526
III	Segment assets #				
	Real estate	87,710	87,177	87,121	87,177
	Contractual and manufacturing	9,092	10,387	9,544	10,387
	Unallocated assets	12,422	12,175	10,440	12,175
	Total assets	109,224	109,739	107,105	109,739
IV	Segment liabilities #				
	Real estate	54,660	52,153	47,749	52,153
	Contractual and manufacturing	3,825	4,686	5,808	4,686
	Unallocated liabilities	26,944	29,242	30,546	29,242
	Total liabilities	85,429	86,081	84,103	86,081

* refer note 5

Capital employed = Segment assets - Segment liabilities

** Excludes notional interest income on unwinding of discount on deposits as per Ind AS 109 amounting to ₹ 85 million, ₹ 80 million, ₹ 78 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 337 million for the year ended 31 March 2022.

*** Excludes notional interest accrued on advance from customers as per Ind AS 115 amounting to ₹ 1,280 million, ₹ 1,177 million, ₹ 1063 million for the three months ended 30 June 2022, 31 March 2022, 30 June 2021 respectively and ₹ 4,475 million for the year ended 31 March 2022.

- (2) The unaudited standalone financial results for the year ended 30 June 2022 have been reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at its meeting held on 09 August 2022. The figures for the quarter was subject to 'Limited Review' by Statutory Auditors of the Company who have expressed an unqualified review opinion. The information presented above is prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The above audited standalone financial results are filed with Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 and are available on the Stock Exchange websites, www.nseindia.com and www.bseindia.com, and on the Company's website, www.sobha.com.

- (3) In respect of matters relating to certain transactions entered into by the Company in earlier years, the Company had been asked to provide contracts, documents, correspondences, business rationale and justification for these transactions by regulatory authorities to which the Company had responded from time to time. In respect of certain of the aforementioned transactions, the Company and the counter parties to these transactions had agreed to a manner of settlement of certain receivables based on which the receivables have been settled by a combination of transfer of counter parties' share in units of an ongoing launched project and through the counter parties' revenue share in the sales proceeds of another project which is, expected to be generated over a period of time. Based on the Company's overall assessment, it believes that the outstanding amounts on these transactions are fully recoverable, and the terms of the aforesaid transactions are not prejudicial to the interests of the Company.

During the previous year, the Company has received a show cause notice (SCN) from Securities and Exchange Board of India (SEBI) for alleged violation of certain provisions of the SEBI Act, 1992 and Regulations issued by SEBI thereunder, thus, initiating adjudication proceedings in the above matter. The Company, in consultation with its external legal counsel has responded to the charges made in the SCN challenging the factual allegations in the SCN and also filed a settlement application under the SEBI (Settlement Proceedings) Regulation, 2018, without admitting or denying the finding of fact and conclusions of law. Pursuant to the settlement hearing between the Company and its external legal counsel with SEBI, the Company has proposed for a settlement amount of Rs 29 million, vide letter to SEBI dated 25 April 2022. SEBI, vide communication dated 4 July 2022, has asked that the settlement amount be paid by the other noticees to whom the SCN was issued and not the Company, which has been paid on 30 July 2022. The final response from SEBI on the settlement of the proceedings is awaited. There is no adverse impact on the Company financially or otherwise.

- (4) The Company had entered into a joint development arrangement with certain Land Owners in Gurugram, Haryana, in earlier years. In respect of this transaction, the concerned authorities are examining if there were irregularities in respect of the manner of allotment and pricing of certain plots under this project or payment of applicable fees and charges by the Company or the landowners, with respect to the terms and conditions mentioned in the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975 and the bilateral agreement between the land owners and Directorate of Town and Country Planning, Haryana (DTCP).

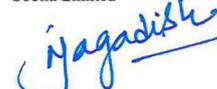
As part of the inquiry, the Company and its officers have been asked to provide contracts, documents and justification in respect of this transaction by the concerned authorities and the proceedings on this matter are in progress. The Company and its officers have been responding to the queries raised / documents sought from time to time.

The Company, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement and has not identified any adverse material impact to the financial results as at 30 June 2022 or for earlier periods.

- (5) The figures for the preceding 3 months ended 31 March 2022 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the end of the third quarter of the relevant financial year. Also, the figures up to the end of third quarter had only been reviewed and not subjected to audit.

- (6) The term of M/s B S R & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022) shall end upon conclusion of the 27th AGM. Accordingly, the Board of Directors have approved the appointment of M/s Walker Chandiook & Co LLP, Chartered Accountants Bengaluru, (Firm Registration No. 001076N/N500013) as Statutory Auditor of the Company to hold office from conclusion of the 27th AGM till the conclusion of the 32nd AGM, subject to approval of the shareholders at the ensuing AGM.

For and on behalf of the Board of Directors of
Sobha Limited


Jagadish Nangineni
Managing Director

Bengaluru, India
09 August 2022

