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### BHARAT GUPTA & CO.

**Chartered Accountants** 

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

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

- We have reviewed the accompanying statement of Unaudited Standalone Financial Results
  of Winmore Leasing & Holdings Ltd ("the Company") for the quarter ended September
  30, 2022 and year to date from April 1, 2022 to September 30, 2022 ("the Statement"),
  being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI
  (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the
  Listing Regulations").
- 2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 (the Act) read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our Review of the Statement in accordance with the Standard on Review Engagement SRE 2410 "Review of Interim Financial Information Performed by Independent Auditors" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the interim Financial Statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
- 4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable Indian Accounting Standards prescribed under section 133 of the Act and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed or that it contains any material misstatement.



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5. The Statement includes comparative financial figures and other financial information of the Company as included in the Statement for the corresponding quarter and six months period ended September 30, 2021, and three months period ended June 30, 2022, and for the year ended March 31, 2022, which were reviewed by the predecessor auditor who had expressed an unmodified conclusion. Our conclusion is not modified in respect of this matter.

For M/s. Bharat Gupta & Co. Chartered Accountants

Firm Registration No. 131010W

BHARAT GUPT

Proprietor Membership No:

UDIN: 22136055BCZYKOTO87

Place: Mumbai

Dated: 14th November, 2022

WINMORE LEASING & HOLDINGS LTD

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

Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com

CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com

DADT							₹ in Lakhs
PART	Statement of Unaudited Standalo	ne Financial Res	ults for the Qua	arter and half Ye	ar ended 30-09	-2022	
-	Statement of Graduated Statement		-				
-	Particulars		3 months ended 30/06/2022	Corresponding 3 months ended 30/09/2021	Year to date for period ended 30/09/2022	Year to date for period ended 30/09/2021	Previous year ended 31/03/2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
I	Revenue from operations						
(i)	Interest income	-	-	-	-	-	
(ii)	Dividend income			-	-		1.48
(iii)	Rental income	1.50	1.50	3.13	3.00	6.58	9.50
(iv)	Fees and commission income  Net gain on fair value changes	0.15	0.11	0.33	0.26	0.37	2.00
(v) (vi)	Net gain on derecognition of financial instruments under		0.22			_	-
(,	amortised cost category	-	-	•	-		
(vii)	Sale of products	-	-			-	-
(viii)	Sale of services	1.66	- :		1.66	-	- :
(ix)	Other operating income	3.31	1.61	3.46	4.92	6.95	13.00
II	Total revenue from operations Other Income			-	-	-	0.1
III	Total Income (I + II)	3.31	1.61	3.46	4.92	6.95	13.18
	Total allowing (a. 1 and						
	Expenses					19.1	EEO EI
(i)	Finance costs				-	-	559.55
(iii) (iii)	Fees and commission expenses  Net loss on fair value changes		-		-	-	-
(iv)	Net loss on derecognition of financial instruments under				_	_	-
(,	amortised cost category	-	-				
(v)	Impairment on financial instruments	-	-	-	-	-	
(vi)	Cost of materials consumed		-	<del></del>	-	-	
(vii) (viii)	Purchases of Stock-in-trade Changes in inventories of finished goods,						
(viii)	stock-in-trade and work-in-progress	-		-		-	-
(ix)	Employee benefits expenses	1.66	0.45	0.45	2.11	0.90	1.8
(x)	Depreciation, amortization and impairment	0.22	0.22	0.93	0.44	2.00	2.4
(xi)	Other expenses	1.70 3.58	1.89 2.56	1.64 3.02	3.59 <b>6.14</b>	3.41 6.31	6.78 <b>570.5</b> 7
IV	Total expenses	3.36	2.50	5.02	VI21		
v	Profit / (Loss) before exceptional items and tax	(0.27)	(0.95)	0.44	(1.22)	0.64	(557.39
	(III-IV)	(0.27)	(0.55)		(=:==)	156.79	156.79
VI	Exceptional items Profit / (Loss) before tax (V-VI)	(0.27)	(0.95)	156.79 157.23	(1.22)	157.43	(400.60
VII	Tax expenses:	(0.27)	(0.55)	137,123	(/		
****	(a) Current tax (Including earlier year tax)	-	-	0.12	-	0.25	0.9
	(b) Deferred tax	0.04	(1.20)	55.41	(1.16)	49.41	47.7
IX	Profit / (Loss) for the period/year from continuing	(0.31)	0.25	101.70	(0.06)	107.77	(449.29
X	operations (VII-VIII) Profit / (Loss) from discontinued operations	-	-		-	-	
XI	Tax expense of discontinued operations	_	-	-		-	-
XII	Profit / (Loss) from discontinued operations			_		-	
	(after tax) (X-XI)		(T)				
XIII	Profit / (Loss) for the period/year (IX+XII)	(0.31)	0.25	101.70	(0.06)	107.77	(449.29
XIV	Other Comprehensive Income/(Loss) (A+B)			24.22	101.20	66.06	22.1
(A)	(a) Items that will not be reclassified to Profit or Loss	97.75	3.51	31.33	101.26	66.96	23.1
	(b) Income tax on items that will not be reclassified to Profit or Loss	(11.16)	(0.42)	(3.24)	(11.58)	(6.94)	(3.25
(B)	(a) Items that will be reclassified to Profit or Loss	-	-	_	_	-	-
(0)	(b) Income tax on items that will be reclassified to Profit					V	
	or Loss	-	-	-			
	Other Comprehensive Income/(Loss) (A+B)	86.59	3.09	28.09	89.68	60.02	19.88
χV	Total Comprehensive income for the period/year	New York	The second	Constitution of the Consti			
	( XIII+XIV) (Comprising Profit/(Loss) and other	86.28	3.34	129.79	89.62	167.79	(429.41
	Comprehensive Income for the period/Year)			N. B. Treat			
XVI	Earnings Per Share (not annualised) (for				84 V 1707		
	continuing operations)- (Face value of ₹ 10 each)  Basic (in ₹)	(0.03)	0.02	10.18	(0.01)	10.79	(44.9
0.707,00	Diluted (in ₹)	(0.03)	0.02	10.18	(0.01)	10.79	(44.9
XVII	Earnings Per Share (not annualised) (for	10.007					
	discontinued operations)- (Face value of ₹ 10						
	each)						
	Basic (in ₹)				-	-	-
YVIII	Diluted (in ₹) Earnings Per Share (not annualised) (for		-				
XVIII	continuing and discontinued operations)- (Face	10-		-1	a 17 a 1	14	
	value of ₹ 10 each)						
	Basic (in ₹)	(0.03)	0.02	10.18	(0.01)	10.79	(44.9
	Diluted (in ₹)	(0.03)	0.02	10.18	(0.01)	10.79	(44.9

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1 1 1		Regd. Office: As	shiana 69-C • Bhul	abhai Desai Roa	id • Mumbai – 40	0 026		
	1000	Tel. No.:	022-23686618 E-	mail Id: ho@hav	wcoindia.com			
		CIN No.: L67120MH19	84PLC272432: We	ebsite: www.win	moreleasingandh	oldings.com		•
	T							10-
PART	-TT	Sec	ment wise Rev	enue, Result	s, Assets & Lia	bilities		
· Aiti					ľ			₹ in Lakhs
Sr.No.	Particulars		3 months ended 30/09/2022	3 months ended 30/06/2022	Corresponding 3 months ended 30/09/2021	Year to date for period ended 30/09/2022	Year to date for period ended 30/09/2021	Previous year ended 31/03/2022
			Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segme	ent Revenue:						
	a)	Leasing	1.50	1.50	3.13	3.00	6.58	9.58
	b)	Investing	0.15	0.11	0.33	0.26	0.37	3.48
	c)	Service	1.66	-	-	1.66	-	-
		Unallocated income	-	-	-		-	
	Net sa	les / Income from operations	3.31	1.61	3.46	4.92	6.95	13.06
2	Seame	ent Results:						
	a)	Leasing	0.85	0.91	1.72	1.76	3.57	4.84
	b)	Investing	0.14	0.11	0.33	0.25	0.37	(556.08
	c)	Service	0.31	-	-	0.31	-	-
	d)	Unallocated income / (expenditure) (Net)	(1.57)	(1.97)	(1.61)	(3.54)	(3.30)	(6.15
			(0.27)	(0.95)	0.44	(1.22)	0.64	(557.39
	Less:	Finance Costs	-	-				/FF7 70
		/ (Loss) before exceptional items and tax	(0.27)	(0.95)	0.44	(1.22)	0.64	(557.39
		Exceptional items		(0.05)	156.79	(1.22)	156.79 157.43	156.79 (400.60
	Profit	/ (Loss) before tax	(0.27)	(0.95)	157.23	(1.22)	157.43	(400.60
3	Segme	ent Assets :		7100				
	a).	Leasing	40.99	40.11	41.22	40.99	41.22	40.34
	b)	Investing	7,592.82	7,491.51	7,531.10	7,592.82	7,531.10	7,487.89
	c)	Service	-	-	-		-	
	d)	Unallocated	5.23	16.23	9.83	5.23	9.83	15.84
	Total		7,639.04	7,547.85	7,582.15	7,639.04	7,582.15	7,544.07
4	Segme	ent Liabilities :						
	a)	Leasing	1.00	1.00	1.50	1.00	1.50	1.00
	b)	Investing	9,882.03	9,882.03	9,322.48	9,882.03	9,322.48	9,882.03
	c)	Service	2.57	-	-	2.57	-	
	d)	Unallocated	3.48	1.13	0.64	3.48	0.64	0.70
	Total		9,889.08	9,884.16	9,324.62	9,889.08	9,324.62	9,883.73

	Regd. Office	: Ashiana 69-C • Bhulabhai D	Desai Road • Mumbai – 400 026		
	Tel. N CIN No. : 167120M	o.: 022-23686618 E-mail Id:	: no@nawcoindia.com www.winmoreleasingandholdings.com		
	CIV No.: E07120H	1150 H LCZ7 Z 152 J WCDSICO			
BALA	NCE SHEET				Tie Lakka
				As at	₹ in Lakhs As at
Partic	culars			30-09-2022	31-03-2022
				Unaudited	Audited
	1				
1					1
ASSET	rs_				
	cial Assets			0.74	3.7
10.00	Cash and cash equivalents			0.71	3.7
(b)	Bank Balance other than (a) above Derivative financial instruments				
(c) (d)	Receivables:			-	
(u)	(I) Trade Receivables			0.92	
	(II) Other Receivables				
(e)	Loans				
(f)	Investments			7,592.82	7,487.8
(g)	Other Financial assets			0.38	0.3
				7,594.83	7,492.0
	inancial Assets			-	
	Inventories			3.90	3.5
(b)	Current tax assets (Net)  Deferred tax Assets (Net)			3.50	8.1
(c)	Investment Property			39.48	39.9
(e)	Biological assets other than bearer plants				
(f)	Property, Plant and Equipment			0.21	0.0
(g)	Capital work-in-progress				
(h)	Right of use of Asset				
(i)	Intangible assets under development			-	
(j)	Goodwill			-	
(k)	Other Intangible assets				
(1)	Other non-financial assets			0.62 44.21	0.3 <b>52.0</b> 3
		-		77.2.2	02.00
	Total Assets			7,639.04	7,544.07
-	Total Assets				
LIABI	LITIES AND EQUITY				
-	LITTES AND EQUIT				
	LITTES AND EQUIT				
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inan (a)	cial Liabilities  Derivative financial instruments Payables (I) Trade Payables (i) total outstanding dues of micro enterprises and significant of the control of the contro	icro enterprises and small enter			
inan (a)	cial Liabilities  Derivative financial instruments  Payables (1) Trade Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  (II) Other Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  Debt Securities	icro enterprises and small enter			
(a) (b) (c) (d)	cial Liabilities  Derivative financial instruments Payables (1)Trade Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  (II) Other Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  Debt Securities Borrowings (Other than Debt Securities)	icro enterprises and small enter			
(c) (d) (e)	cial Liabilities  Derivative financial instruments Payables (I) Trade Payables (i) total outstanding dues of micro enterprises and significant of the content of the conten	icro enterprises and small enter			
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(a) (b) (c) (d) (e)	cial Liabilities  Derivative financial instruments Payables (I) Trade Payables (i) total outstanding dues of micro enterprises and significant of the content of the conten	icro enterprises and small enter		- - - - - - - - 9,882.03	9,882.0 1.7
(c) (d) (e) (f)	cial Liabilities.  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and significant of the control o	icro enterprises and small enter		- - - - - - - - - - - - - - - - - - -	9,882.0 1.7
(c) (d) (e) (f)	cial Liabilities  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and significant of the control of	icro enterprises and small enter		- - - - - - - - 9,882.03	9,882.0 1.7
(c) (d) (e) (f)	cial Liabilities.  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and selection of the control of	icro enterprises and small enter		- - - - - - - - 9,882.03	9,882.0 1.7
(a) (b) (c) (d) (e) (f) (g) (a)	cial Liabilities  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and selection of the control of t	icro enterprises and small enter		9,882.03 2.25 9,884.28	9,882.0 1.7
(c) (d) (e) (f)	cial Liabilities.  Derivative financial instruments Payables (1) Trade Payables (i) total outstanding dues of micro enterprises and selection of the payables (ii) total outstanding dues of creditors other than meaning total outstanding dues of micro enterprises and selection of the payables (i) total outstanding dues of micro enterprises and selection of the payables of creditors other than meaning total outstanding dues of creditors other than meaning selection of the payables of the paya	icro enterprises and small enter		9,882.03 2,25 9,884.28	9,882.0 1.7
(c) (d) (e) (f) (g)	cial Liabilities  Derivative financial instruments  Payables (i) total outstanding dues of micro enterprises and significant of the control o	icro enterprises and small enter		9,882.03 2.25 9,884.28	9,882.0 1.7 9,883.7
(c) (d) (e) (f) (a) (b) (c)	cial Liabilities  Derivative financial instruments  Payables (1) Trade Payables (i) total outstanding dues of micro enterprises and significant of the control of the contr	icro enterprises and small enter			9,882.0 1.7 9,883.7
(c) (d) (e) (f) (a) (b) (b) (c) (d)	cial Liabilities  Derivative financial instruments  Payables (i) total outstanding dues of micro enterprises and selection (ii) total outstanding dues of creditors other than make the control of the co	icro enterprises and small enter		9,882.03 2.25 9,884.28	9,882.0 1.7 9,883.7
(c) (d) (e) (f) (a) (b) (c) (d) (d)	cial Liabilities  Derivative financial instruments  Payables (1) Trade Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  (II) Other Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  Debt Securities Borrowings (Other than Debt Securities) Deposits Subordinated Liabilities Other financial liabilities  Current tax liabilities Current tax liabilities (Net) Provisions Deferred tax liabilities (Net) Other non-financial liabilities	icro enterprises and small enter		9,882.03 2,25 9,884.28	9,882.0 1.7 9,883.7
(a) (b) (c) (d) (e) (f) (d) (d) (e) (d) (e) (d) (e) (d) (e) (d) (e) (e) (d) (e) (e) (e) (e) (e) (e) (e) (e) (e) (e	cial Liabilities  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and significant of the provided of the provisions  Deferred tax liabilities (Net)  Other non-financial liabilities  TY  Equity Share capital	icro enterprises and small enter		9,882.03 2,25 9,884.28 	9,882.0 1.7 9,883.7
(c) (d) (e) (f) (a) (b) (c) (d) (d)	cial Liabilities  Derivative financial instruments  Payables (1) Trade Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  (II) Other Payables (i) total outstanding dues of micro enterprises and (ii) total outstanding dues of micro enterprises and (ii) total outstanding dues of creditors other than m  Debt Securities Borrowings (Other than Debt Securities) Deposits Subordinated Liabilities Other financial liabilities  Current tax liabilities Current tax liabilities (Net) Provisions Deferred tax liabilities (Net) Other non-financial liabilities	icro enterprises and small enter			9,882.0 1.7 9,883.7 99.8 (2,439.5
(c) (d) (e) (f) (g) (d) (d) (e) (d) (e) (d) (e) (f) (g) (f) (e) (f) (g) (f) (g) (f) (g) (h) (h) (h) (h) (h) (h) (h) (h) (h) (h	cial Liabilities  Derivative financial instruments Payables (i) total outstanding dues of micro enterprises and significant of the provided of the provisions  Deferred tax liabilities (Net)  Other non-financial liabilities  TY  Equity Share capital	icro enterprises and small enter		9,882.03 2,25 9,884.28 	9,882.0 1.7 9,883.7: 99.8 (2,439.5: (2,339.66

	Regd. Office: Ash	iana 69-C • Bhul	abhai Desai Roa	d • Mumbai – 40	0 026		
	Tel. No.: 02 CIN No.: L67120MH198	2-23686618 E-I	mail Id: ho@hav	vcoindia.com	oldings com		
	CIN NO.: L67120MH196	4PLC2/2432; We	DSILE. WWW.WIII	litoreleasingariai	lordings.com		
STATEME	NT OF CASH FLOW			3/			₹ in Lakhs
Pa	rticulars					Period ended 30-09-2022	Period ende 30-09-2021
	ASH FLOW FROM OPERATING ACTIVITIES					(1.22)	157.
	ofit / (Loss) Before Tax					(1.22)	137.
	epreciation					0.44	2.0
	ofit on Sale of Investment Property					-	(156.
	ain on Sale/fair value changes of Investments (Net)					(0.26)	(0.
						(1.04)	2.2
Op	perating Profit before Working Capital Changes					(1.04)	2
M	ovements in Working Capital						
	ncrease)/Decrease in other financial Assets						(0.
	ncrease)/Decrease in Trade Receivables					(0.92)	(0.
	ncrease)/Decrease in other non financial Assets					(0.27)	(0.
Inc	crease/(Decrease) in other financial liabilities					3.12	(10.
Ca	ash Generated from Operations before Interest a	nd Income from	Investments			0.89	(9.1
Div	vidend Received						(0.4
	ash Generated from Operations					0.89 (0.38)	(9.1
	et Cash Flow from Operating Activities					0.51	(13.0
- No	et cash riow from operating Activities						
B. CA	ASH FLOW FROM INVESTING ACTIVITIES						225
	ale of Investment Property					(0.18)	325.
	rchase of Property, Plant and Equipment					(0.16)	(319.
	vestment in Equity Shares of Subsidiary ale/ (Purchase) of Investments (Net)					(3.41)	(525).
54	(Purchase) of Investments (Net)						
Ne	et Cash from Investing Activities					(3.59)	5.2
				1		-	
	ASH FLOW FROM FINANCING ACTIVITIES					-	
Ne	et cash from Financing Activities						
Ne	et Increase / (Decrease) in Cash & Cash Equivale	ents (( A+B+C)				(3.08)	(7.8
						2.70	9.
	pening Cash & Cash Equivalents					3.79	1.
Clo	osing Cash & Cash Equivalents					(3.08)	(7.8
Co	omponents of Cash & Cash Equivalents :						
Ca	ash on Hand					0.02	0.
	alances with Banks-					0.69	1.
	On Current Accounts					0.03	-
C	ash and Cash Equivalent in Cash Flow Statement					0.71	1.3
Co	and Cash Equivalent in Cash Flow Statement						
lotes:			11 11 - 1	f Director and the		ting hold on Nover	har 14 2022
1 The	e above results have been reviewed by the Audit Comr	nittee and approve	ed by the Board o	f Directors at their	r respective mee	ting held on Noveri	iber 14,2022.
2 5	ures of the previous period have been regrouped/rear	anged wherever n	ecessary/practica	ble to conform to	the current pres	entation.	
3 Fina	ancial Results is also available on the websites http://	www.msei.in/index	c.aspx and on the	Company's webs	ite www.winmore	leasingandholdings	.com
					Nod I	By Order of	the Roard
					PARO H	By Order of	the board
					18/	THE HELL	
lumbai					Squinbs (Mumbs	MAN	
	14,2022				Remark & March 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 33 \	

Director DIN: 08294405

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## BHARAT GUPTA & CO.

**Chartered Accountants** 

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

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

- 1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Winmore Leasing & Holdings Ltd ('the Holding Company') and its subsidiary companies (the holding company and its subsidiaries are referred to as 'the Group') for the quarter and half year ended on 30th September, 2022 ("the Statement"), being submitted by the Holding Company pursuant to requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
- 2. This Statement is the responsibility of the Holding Company's management and has been approved by its Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

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



# BHARAT GU



**Chartered Accountants** 

- 5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 6. We did not review the interim financial information/financial result of the subsidiary and the step down subsidiary included in the Consolidated Unaudited Financial Results, whose interim financial information/financial results reflect total assets (before consolidation adjustments) of Rs.51,863.77 lakhs as at 30th September, 2022, total revenue (before consolidation adjustments) of Rs 1365.28lakhs & Rs. 4129.53 lakhs, total net Profit/(Loss) after tax of Rs. (14.78) lakhs and Rs. 477.13lakhs and total comprehensive Income/(Loss) of Rs. (26.30)lakhs & Rs. 465.62lakhs for the quarter and half year ended 30th September, 2022 respectively, and net cash inflows amounting (before consolidation adjustments) to Rs 216.43 lakhs for the period from 1st April, 2022 to 30th September, 2022, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditors, whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiaries is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.
- 7. The Statement includes comparative financial figures and other financial information of the Company as included in the Statement for the corresponding quarter and six months period ended September 30, 2021, and three months period ended June 30, 2022, and for the year ended March 31, 2022, which were reviewed by the predecessor auditor who had expressed an unmodified conclusion. Our conclusion is not modified in respect of this matter.

For M/s. Bharat Gupta & Co.

Chartered Accountants Firm Registration No. 131

BHARAT GU

Proprietor Membership No: 130

UDIN: 22136055BDAAPP626

Place: Mumbai

Dated: 14th November, 2022

### WINMORE LEASING & HOLDINGS LTD

Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai - 400 026

Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com

CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com

₹ in Lakhs PART I Statement of Unaudited Consolidated Financial Results for the Quarter and half Year ended 30-09-2022 Corresponding 3 Year to date for Year to date for Previous year 3 months 3 months ended months ended period ended period ended 31/03/2022 Particulars 30/06/2022 30/09/2021 30/09/2022 30/09/2021 30/09/2022 Unaudited Unaudited Audited Unaudited Unaudited Unaudited I Income Revenue from operations 26.53 10.48 14.16 5.96 4.52 4.09 1.48 1,137.01 362.75 643.62 164.36 1.197.32 553.70 Rental income Fees and commission income 0.15 0.11 0.33 0.26 0.37 2.01 Net gain on fair value changes Net gain on derecognition of financial instruments under amortised cost category (yii) Sale of products (yiii) Sale of services
(ix) Other operating income
Total revenue from operations

Cheer Income 1,517.73 480.63 10.12 236.81 1,735.50 939.30 49.84 61.74 1,126.66 217.77 458.67 415.71 3,882.86 870.53 2,355.43 1,236.25 2,646.61 31.67 1,267.92 21.41 2,668.02 12.5/ 428.28 53.08 3,935.94 932.23 2,447.59 194.57 1,250.88 162.46 543.22 269.64 273.58 Finance costs
Fees and commission expenses (ii) Net loss on fair value changes Net loss on derecognition of financial instruments under amortised cost category Impairment on financial instruments
Cost of materials consumed (Construction Cost) 1,234.74 40.26 63.96 1,061.78 4.42 172.96 (vii) Purchases of Stock-in-trade Changes in inventories of finished goods, stock-in-trade and work-in-progress 413.56 830.74 400.84 175.05 126.23 48.82 100.26 184.92 Employee benefits expenses (ix) (xi) Depreciation, amortization and impairment (xi) Power and Fuel (xii) Repairs and Maintenance (xiii) Other expenses 198.33 191.80 147.61 424.36 141.70 107.12 192.88 191.28 88.71 391.21 383.08 236.32 339.05 571.01 3,534.63 289.30 1,382.23 661.00 3,960.03 ,318.14 2,216.49 774.58 IV Total expenses Profit / (Loss) before exceptional items and tax (1,512.44) (50.22) 451.53 (346.30) 401.31 (450.00) (III-IV) Exceptional items 156.79 156.79 156.79 (1,355.65) 401.31 (293.21) (50.22)451.53 (189.51) Profit / (Loss) before tax (V-VI) Tax expense:
(1) Current tax (Including earlier year tax)
(2) Deferred tax
Profit / (Loss) for the period/year from continuing 96.33 47.71 29.83 24.78 23.73 55.41 (268.65) 347.86 (388.75) (1,499.69) (80.09) 427.95 operations (VII-VIII) Profit / (Loss) from discontinued operations
Tax expense of discontinued operations
Profit / (Loss) from discontinued operations XII (after tax) (X-XI) (1,499.69) 347.86 (388.75) YTTT Net Profit / (Loss) for the period/year (IX+XII) (80.09)427.95 (268.65) XIV Other Comprehensive Income
(A) (a) Items that will not be reclassified to Profit or Loss 67.66 23.05 3.51 32.03 89.75 86.24 (b) Income tax on items that will not be reclassified to Profit or (3.24) (6.94)(11.58)(11.16)(0.42)(3.24)(B) (a) Items that will be reclassified to Profit or Loss (b) Income tax on items that will be reclassified to Profit or Loss 78.17 60.72 19.81 75.08 3.09 28.79 Total Other Comprehensive Income (A+B) Total Comprehensive income for the period/year (328.03) (1,479.88) 426.03 (239.86) ( XIV+XIII) (Comprising Profit/(Loss) and other (5.01)431.04 Comprehensive Income for the period/year) Profit for the period/year attributable to: (1,431.09) (67.79) (244.58) 400.35 27.60 (74.94) Owners of the Company Non-controlling interest Other comprehensive income for the Period/year attributable to: 60.68 0.04 19.82 75.82 (0.74) 3.09 28.75 78.91 (0.74) Owners of the Company Non-controlling interest XVIII Total comprehensive income for the period/year attributable to: (295.80) (32.23) (1,412.08) (215.83) 404.32 21.71 0.88 Owners of the Company Non-controlling interest XIX Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each) (150.13) (150.13) (26.89) 34.82 34.82 Basic (in ₹) Diluted (in ₹) 42.84 42.84 (8.02) (8.02) Earnings Per Share (not annualised) (for discontinued XX operations)- (Face value of ₹ 10 each) Basic (in ₹) Diluted (in ₹) Earnings Per Share (not annualised) (for continuing and discontinued operations)-(Face value of ₹ 10 each) XXI (150.13) (150.13) (38.92) Basic (in ₹) 42.84 (26.89) 34.82

### WINMORE LEASING & HOLDINGS LTD Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai - 400 026 Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com Segment wise Revenue, Results, Assets & Liabilities PART-II ₹ in Lakhs Year to date for Previous year 3 months 3 months Corresponding 3 Year to date for ended 31/03/2022 period ended 30/09/2021 months ended ended Sr. ended Particulars 30/06/2022 30/09/2022 30/09/2022 30/09/2021 Unaudited Unaudited Audited Unaudited Unaudited Unaudited Segment Revenue: 9.58 3.13 0.33 3.00 0.26 6.58 1.50 a) Leasing 0.11 0.37 3.48 0.15 b) Investing 1.66 1,944.92 1.66 921.19 Service c) 1,023.73 395.42 794.41 2,130.46 d) Retail 34.45 2.90 Residential 0.59 4.82 35.04 46.40 70.06 e) f) 5.10 (5.94) 3.97 1.07 5.10 Office 1,697.66 187.51 180.99 1,516.67 Warehousing q) 2.97 5.69 124.63 Family Entertainment Centre 88.25 99.26 11.98 870.53 23.16 2,355.43 1) Unallocated 3.68 3,882.86 Net sales / income from operations 1.236.25 2,646.61 415.71 Segment Results: 4.84 3.57 Leasing Investing 0.85 1.72 1.76 0.91 a) b) 0.33 0.25 0.37 (556.08) 0.14 0.11 0.31 375.68 4.80 48.94 363.64 300.07 d) Retail e) f) Residential (9.75)(9.29) (3.58) (9.68) (19.04)(3.42) (9.68) (14.57)(17.34) (17.75) 36.48 (6.31) Office (4.92) (1.39)(4.46) (12.73) Warehousing 405.43 480.16 (8.94)g) (30.14) Family Entertainment Centre 68.17 79.94 148.11 (256.13) (255.43) (620.33) (821.11) (126.28) (336.46) (210.18)i) Unallocated 944.53 219.42 725.11 (183.84)691.33 (1,512.44) 162.46 269.64 Less: Finance Costs (450.00) Profit / (Loss) before exceptional items and tax (50.22)451.53 (346.30)401.31 156.79 (1,355.65) Less: Exceptional items Profit / (Loss) before tax 451.53 401.31 (50.22)(189.51) (293.21) Segment Assets : 40.35 41.22 40.99 a) Leasing 40.99 40.11 389.72 288.41 637.98 389.72 637.98 284.78 Investing b) Service 10,335.57 9,992.13 10,046.01 10,335.57 10,004.03 10,004.03 d) Retail 23,765.92 24,662.28 1,638.84 20,930.78 1,464.27 24,662.28 1,638.84 Residential 20.930.78 22,594.07 e) 1,577.36 1,485.88 f) Office 6,297.34 146.03 79.64 6,008.73 175.94 5,373.59 145.74 6,008.73 6,294.76 Warehousing g) 175.94 144.71 145.74 329.90 Family Entertainment Centre Unallocated 329.90 **42,585.09** 638.05 **40,232.54** 638.05 193.37 1) 41,121.53 40,232.54 42,585.09 42,149.34 Segment Liabilities : 4 1.00 1.50 1.00 1.00 Leasing a) b) 9,882.03 9,882.02 9,882.02 9,322.48 9,882.02 2.57 9,322.48 Investing 8,993.59 8,485.67 9,092.15 8,815.64 8,485.67 8,815.64

14,861.36

1,806.82

123.70

41,019.65

13,837.66 1,840.95

2,643.03

40,578.89

137.09

13,238.15 1,677.64

1,460.13 202.07

37,941.28

13,238.15 1,677.64

1,460.13

3,223.67 **37,941.28** 

202.07

13,843.78 1,810.11

2,135.42

3,111.96 **39,982.13** 

204.24

14.861.36

1,806.82

2,719.97

3,136.54 **41,019.65** 

123.70

Retail d)

Office

Residential

Warehousing

Unallocated

Family Entertainment Centre

e)

g)

1)

### WINMORE LEASING & HOLDINGS LTD Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai - 400 026 Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com BALANCE SHEET ₹ in Lakhs As at As at Particulars 30-09-2022 31-03-2022 Unaudited Audited (a) Cash and cash equivalents (b) Bank Balance other than (a) above (c) Derivative financial instruments (d) Receivables (I) Trade Receivables (II) Other Receivables (e) Loans (f) Investments (g) Other Financial assets 628.71 126.99 415.36 125.40 2,411.85 1,934.84 284.78 172.40 2,932.78 3,713.93 Non-financial Assets Non-financial Assets (a) Inventories (b) Current tax assets (Net) (c) Deferred tax Assets (Net) (d) Investment In Property (e) Biological assets other than bearer plants (f) Property, Plant and Equipment (q) Capital work-in-progress (h) Right of use of Asset (i) Intangible assets under development (j) Goodwill (k) Other Intangible assets (ii) Other non-financial assets 28,710.75 391.64 27,855.17 276.46 8.19 39.92 39.48 9,108.51 5.16 9,468.08 6.51 12.48 16.50 603.14 38,871.16 517.92 **38,188.75 Total Assets** 42,585.09 41.121.53 LIABILITIES AND EQUITY LIABILITIES Financial Liabilities (a) Derivative financial instruments (b) Payables (I) Trade Payables (I) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises 85.48 620.18 72.92 924.85 (II) Other Payables (i) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises Debt Securities Borrowings (Other than Debt Securities) Deposits Subordinated Liabilities Other financial liabilities 12,346.30 14,490.70 12,683.14 1,338.68 12,840.08 1,419.90 27,312.94 29,510.29 Non-Financial Liabilities (a) Current tax liabilities (Net) (b) Provisions (c) Deferred tax liabilities (Net) (d) Other non-financial liabilities 22.78 45.95 2.23 13,635.75 37.67 10,434.17 13,706.71 10,471.84 (a) Equity Share capital (b) Other Equity

Non-Controlling Interest

Total Liabilities and Equity

449.98

689.42

41,121.53

854.30

42,585.09

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Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com

CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com ₹ in Lakhs STATEMENT OF CASH FLOW Period ended Period ended 30-09-2021 30-09-2022 Particulare Unaudited Unaudited Cash flow from operating activities (Loss) before exceptional items and tax 401.31 (293.21) Adjustments to reconcile loss before tax to net cash flows Depreciation/ amortization 391.21 424 35 Loss on sale of property, plant and equipment 3.23 Profit on Sale of Investment Property (156.79) 0.08 0.03 Assets written off Gain on Sale/fair value changes of Investments (Net) (0.26)(0.37)Provision for doubtful debt/bad debt write off 74.53 37.26 Sundry Balances Written Back (0.53)(13.10) (10.29) Fair Valuation of security deposit & lease 543.22 194.56 Interest expense (14.16) Interest income (10.48)(33.95)Interest received on Income Tax refund 1,385.98 Operating profit before working capital changes 150.66 Movements in working capital: Increase / (Decrease) in Trade Payables (291.09) (96.66) (551.54) 571.57 (Increase) / Decrease in Trade Receivables (826.45) (524.87) (Increase) in inventories 28.70 16.81 (Increase)/Decrease in other financial Assets (Increase)/Decrease in other non financial Assets (87.72)(23.05) 189.67 (41.62)Increase/(Decrease) in financial liabilities 3.196.30 (1,154.70) Increase/(Decrease) in Non financial liabilities 156.94 (432.10) Increase/(Decrease) in Subordinated Liabilities 3,200.79 (1,533.96) Cash (used in) / generated from operations (147.01)116.73 Direct taxes (paid) net of refunds 3,053.78 (1,417.23)Net cash flow (used in) generated from operating activities (A) Cash flows from investing activities Proceeds from sale of property, plant and equipment 1,381.21 Purchase of property, plant and equipment, including CWIP and capital advances (25.91) (6.84) Purchase of current and non current investments (3.41) (319.80)(1.58)(8.73)Bank deposit Interest received 10.09 14.12 Interest received on Income Tax refund 33.95 (20.81)1,093.91 Net cash flow (used in) investing activities (B) Cash flows from financing activities Proceeds from issuance of preference share capital 10.00 100.00 849.85 Proceeds from borrowings (2,213.29) (567.85) Repayment of borrowings Redemption of Prefernce share capital (378.03)(706.33)(229.96)Interest paid (2,819.62)(315.99)Net cash flow from financing activities (C) 213.35 (639.31)Net (decrease)/increase in cash and cash equivalents (A + B + C) 1.169.72 Opening Cash & Cash Equivalents 415.36 628.71 530.41 Closing Cash & Cash Equivalents Components of cash and cash equivalents 5.36 0.68 Cash on hand 367.35 529.73 With banks- on current account 256.00 Fixed Deposits with maturity of less than 3 months With banks - in Bank deposit restricted 126.99 123.71 755.70 654.12 Total cash and bank balance 126.99 123.71 Less: Fixed deposits not considered as cash equivalents 530.41 628.71 Cash and cash equivalents in cash flow statement \* \* Excluding Fixed Deposit not treated as Cash and Cash equivalents Notes:

1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 14,2022. Since the nature of the real estate business of the Group is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter/Half year/Year may not be representative of the profits / losses for the period. Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation. Financial Results is also available on the websites http://www.msei.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com 4 By Order of the Board And A Mumbai Nitin Vasant Mhatre

November 14,2022

Director DIN: 08294405