



Date: November 06, 2023

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| 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 Monday, the 06th day of November, 2023.

A. This is to inform that the Board of the Directors of the company, at their meeting held today, i.e., Monday, November 06, 2023, inter alia transacted the following items of business:

1. Took on record the Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2023 along with the Limited Review Report.
2. Took on record the Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 along with the Limited Review Report.
3. Considered and approved the appointment of Mr. Bijan Kumar Dash as the Company Secretary and Compliance Officer of the Company with effect from 01st December, 2023.
4. Considered and approved the appointment of Mr. Vinit Kumar Ladha as the Internal Auditor of the Company.

B. In this connection, please find enclosed herewith:

1. Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2023 along with the Limited Review Report.
2. Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 along with the Limited Review Report.



SOBHA LIMITED

REGD & CORPORATE OFFICE : 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD, BELLANDUR POST, BANGALORE - 560103, INDIA
CIN: L45201KA1995PLC018475 | TEL : +91-80-49320000 | FAX : +9180 49320444 | www.sobha.com

The Board Meeting commenced at 3:45 P.M. and concluded at 5:25 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



**JAGADISH NANGINENI
MANAGING DIRECTOR**



Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
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Bagmane Tridib, Bagmane
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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of the Company pursuant to the Regulation 33 of the SEBI (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 ('the Statement') of Sobha Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associate and joint venture (refer Annexure 1 for the list of subsidiaries, associate and joint venture included in the Statement) for the quarter ended 30 September 2023 and the consolidated year to date results for the period 01 April 2022 to 30 September 2023, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company'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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of 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 the Standards on Auditing specified under section 143(10) of the Act, 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 SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulation, to the extent applicable.



Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

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4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 7 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 6 to the accompanying Statement, 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, 1975 (HDRUAA).

In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in 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 HDRUAA regulations and also non-payment of concerned charges pursuant to the change in beneficial interest, resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million held by Technobuild Developers Private Limited (TDPL) over which the Holding Company has absolute rights through a Memorandum of Understanding entered with TDPL as explained in the said note.

During the previous quarter, AA-PML has passed an order confirming the provisional attachment of aforesaid land parcels. During the quarter ended 30 September 2023, the Holding Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA. The management, 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. Pending outcome of the ongoing regulatory proceedings including the duration of such proceedings and recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels is presently uncertain.

Our conclusion is not modified in respect of this matter.

6. We draw attention to Note 9 to the accompanying Statement, regarding the search operation carried out by the Income Tax Department at various business premises of the Holding Company and certain other group companies during March 2023. As the Holding Company and certain other group companies have not received any communication on the findings of the investigation by the Income Tax department till date, the impact of this matter on the consolidated financial results for the quarter and the period ended 30 September 2023 and the adjustments (if any) required to the accompanying Statement, is presently not ascertainable.

Our conclusion is not modified in respect of this matter.

7. We did not review the interim financial results of 18 subsidiaries included in the Statement, whose financial information reflect total assets of ₹ 10,563.03 million as at 30 September 2023, and total revenues of ₹ 214.65 million and ₹ 592.93 million, total net profit after tax of ₹ 10.63 million and ₹ 99.32 million, total comprehensive income of ₹ 10.63 million and ₹ 99.32 million, for the quarter and year-to-date period ended on 30 September 2023, respectively, and cash flows (net) of ₹ (21.67) million for the period ended 30 September 2023, as considered in the Statement. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.



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8. The Statement also includes the Group's share of net loss after tax of ₹ (0.00)* million and ₹ (0.00)* million, and total comprehensive loss of ₹ (0.00)* million and ₹ (0.00)* million for the quarter and year-to-date period ended on 30 September 2023 respectively, in respect of 1 associate and 1 joint venture, based on their interim financial information, which have not been reviewed by their auditors, and have been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associate and joint venture, are based solely on such unreviewed interim financial information. According to the information and explanations given to us by the management, these interim financial information are not material to the Group.

Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the Board of Directors.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013



Manish Agrawal

Partner

Membership No. 507000

UDIN: 23507000BQYEWC1698



Bengaluru

06 November 2023

**Rounded off to 0.00"*

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Annexure 1

List of subsidiaries, associates and joint venture included in the Statement

| S. No. | Name of the Company/Entity | Relationship |
|--------|---|----------------------|
| 1 | Sobha City | Subsidiary |
| 2 | Sobha Highrise Ventures Private Limited | Subsidiary |
| 3 | Sobha Developers (Pune) Limited | Subsidiary |
| 4 | Sobha Assets Private Limited | Subsidiary |
| 5 | Sobha Tambaram Developers Limited | Subsidiary |
| 6 | Sobha Nandambakkam Developers Limited | Subsidiary |
| 7 | Sobha Construction Products Private Limited | Subsidiary |
| 8 | Vayaloor Properties Private Limited | Step-down subsidiary |
| 9 | 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 | Kuthavakkam Builders Private Limited | Step-down subsidiary |
| 17 | Kuthavakkam Realtors Private Limited | Step-down subsidiary |
| 18 | Sobha Interiors Private Limited | Step-down subsidiary |
| 19 | Kondhwa Projects LLP | Joint Venture |
| 20 | CVS Tech Park Private Limited | Associate |



| SOBHA LIMITED | | | | | | | |
|--|--|---|--|--|--|---|---|
| Corporate Identity Number (CIN) : L45201KA1995PLC018475 | | | | | | | |
| Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103 | | | | | | | |
| Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com | | | | | | | |
| Website: www.sobha.com | | | | | | | |
| Statement of consolidated unaudited financial results for the quarter and half year ended 30 September 2023 | | | | | | | |
| | Particulars | 3 months ended 30.09.2023 [Unaudited] | Preceding 3 months ended 30.06.2023 [Unaudited] | Corresponding 3 months ended 30.09.2022 [Unaudited] | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] | (₹ in millions) Previous year ended 31.03.2023 [Audited] |
| 1 | Income | | | | | | |
| | (a) Revenue from operations | 7,412.38 | 9,079.13 | 6,700.47 | 16,491.51 | 12,320.29 | 33,101.14 |
| | (b) Other income | 324.02 | 313.31 | 205.37 | 637.33 | 322.60 | 923.19 |
| | Total income | 7,736.40 | 9,392.44 | 6,905.84 | 17,128.84 | 12,642.89 | 34,024.33 |
| 2 | Expenses | | | | | | |
| | (a) Land purchase and related cost | 769.26 | 309.92 | 424.61 | 1,079.18 | 746.03 | 10,528.43 |
| | (b) Cost of materials consumed | 782.24 | 729.84 | 901.64 | 1,512.08 | 1,557.26 | 3,659.79 |
| | (c) Purchase of project materials | 2,477.57 | 2,602.40 | 2,964.15 | 5,079.97 | 3,891.07 | 9,554.69 |
| | (d) Changes in inventories of raw materials, land stock, work in progress and finished goods | (2,169.59) | 937.83 | (2,806.56) | (1,231.76) | (3,129.35) | (11,013.29) |
| | (e) Sub-contractor cost | 2,409.24 | 1,893.11 | 2,147.02 | 4,302.35 | 3,835.74 | 8,291.69 |
| | (f) Employee benefits expense | 908.17 | 796.15 | 765.50 | 1,704.32 | 1,409.32 | 2,944.75 |
| | (g) Finance costs | 638.69 | 611.43 | 631.02 | 1,250.12 | 1,219.00 | 2,490.24 |
| | (h) Depreciation and amortisation expense | 193.11 | 182.77 | 178.95 | 375.88 | 325.20 | 678.37 |
| | (i) Other expenses | 1,481.02 | 1,156.12 | 1,356.03 | 2,637.14 | 2,359.74 | 5,439.91 |
| | Total expenses | 7,489.71 | 9,219.57 | 6,562.36 | 16,709.28 | 12,214.01 | 32,574.58 |
| 3 | Profit before tax and share of profit / (loss) in associate/ joint venture (1-2) | 246.69 | 172.87 | 343.48 | 419.56 | 428.88 | 1,449.75 |
| 4 | Share of profit / (loss) in associate / joint venture * | (0.00) | - | - | (0.00) | - | - |
| 5 | Profit before tax (3+4) | 246.69 | 172.87 | 343.48 | 419.56 | 428.88 | 1,449.75 |
| 6 | Tax expense | | | | | | |
| | (a) Current tax | 258.07 | 114.75 | 63.02 | 372.82 | 94.65 | 360.46 |
| | (b) Tax adjustments relating to earlier year | 11.87 | - | - | 11.87 | - | - |
| | (b) Deferred tax (credit) / charge | (172.71) | (62.42) | 88.96 | (235.13) | 95.69 | 47.24 |
| | Total tax expense | 97.23 | 52.33 | 151.98 | 149.56 | 190.34 | 407.70 |
| 7 | Profit for the period/year (5-6) | 149.46 | 120.54 | 191.50 | 270.00 | 238.54 | 1,042.05 |
| 8 | Other comprehensive income | | | | | | |
| | Items that will not be reclassified to profit or loss | | | | | | |
| | Re-measurement (losses) / gains on defined benefit plan | (24.65) | 3.59 | (43.58) | (21.06) | (33.06) | (53.36) |
| | Income tax relating to above | 6.20 | (0.90) | 10.97 | 5.30 | 8.32 | 13.43 |
| | Total other comprehensive (loss) / income, net of tax | (18.45) | 2.69 | (32.61) | (15.76) | (24.74) | (39.93) |
| 9 | Total comprehensive income for the period / year (7+8) | 131.01 | 123.23 | 158.89 | 254.24 | 213.80 | 1,002.12 |
| | Profit attributable to: | | | | | | |
| | Owners of the Holding Company | 149.46 | 120.54 | 191.50 | 270.00 | 238.54 | 1,042.05 |
| | Non-controlling interests | - | - | - | - | - | - |
| | Other comprehensive (loss) / income attributable to: | | | | | | |
| | Owners of the Holding Company | (18.45) | 2.69 | (32.61) | (15.76) | (24.74) | (39.93) |
| | Non-controlling interests | - | - | - | - | - | - |
| | Total comprehensive income attributable to: | | | | | | |
| | Owners of the Holding Company | 131.01 | 123.23 | 158.89 | 254.24 | 213.80 | 1,002.12 |
| | Non-controlling interests | - | - | - | - | - | - |
| 10 | Paid-up equity share capital (Face value per share - ₹ 10) | 948.46 | 948.46 | 948.46 | 948.46 | 948.46 | 948.46 |
| 11 | Other equity | | | | | | 23,998.25 |
| 12 | Earnings per share (EPS) - (in ₹) Basic and diluted EPS (not annualised, except for the year ended 31 March 2023) | 1.58 | 1.27 | 2.03 | 2.85 | 2.51 | 10.99 |

* Certain amounts that are required to be presented and do not appear due to rounding off are expressed as "0.00".



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| <p align="center">SOBHA LIMITED Corporate Identity Number (CIN) : L45201KA1995PLC018475 Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com</p> | | |
| Statement of consolidated unaudited financial results for the quarter and half year ended 30 September 2023 | | |

Consolidated Balance Sheet

| Particulars | (₹ in millions) | |
|--|---------------------------------|-------------------------------|
| | As at 30.09.2023 [Unaudited] | As at 31.03.2023 [Audited] |
| A. Assets | | |
| (1) Non- current assets | | |
| Property, plant and equipment | 4,273.13 | 4,129.98 |
| Capital work-in-progress | 15.34 | - |
| Investment property | 4,450.91 | 4,518.72 |
| Investment property under construction | 77.72 | 67.89 |
| Intangible asset under development | 53.17 | 17.62 |
| Goodwill | 171.67 | 171.67 |
| Other intangible assets | 2.64 | 2.55 |
| Right of use assets | 100.55 | 103.27 |
| Investments accounted for using the equity method | 1,149.38 | 1,149.38 |
| Financial assets | | |
| (i) Investments | - | 0.08 |
| (ii) Trade receivables | 660.01 | 795.18 |
| (iii) Other financial assets | 358.64 | 382.60 |
| Income tax assets (net) | 322.22 | 217.46 |
| Deferred tax asset (net) | 480.24 | 222.38 |
| Other non-current assets | 9,073.75 | 9,297.99 |
| | 21,189.37 | 21,076.77 |
| (2) Current assets | | |
| Inventories | 89,873.99 | 87,609.75 |
| Financial assets | | |
| (i) Trade receivables | 1,701.47 | 1,580.16 |
| (ii) Cash and cash equivalents | 1,559.39 | 2,793.86 |
| (iii) Bank balance other than (ii) above | 4,907.86 | 1,720.18 |
| (iv) Loans | 1.23 | 9.00 |
| (v) Other financial assets | 4,030.51 | 4,711.51 |
| Other current assets | 7,589.30 | 6,381.20 |
| | 109,663.75 | 104,805.66 |
| Total assets | 130,853.12 | 125,882.43 |
| B. Equity and liabilities | | |
| (1) Equity | | |
| Equity share capital | 948.46 | 948.46 |
| Other equity | 23,967.95 | 23,998.25 |
| Equity attributable to owners of the Company | 24,916.41 | 24,946.71 |
| Non-controlling interest | - | - |
| Total equity | 24,916.41 | 24,946.71 |
| (2) Liabilities | | |
| (a) Non-current liabilities | | |
| Financial liabilities | | |
| (i) Borrowings | 7,283.36 | 6,134.59 |
| (ii) Lease liabilities | 204.25 | 204.77 |
| Provisions | 240.98 | 228.85 |
| Deferred tax liabilities (net) | 143.26 | 125.82 |
| | 7,871.85 | 6,694.03 |
| (b) Current liabilities | | |
| Financial liabilities | | |
| (i) Borrowings | 12,711.19 | 13,900.90 |
| (ii) Lease liabilities | 28.04 | 28.04 |
| (iii) Trade payables | | |
| (A) Total outstanding dues of micro enterprises and small enterprises; and | - | - |
| (B) Total outstanding dues of creditors other than micro enterprises and small enterprises | 6,255.73 | 5,986.75 |
| (iv) Other financial liabilities | 8,786.14 | 8,970.44 |
| Other current liabilities | 69,826.57 | 65,152.80 |
| Provisions | 220.09 | 202.76 |
| Current tax liabilities (net) | 237.10 | - |
| | 98,064.86 | 94,241.69 |
| Total liabilities (a+b) | 105,936.71 | 100,935.72 |
| Total equity and liabilities | 130,853.12 | 125,882.43 |



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| Statement of consolidated unaudited financial results for the quarter and half year ended 30 September 2023 | |

| Consolidated statement of cash flows | | |
|---|---|--|
| Particulars | (₹ in millions) | |
| | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] |
| A. Cash flows from operating activities | | |
| Profit before tax | 419.56 | 428.88 |
| Adjustments to reconcile profit before tax to net cash flows from operating activities | | |
| Depreciation and amortization | 375.88 | 325.20 |
| Gain on sale of property, plant and equipment and investment property | 1.29 | - |
| Finance costs (including fair value change in financial instruments) | 1,250.12 | 1,219.00 |
| Finance income (including fair value change in financial instruments) | (414.39) | (198.12) |
| Allowance for credit losses | 24.05 | 318.15 |
| Other advances written off | 12.50 | - |
| Liabilities written back | (70.71) | - |
| Operating profit before working capital changes | 1,598.30 | 2,093.11 |
| Working capital adjustments | | |
| Changes in trade receivables | (10.19) | 1,603.06 |
| Changes in inventories | (2,441.51) | 1,074.09 |
| Changes in other current and non-current financial assets | 1,004.91 | (2,294.02) |
| Changes in other current and non-current assets | (977.24) | 2,753.58 |
| Changes in trade payables | 339.69 | 486.53 |
| Changes in provisions | 8.40 | 56.12 |
| Changes in other current financial liabilities | (184.15) | 28.07 |
| Changes in other current liabilities | 4,673.78 | 1,045.11 |
| Cash generated from operating activities | 4,011.99 | 6,845.65 |
| Income tax paid (net of refund) | (252.34) | (376.23) |
| Net cash flows from operating activities (A) | 3,759.65 | 6,469.42 |
| B. Cash flow from investing activities | | |
| Purchase of property, plant and equipment, investment property and intangible assets | (496.39) | (153.10) |
| Proceeds from sale of property, plant and equipment and investment property | 3.17 | 4.07 |
| Investments in fixed deposits (net) | (3,187.60) | (78.10) |
| Interest income | 101.94 | 14.23 |
| Investments in mutual funds | - | (1.22) |
| Net cash flows used in investing activities (B) | (3,578.88) | (214.12) |
| C. Cash flow from financing activities | | |
| Repayments of current borrowings (net) | (1,510.37) | (3,351.11) |
| Proceeds from non-current borrowings | 3,250.00 | 1,275.23 |
| Repayment of non-current borrowings | (1,780.58) | (725.12) |
| Repayment of principal portion of lease liabilities | (18.05) | (18.15) |
| Repayment of interest portion of lease liabilities | (11.74) | - |
| Interest paid | (1,059.96) | (1,259.10) |
| Dividend paid on equity shares | (284.54) | (285.05) |
| Net cash flows used in financing activities (C) | (1,415.24) | (4,363.30) |
| Net (decrease) / increase in cash and cash equivalents (A+B+C) | (1,234.47) | 1,892.00 |
| Cash and cash equivalents at the beginning of the period | 2,793.86 | 1,390.65 |
| Cash and cash equivalents at the end of the period | 1,559.39 | 3,282.65 |
| Less: Bank overdraft from scheduled banks | (997.33) | (712.44) |
| Net Cash and cash equivalents at the end of the period | 562.06 | 2,570.21 |



Handwritten signature or initials in blue ink.



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| SOBHA LIMITED Corporate Identity Number (CIN) : L45201KA1995PLC018475 Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com |
| Statement of consolidated unaudited financial results for the quarter and half year ended 30 September 2023 |

Notes:

- The consolidated unaudited financial results of Sobha Limited ('the Holding Company') and its subsidiaries (the Holding Company, along with its subsidiaries referred to as 'the Group') and its associate and joint venture for the quarter and half year ended 30 September 2023 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ('The Act') read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These consolidated unaudited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 06 November 2023.
- The Statutory auditors of the Holding Company have carried out a limited review as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 of the above consolidated unaudited financial results for the quarter and half year ended 30 September 2023 and have issued an unmodified review report.
- The aforesaid consolidated unaudited financial results are available on the Holding Company's website www.sobha.com and on the website of BSE Limited (www.bseindia.com) and The National Stock Exchange of India Limited (www.nseindia.com).
- Consolidated segment wise revenue, results, segment assets and liabilities**
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:

| | 3 months ended 30.09.2023 [Unaudited] | Preceding 3 months ended 30.06.2023 [Unaudited] | Corresponding 3 months ended 30.09.2022 [Unaudited] | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] | Previous year ended 31.03.2023 [Audited] |
|---|---|--|--|--|---|--|
| (₹ in millions) | | | | | | |
| (I) Segment revenue | | | | | | |
| Real estate | 5,436.47 | 7,410.01 | 4,513.94 | 12,846.48 | 9,003.03 | 25,372.14 |
| Contractual and manufacturing | 2,351.58 | 1,968.56 | 2,646.02 | 4,320.14 | 4,115.12 | 9,331.00 |
| Total | 7,788.05 | 9,378.57 | 7,159.96 | 17,166.62 | 13,118.15 | 34,703.14 |
| Less: Inter segment revenues | (375.67) | (299.44) | (459.49) | (675.11) | (797.86) | (1,602.00) |
| Net revenue from operations | 7,412.38 | 9,079.13 | 6,700.47 | 16,491.51 | 12,320.29 | 33,101.14 |
| (II) Segment results | | | | | | |
| Real estate | 1,012.32 | 1,239.01 | 1,401.16 | 2,251.33 | 2,658.87 | 5,872.01 |
| Contractual and manufacturing | 357.96 | 42.47 | 151.54 | 400.43 | 121.97 | (45.34) |
| Profit before other adjustments | 1,370.28 | 1,281.48 | 1,552.70 | 2,651.76 | 2,780.84 | 5,826.67 |
| Less: Finance costs | (638.69) | (611.43) | (631.02) | (1,250.12) | (1,219.00) | (2,490.24) |
| Less: Other unallocable expenditure | (707.58) | (599.38) | (666.52) | (1,306.96) | (1,271.96) | (2,527.68) |
| Add: Unallocable finance and other income | 222.68 | 102.20 | 88.32 | 324.88 | 139.00 | 641.00 |
| Profit before tax | 246.69 | 172.87 | 343.48 | 419.56 | 428.88 | 1,449.75 |
| (III) Segment assets (#) | | | | | | |
| Real estate | 108,588.68 | 107,940.51 | 93,044.87 | 108,588.68 | 93,044.87 | 104,150.24 |
| Contractual and manufacturing | 8,341.92 | 8,321.40 | 7,855.09 | 8,341.92 | 7,855.09 | 6,518.76 |
| Unallocated assets | 13,922.52 | 12,164.10 | 16,537.18 | 13,922.52 | 16,537.18 | 15,213.43 |
| Total assets | 130,853.12 | 128,426.01 | 117,437.14 | 130,853.12 | 117,437.14 | 125,882.43 |
| (IV) Segment liabilities (#) | | | | | | |
| Real estate | 78,506.14 | 70,464.34 | 58,785.68 | 78,506.14 | 58,785.68 | 67,876.00 |
| Contractual and manufacturing | 6,242.70 | 5,576.24 | 6,529.11 | 6,242.70 | 6,529.11 | 6,239.00 |
| Unallocated liabilities | 21,187.87 | 27,315.49 | 27,962.23 | 21,187.87 | 27,962.23 | 26,820.72 |
| Total liabilities | 105,936.71 | 103,356.07 | 93,277.02 | 105,936.71 | 93,277.02 | 100,935.72 |

(#) Capital employed = Segment assets - Segment liabilities

- The figures of standalone financial results are as follow:

| | 3 months ended 30.09.2023 [Unaudited] | Preceding 3 months ended 30.06.2023 [Unaudited] | Corresponding 3 months ended 30.09.2022 [Unaudited] | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] | Previous year ended 31.03.2023 [Audited] |
|-----------------------------|---|--|--|--|---|--|
| (₹ in millions) | | | | | | |
| Total income | 7,788.83 | 9,228.88 | 6,694.80 | 17,017.71 | 12,542.87 | 34,258.65 |
| Profit before tax | 228.72 | 121.69 | 248.98 | 350.41 | 268.04 | 1,317.10 |
| Profit for the period/ year | 147.86 | 80.23 | 137.40 | 228.09 | 145.36 | 952.89 |

- 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 Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain 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 Holding 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 (DTPC) resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million, held by Technobuild Developers Private Limited ('TDPL'). The Holding Company has entered into a Memorandum of Understanding ('MoU') with TDPL for acquiring land parcels using advances extended by the Holding Company. As per the MoU, TDPL and its affiliates cannot transfer land parcels without prior approval of the Holding Company and the Holding Company has absolute rights over land parcels acquired by TDPL and its affiliates acquired from such advance given by the Holding Company.

During the previous year, the Holding Company was in receipt of Show Cause Notice (SCN) under the PMLA from AA-PML and the Holding Company had duly filed detailed responses to allegations made in SCN. During the previous quarter, AA-PMLA has passed an order confirming the provisional attachment of the aforesaid land parcels. During the current quarter, the Holding Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA.

The management, 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 consolidated financial results as at 30 September 2023 or for earlier periods including the recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels held through TDPL.



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| | |
|--|--|
| <p style="text-align: center;">SOBHA LIMITED Corporate Identity Number (CIN) : L45201KA1995PLC018475 Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com</p> | |
| <p style="text-align: center;">Statement of consolidated unaudited financial results for the quarter and half year ended 30 September 2023</p> | |

- (7) During the previous year, one of the customers of Sobha Assets Private Limited (SAPL), a wholly owned subsidiary of the Holding Company has terminated a project development contract entered by it and demanded compensation of ₹ 2,956.13 million in addition to forfeiture of ₹ 227.32 million performance guarantee and ₹ 26.00 million of deposits alleging that SAPL has not commenced the contract work. The carrying value of aforesaid project related assets/receivables as at 30 September 2023 is ₹ 354.10 million. SAPL has filed petition with the court of jurisdiction challenging the termination and its grounds, and also filed a counter claim from the customer towards business loss and other receivables. The Holding Company based on its overall assessment and independent legal opinion, believes that the aforesaid termination is illegal and will not have any adverse impact to the consolidated financial results and accordingly no provision has been made.
- (8) In earlier year, the Holding Company, during the process of renewal of fire clearances for one of the project, procured by an entrusted person, found the fire NOC and fire clearances submitted to local municipal body to be defective. On becoming aware of this fact, the Holding Company had immediately taken remedial steps and obtained renewed fire NOC and fire clearances, which were then resubmitted with the local municipal body for regularization. During the previous year, the local municipal body had passed an order dated 21 January 2023 revoking/cancelling the modified sanction plan ('Plan') and occupancy certificate ('OC') for the project, based on a complaint being filed upon by one of the unit holders of such project. The Holding Company had immediately filed an appeal with Karnataka Appellate Tribunal ('KAT') challenging the above order, and KAT had passed an interim order dated 1 February 2023 granting stay on cancellation of Plan and OC.
- During the current quarter, the Chief Civil Metropolitan Magistrate ('CMM'), Bengaluru, has passed an order dated 19 September 2023 ('impugned order') to register a calendar case for the offences punishable under Indian Penal Code ('IPC') against the Holding Company and few employees of the Holding Company, based on a separate complaint filed with the CMM by the aforementioned unit holder. The Holding Company has filed a petition before Hon'ble High court of Karnataka praying for quashing of the complaint, the impugned order and the calendar case, wherein, the High court of Karnataka has passed an interim order dated 11 October 2023 staying the impugned order and the calendar case. The management, based on its overall assessment and independent legal opinion obtained, believes that allegations made by the unit holder are baseless, false and not sustainable and the impugned order suffers from arbitrariness and liable to be quashed under section 482 of the code of criminal procedure, 1973. Accordingly, the Company believes that outcome of the above proceedings will not result in any adverse impact on the consolidated financial results.
- (9) The Income Tax Department ("the Department") conducted a Search activity under Section 132 of the Income Tax Act ("the Search") at various premises of the Holding Company and certain group companies during March 2023. The Holding Company has provided all the necessary support and cooperation to the Income-tax officials during the search and provided all the necessary information including documents and data sought by the Department. As on the date of issuance of these consolidated financial results, the Group has only received a notice u/s148 requiring the management to re-file the Income Tax return for AY 2016-17, to which the management has responded.
- While the uncertainty exist regarding the outcomes of the proceedings by the Department, the Holding Company and certain group companies after considering all available records and facts known to it, has not identified any adjustments to the current or prior period consolidated financial results at this stage.
- (10) During the current quarter, the Holding Company has entered into a settlement agreement with the land owner in respect of one of its project under Joint Development Arrangement (JDA) and has resulted in settlement cost amounting to ₹ 144.41 million in the financial results, of which ₹ 133.39 million recorded in 'Other expenses' and ₹ 11.02 million in change to inventory respectively. Out of such total cost, ₹ 18.02 million is capitalised to the project cost.
- (11) The Cash Flow statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS.7) - Statement of Cash Flow.
- (12) Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such reclassification / regrouping is not material to the consolidated financial results.

Bengaluru
06 November 2023



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

Jagadish
Jagadish Nangineni
Managing Director



Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of the Company pursuant to the Regulation 33 of the SEBI (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 standalone unaudited financial results ('the Statement') of Sobha Limited ('the Company') for the quarter ended 30 September 2023 and the year to date results for the period 01 April 2023 to 30 September 2023, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company'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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of 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 the Standards on Auditing specified under section 143(10) of the Act, 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.



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4. Based on our review conducted as above and the consideration of the review reports of the other auditors of the partnership firm referred to in paragraph 7 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 5 to the accompanying Statement 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, 1975 (HDRUAA).

In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in 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 HDRUAA regulations and also non-payment of concerned charges pursuant to the change in beneficial interest, resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million held by Technobuild Developers Private Limited (TDPL) over which the Company has absolute rights through a Memorandum of Understanding entered with TDPL as explained in the said note.

During the previous quarter, AA-PML has passed an order confirming the provisional attachment of aforesaid land parcels. During the quarter ended 30 September 2023, the Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA. The management, 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. Pending outcome of the ongoing regulatory proceedings including the duration of such proceedings and recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels is presently uncertain.

Our conclusion is not modified in respect of this matter.

6. We draw attention to Note 8 to the accompanying Statement, regarding the search operation carried out by the Income Tax Department at various business premises of the Company and certain other group companies during March 2023. As the Company and certain other group companies have not received any communication on the findings of the investigation by the Income Tax department till date, the impact of this matter on the standalone financial results for the quarter and period ended 30 September 2023 and the adjustments (if any) required to the accompanying Statement, is presently not ascertainable.

Our conclusion is not modified in respect of this matter.



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7. The Statement includes the Company's share of net profit after tax of ₹ 15.89 million and ₹ 32.17 million and total comprehensive income of ₹ 15.89 million and ₹ 32.17 million for the quarter and year-to-date period ended on 30 September 2023 in respect of one partnership firm, whose interim financial information have not been reviewed by us. This interim financial information has been reviewed by another auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of such partnership firm is based solely on the review report of such other auditor.

Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the report of other auditor.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013



Manish Agrawal

Partner

Membership No. 507000

UDIN: 23507000 BGYE WB8535



Bengaluru

06 November 2023

| SOBHA LIMITED Corporate Identity Number (CIN) : L45201KA1995PLC018475 Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com | | | | | | | |
|--|--|---|---|---|--|---|---|
| Statement of standalone unaudited financial results for the quarter and half year ended 30 September 2023 | | | | | | | |
| | Particulars | 3 months ended 30.09.2023 [Unaudited] | Preceding 3 months ended 30.06.2023 [Unaudited] | Corresponding 3 months ended 30.09.2022 [Unaudited] | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] | (₹ in millions) Previous year ended 31.03.2023 [Audited] |
| 1 | Income | | | | | | |
| | (a) Revenue from operations | 7,438.10 | 8,890.17 | 6,472.24 | 16,328.27 | 12,180.50 | 33,280.86 |
| | (b) Other income | 350.73 | 338.71 | 222.56 | 689.44 | 362.37 | 977.79 |
| | Total income | 7,788.83 | 9,228.88 | 6,694.80 | 17,017.71 | 12,542.87 | 34,258.65 |
| 2 | Expenses | | | | | | |
| | (a) Land purchase and related cost | 750.86 | 255.12 | 418.26 | 1,005.98 | 709.82 | 10,493.24 |
| | (b) Cost of materials consumed | 782.24 | 729.84 | 901.64 | 1,512.08 | 1,557.26 | 3,659.79 |
| | (c) Purchase of project materials | 2,461.79 | 2,592.57 | 2,880.50 | 5,054.36 | 3,912.70 | 9,491.24 |
| | (d) Changes in inventories of raw materials, land stock, work in progress and finished goods | (1,967.47) | 960.03 | (2,758.35) | (1,007.44) | (2,885.92) | (9,955.85) |
| | (e) Sub-contractor cost | 2,392.11 | 1,909.21 | 2,147.33 | 4,301.32 | 3,813.47 | 8,100.68 |
| | (f) Employee benefits expense | 908.17 | 796.05 | 765.50 | 1,704.22 | 1,409.32 | 2,944.75 |
| | (g) Finance costs | 622.71 | 595.49 | 613.48 | 1,218.20 | 1,203.88 | 2,423.80 |
| | (h) Depreciation and amortisation expense | 183.10 | 173.07 | 171.17 | 356.17 | 300.99 | 638.71 |
| | (i) Other expenses | 1,426.60 | 1,095.81 | 1,306.29 | 2,522.41 | 2,253.31 | 5,145.19 |
| | Total expenses | 7,560.11 | 9,107.19 | 6,445.82 | 16,667.30 | 12,274.83 | 32,941.55 |
| 3 | Profit before tax (1-2) | 228.72 | 121.69 | 248.98 | 350.41 | 268.04 | 1,317.10 |
| 4 | Tax expense | | | | | | |
| | (a) Current tax | 255.48 | 88.64 | 25.30 | 344.12 | 36.11 | 300.31 |
| | (b) Tax adjustments relating to earlier year | 11.87 | - | - | 11.87 | - | - |
| | (c) Deferred tax (credit) / charge | (186.49) | (47.18) | 86.28 | (233.67) | 86.57 | 63.90 |
| | Total tax expense | 80.86 | 41.46 | 111.58 | 122.32 | 122.68 | 364.21 |
| 5 | Profit for the period/year (3-4) | 147.86 | 80.23 | 137.40 | 228.09 | 145.36 | 952.89 |
| 6 | Other comprehensive income | | | | | | |
| | Items that will not be reclassified to profit or loss | | | | | | |
| | Re-measurement (losses) / gains on defined benefit plan | (24.65) | 3.59 | (43.58) | (21.06) | (33.06) | (53.36) |
| | Income tax relating to above | 6.20 | (0.90) | 10.97 | 5.30 | 8.32 | 13.43 |
| | Total other comprehensive (loss) / income, net of tax | (18.45) | 2.69 | (32.61) | (15.76) | (24.74) | (39.93) |
| 7 | Total comprehensive income for the period/year (5+6) | 129.41 | 82.92 | 104.79 | 212.33 | 120.62 | 912.96 |
| 8 | Paid-up equity share capital (Face value per share - ₹ 10) | 948.46 | 948.46 | 948.46 | 948.46 | 948.46 | 948.46 |
| 9 | Other equity | | | | | | 22,462.22 |
| 10 | Earnings per share (EPS) - (in ₹) Basic and diluted EPS (not annualised, except for the year ended 31 March 2023) | 1.56 | 0.85 | 1.45 | 2.41 | 1.54 | 10.05 |



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SOBHA LIMITED
Corporate Identity Number (CIN) : L45201KA1995PLC018475

Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103
Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com
Website: www.sobha.com

Statement of standalone unaudited financial results for the quarter and half year ended 30 September 2023

Standalone Balance Sheet

| Particulars | (₹ in millions) | |
|--|------------------------------------|----------------------------------|
| | As at 30.09.2023 [Unaudited] | As at 31.03.2023 [Audited] |
| A. Assets | | |
| (1) Non- current assets | | |
| Property, plant and equipment | 2,460.05 | 2,315.59 |
| Capital work-in-progress | 15.34 | - |
| Investment property | 2,721.56 | 2,767.92 |
| Intangible asset under development | 53.17 | 17.62 |
| Other intangible assets | 0.06 | 0.06 |
| Right of use assets | 177.55 | 187.36 |
| Financial assets | | |
| (i) Investments | 4,589.84 | 4,521.29 |
| (ii) Trade receivables | 660.01 | 795.18 |
| (iii) Loans | 229.52 | 229.52 |
| (iv) Other financial assets | 346.97 | 373.55 |
| Income tax assets (net) | 163.93 | 70.96 |
| Deferred tax asset (net) | 377.77 | 138.80 |
| Other non-current assets | 9,070.37 | 9,297.10 |
| | 20,866.14 | 20,714.95 |
| (2) Current assets | | |
| Inventories | 84,906.81 | 82,866.90 |
| Financial assets | | |
| (i) Trade receivables | 1,922.90 | 2,097.60 |
| (ii) Cash and cash equivalents | 1,505.02 | 2,723.51 |
| (iii) Bank balance other than (ii) above | 4,795.87 | 1,681.32 |
| (iv) Loans | 635.18 | 437.65 |
| (v) Other financial assets | 4,032.42 | 4,718.79 |
| Other current assets | 7,223.09 | 6,078.94 |
| | 105,021.29 | 100,604.71 |
| Total assets | 125,887.43 | 121,319.66 |
| B. Equity and liabilities | | |
| (1) Equity | | |
| Equity share capital | 948.46 | 948.46 |
| Other equity | 22,390.01 | 22,462.22 |
| Total equity | 23,338.47 | 23,410.68 |
| (2) Liabilities | | |
| (a) Non-current liabilities | | |
| Financial liabilities | | |
| (i) Borrowings | 6,784.35 | 5,586.13 |
| (ii) Lease liabilities | 204.57 | 204.77 |
| Provisions | 240.98 | 228.85 |
| | 7,229.90 | 6,019.75 |
| (b) Current liabilities | | |
| Financial liabilities | | |
| (i) Borrowings | 12,614.32 | 13,808.23 |
| (ii) Lease liabilities | 27.72 | 28.04 |
| (iii) Trade payables | | |
| (A) Total outstanding dues of micro enterprises and small enterprises; and | - | - |
| (B) Total outstanding dues of creditors other than micro enterprises and small enterprises | 6,218.45 | 5,956.15 |
| (iv) Other financial liabilities | 8,385.28 | 8,585.15 |
| Other current liabilities | 67,630.21 | 63,308.89 |
| Provisions | 220.09 | 202.77 |
| Current tax liabilities (net) | 222.99 | - |
| | 95,319.06 | 91,889.23 |
| Total liabilities (a+b) | 102,548.96 | 97,908.98 |
| Total equity and liabilities | 125,887.43 | 121,319.66 |



4



SOBHA LIMITED
Corporate Identity Number (CIN) : L45201KA1995PLC018475

Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103

Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com

Website: www.sobha.com

Statement of standalone unaudited financial results for the quarter and half year ended 30 September 2023
Standalone statement of cash flows

| Particulars | (₹ in millions) | |
|---|--|---|
| | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] |
| A. Cash flows from operating activities | | |
| Profit before tax | 350.41 | 268.04 |
| Adjustments to reconcile profit before tax to net cash flows from operating activities | | |
| Depreciation and amortization | 356.17 | 300.99 |
| Gain on sale of property, plant and equipment and investment property | 1.29 | - |
| Finance costs (including fair value change in financial instruments) | 1,218.20 | 1,203.88 |
| Finance income (including fair value change in financial instruments) | (435.09) | (212.04) |
| Share of (profit) / loss from partnership firm | (32.17) | (28.05) |
| Allowance for credit losses | 24.05 | 318.23 |
| Liabilities written off | (70.17) | - |
| Other advances written off | 12.50 | - |
| Operating profit before working capital changes | 1,425.19 | 1,851.05 |
| Working capital adjustments | | |
| Changes in trade receivables | 285.82 | 1,340.12 |
| Changes in inventories | (2,217.19) | 1,438.09 |
| Changes in other current and non-current financial assets | 1,012.90 | (2,086.03) |
| Changes in other current and non-current assets | (920.57) | 2,586.25 |
| Changes in trade payables | 332.47 | 464.13 |
| Changes in provisions | 8.39 | 56.42 |
| Changes in other current financial liabilities | (199.72) | - |
| Changes in other current liabilities | 4,323.32 | 1,106.44 |
| Cash generated from operating activities | 4,050.61 | 6,756.47 |
| Income tax paid (net of refund) | (225.97) | (314.01) |
| Net cash flows from operating activities (A) | 3,824.64 | 6,442.46 |
| B. Cash flow from investing activities | | |
| Purchase of property, plant and equipment, investment property and intangible assets/investment property under construction | (482.53) | (359.40) |
| Proceeds from sale of property, plant and equipment and investment property | 3.17 | 4.04 |
| Loans given to subsidiaries | (197.53) | 63.48 |
| Loans repaid by subsidiaries | - | (62.45) |
| Contribution to Partnership firm and LLP (net) | (36.46) | (30.23) |
| Investments in fixed deposits (net) | (3,114.47) | (63.44) |
| Interest income | 122.64 | 17.12 |
| Net cash flows used in investing activities (B) | (3,705.18) | (430.88) |
| C. Cash flow from financing activities | | |
| (Repayments) / Proceeds of current borrowings (net) | (1,510.37) | 1,276.11 |
| Proceeds from non-current borrowings | 3,250.00 | 566.00 |
| Repayment of non-current borrowings | (1,735.32) | (4,576.03) |
| Repayment of principal portion of lease liabilities | (17.95) | (18.02) |
| Repayment of interest portion of lease liabilities | (11.74) | - |
| Interest paid | (1,028.03) | (1,109.24) |
| Dividend paid on equity shares | (284.54) | (284.86) |
| Net cash flows used in financing activities (C) | (1,337.95) | (4,146.04) |
| Net (decrease) / increase in cash and cash equivalents (A+B+C) | (1,218.49) | 1,865.54 |
| Cash and cash equivalents at the beginning of the period | 2,723.51 | 1,346.04 |
| Cash and cash equivalents at the end of the period | 1,505.02 | 3,211.58 |
| Less: Book overdraft from scheduled banks | (997.33) | (711.06) |
| Net Cash and cash equivalents at the end of the period | 507.69 | 2,500.52 |




| | |
|--|--|
| SOBHA LIMITED Corporate Identity Number (CIN) : L45201KA1995PLC018475 Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabasanahalli, Bellandur Post, Bengaluru - 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com | |
| Statement of standalone unaudited financial results for the quarter and half year ended 30 September 2023 | |

Notes:

- The standalone unaudited financial results, for the quarter and half year ended 30 September 2023 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ('The Act') read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These standalone unaudited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 06 November 2023.
- The Statutory auditors of the Company have carried out a limited review as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 of the above standalone unaudited financial results for the quarter and half year ended 30 September 2023 and have issued an unmodified review report.
- The aforesaid standalone unaudited financial results are available on the Company's website www.sobha.com and on the website of BSE Limited (www.bseindia.com) and The National Stock Exchange of India Limited (www.nseindia.com).
- Standalone segment wise revenue, results, segment assets and liabilities**
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 millions) | | | | | | |
|---|---|---|--|---|--|---|
| Particulars | 3 months ended 30.09.2023 [Unaudited] | Preceding 3 months ended 30.06.2023 [Unaudited] | Corresponding 3 months ended 30.09.2022 [Unaudited] | Year to date figures for current period ended 30.09.2023 [Unaudited] | Year to date figures for previous period ended 30.09.2022 [Unaudited] | Previous year ended 31.03.2023 [Audited] |
| (I) Segment revenue | | | | | | |
| Real estate | 5,333.84 | 7,139.86 | 4,149.03 | 12,473.70 | 8,415.51 | 24,542.91 |
| Contractual and manufacturing | 2,479.93 | 2,049.75 | 2,782.70 | 4,529.68 | 4,563.03 | 10,339.95 |
| Total | 7,813.77 | 9,189.61 | 6,931.73 | 17,003.38 | 12,978.54 | 34,882.86 |
| Less: Inter segment revenues | (375.67) | (299.44) | (459.49) | (675.11) | (798.04) | (1,602.00) |
| Net revenue from operations | 7,438.10 | 8,890.17 | 6,472.24 | 16,328.27 | 12,180.50 | 33,280.86 |
| (II) Segment results | | | | | | |
| Real estate | 937.38 | 1,042.44 | 1,260.77 | 1,979.82 | 2,403.44 | 5,441.85 |
| Contractual and manufacturing | 327.10 | 100.74 | 165.12 | 427.84 | 162.32 | 131.10 |
| Profit before other adjustments | 1,264.48 | 1,143.18 | 1,425.89 | 2,407.66 | 2,565.76 | 5,572.95 |
| Less: Finance costs | (622.71) | (595.49) | (613.48) | (1,218.20) | (1,203.88) | (2,423.80) |
| Less: Other unallocable expenditure | (662.44) | (553.60) | (666.87) | (1,216.04) | (1,271.96) | (2,528.00) |
| Add: Share of profit in a subsidiary partnership firm | 15.89 | 16.28 | 12.12 | 32.17 | 28.00 | 19.06 |
| Add: Unallocable finance and other income | 233.50 | 111.32 | 91.32 | 344.82 | 150.12 | 676.89 |
| Profit before tax | 228.72 | 121.69 | 248.98 | 350.41 | 268.04 | 1,317.10 |
| (III) Segment assets (#) | | | | | | |
| Real estate | 103,687.34 | 102,041.38 | 89,197.70 | 103,687.34 | 89,197.70 | 99,713.48 |
| Contractual and manufacturing | 8,469.13 | 8,451.27 | 7,855.20 | 8,469.13 | 7,855.20 | 6,518.76 |
| Unallocated assets | 13,730.96 | 12,130.95 | 16,537.21 | 13,730.96 | 16,537.21 | 15,087.42 |
| Total assets | 125,887.43 | 122,623.60 | 113,590.11 | 125,887.43 | 113,590.11 | 121,319.66 |
| (IV) Segment liabilities (#) | | | | | | |
| Real estate | 75,182.95 | 66,132.92 | 56,480.79 | 75,182.95 | 56,480.79 | 64,975.03 |
| Contractual and manufacturing | 6,311.00 | 5,611.63 | 6,529.12 | 6,311.00 | 6,529.12 | 6,239.37 |
| Unallocated liabilities | 21,055.01 | 27,384.95 | 27,961.86 | 21,055.01 | 27,961.86 | 26,694.58 |
| Total liabilities | 102,548.96 | 99,129.50 | 90,971.77 | 102,548.96 | 90,971.77 | 97,908.98 |

(#) Capital employed = Segment assets - Segment liabilities

- 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 Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain 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) resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million, held by Technobuild Developers Private Limited ('TDPL'). The Company has entered into a Memorandum of Understanding ('MoU') with TDPL for acquiring land parcels using advances extended by the Company. As per the MoU, TDPL and its affiliates cannot transfer land parcels without prior approval of the Company and the Company has absolute rights over land parcels acquired by TDPL and its affiliates acquired from such advance given by the Company.

During the previous year, the Company was in receipt of Show Cause Notice (SCN) under the PMLA from AA-PML and the Company had duly filed detailed responses to allegations made in SCN. During the previous quarter, AA-PMLA has passed an order confirming the provisional attachment of the aforesaid land parcels. During the current quarter, the Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA.

The management, 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 standalone financial results as at 30 September 2023 or for earlier periods including the recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels held through TDPL.



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SOBHA LIMITED**Corporate Identity Number (CIN) : L45201KA1995PLC018475**

Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103

Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com

Website: www.sobha.com

Statement of standalone unaudited financial results for the quarter and half year ended 30 September 2023

(6) During the previous year, one of the customers of Sobha Assets Private Limited (SAPL), a wholly owned subsidiary of the company has terminated a project development contract entered by it and demanded compensation of ₹ 2,956.13 million in addition to forfeiture of ₹ 227.32 million performance guarantee and ₹ 26.00 million of deposits alleging that SAPL has not commenced the contract work. The carrying value of aforesaid project related assets/receivables as at 30 September 2023 in the book of the Company and SAPL is ₹ 24.10 million and ₹ 330.00 million respectively. SAPL has filed petition with the court of jurisdiction challenging the termination and its grounds, and also filed a counter claim from the customer towards business loss and other receivables. The Company based on its overall assessment and independent legal opinion, believes that the aforesaid termination is illegal and will not have any adverse impact to the standalone financial results and accordingly no provision has been made.

(7) In earlier year, the Company, during the process of renewal of fire clearances for one of the project, procured by an entrusted person, found the fire NOC and fire clearances submitted to local municipal body to be defective. On becoming aware of this fact, the Company had immediately taken remedial steps and obtained renewed fire NOC and fire clearances, which were then resubmitted with the local municipal body for regularization. During the previous year, the local municipal body had passed an order dated 21 January 2023 revoking/cancelling the modified sanction plan ('Plan') and occupancy certificate ('OC') for the project, based on a complaint being filed upon by one of the unit holders of such project. The Company had immediately filed an appeal with Karnataka Appellate Tribunal ('KAT') challenging the above order, and KAT had passed an interim order dated 1 February 2023 granting stay of revocation/cancellation of Plan and OC.

During the current quarter, the Chief Civil Metropolitan Magistrate ('CMM'), Bengaluru, has passed an order dated 19 September 2023 ('impugned order') to register a calendar case for the offences punishable under Indian Penal Code ('IPC') against the Company and few employees of the Company, based on a separate complaint filed with the CMM by the aforementioned unit holder. The Company has filed a petition before Hon'ble High court of Karnataka praying for quashing of the complaint, the impugned order and the calendar case, wherein, the High court of Karnataka has passed an interim order dated 11 October 2023 staying the impugned order and the calendar case. The management, based on its overall assessment and independent legal opinion obtained, believes that allegations made by the unit holder are baseless, false and not sustainable and the impugned order suffers from arbitrariness and liable to be quashed under section 482 of the code of criminal procedure, 1973. Accordingly, the Company believes that outcome of the above proceedings will not result in any adverse impact on the standalone financial results.

(8) The Income Tax Department ("the Department") conducted a Search activity under Section 132 of the Income Tax Act ("the Search") at various premises of the Company and certain group companies during March 2023. The Company has provided all the necessary support and cooperation to the Income-tax officials during the search and provided all the necessary information including documents and data sought by the Department. As on the date of issuance of these standalone financial results, the Company has only received a notice u/s 148 requiring the management to re-file the Income Tax return for AY 2016-17, to which the management has responded.

While the uncertainty exist regarding the outcomes of the proceedings by the Department, the Company and certain group companies after considering all available records and facts known to it, has not identified any adjustments to the current or prior period standalone financial results at this stage.

(9) During the current quarter, the Company has entered into a settlement agreement with the land owner in respect of one of its project under Joint Development Arrangement (JDA) and has resulted in settlement cost amounting to ₹ 144.41 million in the financial results, of which ₹ 133.39 million recorded in 'Other expenses' and ₹ 11.02 million in change to inventory respectively. Out of such total cost, ₹ 18.02 million is capitalised to the project cost.

(10) The Cash Flow statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS.7) - Statement of Cash Flow.

(11) Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such reclassification / regrouping is not material to the standalone financial results.

Bengaluru
06 November 2023For and on behalf of the Board of Directors of
Sobha LimitedJagadish Nangineni
Managing Director