

Winmore Leasing And Holdings Limited

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

Tel. No.: 022-23686618

E-mail Id: ho@hawcoindia.com

CIN: L67120MH1984PLC272432

Website: www.winmoreleasingandholdings.com

14th February, 2023

To,

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

Re : Submission of Unaudited Financial Results of the Company for the quarter ended 31st December, 2022

Dear Sirs,

Enclosed herewith are the copies of unaudited financial results of the Company (Standalone and Consolidated) for the quarter ended 31st December, 2022, as approved by the Board of Directors of the Company at its meeting held today, together with copies of the Limited Review Reports thereon of M/s. Bharat Gupta & Company, auditors of the Company.

Further, please note that the Regulation 32 (1) of SEBI (LOADR) Regulations, 2015 is not applicable to the Company for the quarter ended 31st December, 2022.

Thanking you,

Yours faithfully,

For **Winmore Leasing And Holdings Limited**

Anuj Rameshkumar Mehta
Company Secretary & Compliance Officer

Encl : a/a



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**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Winmore Leasing & Holdings Ltd ("the Company") for the quarter ended December 31, 2022 and year to date from April 1, 2022 to December 31, 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.





BHARAT GUPTA & CO.

Chartered Accountants

5. The Statement includes comparative financial figures and other financial information of the Company as included in the Statement for the corresponding quarter and nine months period ended December 31, 2021, 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: 181010W

CA BHARAT GUPTA
Proprietor
Membership No: 136055

UDIN: 23136055BGXWTM5429

Place: Mumbai
Dated: 14th February, 2023

WINMORE LEASING & HOLDINGS LTD						
Regd. Office: Ashiana 69-C • Bhulabhai Desai Road • Mumbai – 400 026						
Tel. No.: 022-23686618 E-mail Id: ho@hawcoindia.com						
CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com						
PART I						₹ in Lakhs
Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended 31-12-2022						
Particulars	3 months ended 31/12/2022	3 months ended 30/09/2022	Corresponding 3 months ended 31/12/2021	Year to date for period ended 31/12/2022	Year to date for period ended 31/12/2021	Previous year ended 31/03/2022
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Income						
I Revenue from operations						
(i) Interest income	-	-	-	-	-	-
(ii) Dividend income	-	-	0.48	-	0.48	1.48
(iii) Rental income	1.00	1.50	1.50	4.00	8.08	9.58
(iv) Fees and commission income	-	-	-	-	-	-
(v) Net gain on fair value changes	1.63	0.15	1.54	1.89	1.91	2.00
(vi) Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii) Sale of products	-	-	-	-	-	-
(viii) Sale of services	2.48	1.66	-	4.14	-	-
(ix) Other operating income	-	-	-	-	-	-
Total revenue from operations	5.11	3.31	3.52	10.03	10.47	13.06
II Other Income	-	-	-	-	-	0.12
III Total Income (I + II)	5.11	3.31	3.52	10.03	10.47	13.18
Expenses						
(i) Finance costs	-	-	-	-	-	559.55
(ii) Fees and commission expenses	-	-	-	-	-	-
(iii) Net loss on fair value changes	-	-	-	-	-	-
(iv) Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v) Impairment on financial instruments	-	-	-	-	-	-
(vi) Cost of materials consumed	-	-	-	-	-	-
(vii) Purchases of Stock-in-trade	-	-	-	-	-	-
(viii) Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix) Employee benefits expenses	2.71	1.66	0.45	4.82	1.35	1.80
(x) Depreciation, amortization and impairment	0.09	0.22	0.22	0.53	2.22	2.44
(xi) Other expenses	1.15	1.70	1.56	4.74	4.97	6.78
IV Total expenses	3.95	3.58	2.23	10.09	8.54	570.57
V Profit / (Loss) before exceptional items and tax (III-IV)	1.16	(0.27)	1.29	(0.06)	1.93	(557.39)
VI Exceptional Items	92.76	-	-	92.76	156.79	156.79
VII Profit / (Loss) before tax (V-VI)	93.92	(0.27)	1.29	92.70	158.72	(400.60)
VIII Tax expenses:						
(a) Current tax (Including earlier year tax)	-	-	(0.04)	-	0.21	0.98
(b) Deferred tax	16.51	0.04	(0.12)	15.35	49.29	47.71
IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)	77.41	(0.31)	1.45	77.35	109.22	(449.29)
X Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI Tax expense of discontinued operations	-	-	-	-	-	-
XII Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII Profit / (Loss) for the period/year (IX+XII)	77.41	(0.31)	1.45	77.35	109.22	(449.29)
XIV Other Comprehensive Income/(Loss) (A+B)						
(A) (a) Items that will not be reclassified to Profit or Loss	32.10	97.75	(8.75)	133.36	58.21	23.13
(b) Income tax on items that will not be reclassified to Profit or Loss	(3.68)	(11.16)	0.91	(15.26)	(6.03)	(3.25)
(B) (a) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-	-	-
Other Comprehensive Income/(Loss) (A+B)	28.42	86.59	(7.84)	118.10	52.18	19.88
XV Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	105.83	86.28	(6.39)	195.45	161.40	(429.41)
XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	7.75	(0.03)	0.15	7.74	10.93	(44.98)
Diluted (in ₹)	7.75	(0.03)	0.15	7.74	10.93	(44.98)
XVII Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	-	-	-	-	-	-
Diluted (in ₹)	-	-	-	-	-	-
XVIII Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	7.75	(0.03)	0.15	7.74	10.93	(44.98)
Diluted (in ₹)	7.75	(0.03)	0.15	7.74	10.93	(44.98)

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CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com							
PART-II Segment wise Revenue, Results, Assets & Liabilities							
							₹ in Lakhs
Sr.No.	Particulars	3 months ended 31/12/2022	3 months ended 30/09/2022	Corresponding 3 months ended 31/12/2021	Year to date for period ended 31/12/2022	Year to date for period ended 31/12/2021	Previous year ended 31/03/2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:						
	a) Leasing	1.00	1.50	1.50	4.00	8.08	9.58
	b) Investing	1.63	0.15	2.02	1.89	2.39	3.48
	c) Service	2.48	1.66	-	4.14	-	-
	d) Unallocated income	-	-	-	-	-	-
	Net sales / income from operations	5.11	3.31	3.52	10.03	10.47	13.06
2	Segment Results:						
	a) Leasing	0.73	0.85	0.75	2.49	4.32	4.84
	b) Investing	1.64	0.14	2.01	1.89	2.38	(556.08)
	c) Service	0.04	0.31	-	0.35	-	-
	d) Unallocated income / (expenditure) (Net)	(1.25)	(1.57)	(1.47)	(4.79)	(4.77)	(6.15)
		1.16	(0.27)	1.29	(0.06)	1.93	(557.39)
	Less: Finance Costs	-	-	-	-	-	-
	Profit / (Loss) before exceptional items and tax	1.16	(0.27)	1.29	(0.06)	1.93	(557.39)
	Less: Exceptional items	92.76	-	-	92.76	156.79	156.79
	Profit / (Loss) before tax	93.92	(0.27)	1.29	92.70	158.72	(400.60)
3	Segment Assets :						
	a) Leasing	5.00	40.99	40.55	5.00	40.55	40.34
	b) Investing	7,755.04	7,592.82	7,523.87	7,755.04	7,523.87	7,487.89
	c) Service	-	-	-	-	-	-
	d) Unallocated	5.02	5.23	11.32	5.02	11.32	15.84
	Total	7,765.06	7,639.04	7,575.74	7,765.06	7,575.74	7,544.07
4	Segment Liabilities :						
	a) Leasing	1.00	1.00	1.38	1.00	1.38	1.00
	b) Investing	9,882.03	9,882.03	9,322.48	9,882.03	9,322.48	9,882.03
	c) Service	2.95	2.57	-	2.95	-	-
	d) Unallocated	23.29	3.48	0.74	23.29	0.74	0.70
	Total	9,909.27	9,889.08	9,324.60	9,909.27	9,324.60	9,883.73
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 February 14, 2023.						
2	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.						
3	Financial Results is also available on the websites http://www.mseil.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com .						
Mumbai February 14, 2023							
		By Order of the Board  Nitin Vasant Mhatre Director DIN: 08294405					



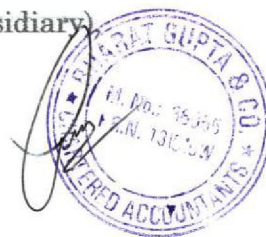
Limited review report on unaudited Consolidated quarterly and year to date financial results of Winmore Leasing & Holdings Ltd pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**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 nine months ended on 31st December, 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 GUPTA & CO.

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. 52,072.97 lakhs as at 31st December, 2022, total revenue (before consolidation adjustments) of Rs 3,898.87 lakhs & Rs.8,028.40 lakhs, total net profit after tax of Rs. 957.30 lakhs and Rs. 1,434.43 lakhs and total comprehensive profit of Rs. 957.30 lakhs & Rs. 1,422.92 lakhs for the quarter and nine months ended 31st December 2022 respectively, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditors, whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiaries is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.
7. The Statement includes comparative financial figures and other financial information of the Company as included in the Statement for the corresponding quarter and nine months period ended December 31, 2021, 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

CA BHARAT GUPTA
Proprietor
Membership No: 136055



UDIN: 23136055BGXWTL9391

Place: Mumbai
Dated: 14th February, 2023


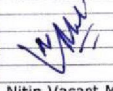
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PART I							₹ in Lakhs
Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months ended 31-12-2022							
Sr. No.	Particulars	3 months ended 31/12/2022	3 months ended 30/09/2022	Corresponding 3 months ended 31/12/2021	Year to date for period ended 31/12/2022	Year to date for period ended 31/12/2021	Previous year ended 31/03/2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I	Income						
	Revenue from operations						
(i)	Interest income	4.97	5.96	6.81	15.45	20.97	26.53
(ii)	Dividend income	-	-	0.48	-	0.48	1.48
(iii)	Rental income	606.80	553.70	256.13	1,804.12	618.88	1,137.01
(iv)	Fees and commission income	-	-	-	-	-	-
(v)	Net gain on fair value changes	1.63	0.15	1.54	1.89	1.91	2.01
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii)	Sale of products (Properties)	2,652.16	217.77	(0.39)	4,387.66	49.45	61.74
(viii)	Sale of services	497.83	458.67	316.30	1,437.13	759.71	1,126.66
(ix)	Other operating income	-	-	-	-	-	-
	Total revenue from operations	3,763.39	1,236.25	580.87	7,646.25	1,451.40	2,355.43
II	Other Income	33.51	31.67	15.47	86.59	77.17	92.16
III	Total Income (I + II)	3,796.90	1,267.92	596.34	7,732.84	1,528.57	2,447.59
	Expenses						
(i)	Finance costs	223.58	269.64	234.79	766.80	429.36	1,250.88
(ii)	Fees and commission expenses	-	-	-	-	-	-
(iii)	Net loss on fair value changes	-	-	-	-	-	-
(iv)	Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v)	Impairment on financial instruments	-	-	-	-	-	-
(vi)	Cost of materials consumed (Construction Cost)	1,792.58	172.96	3.97	3,027.32	44.23	63.96
(vii)	Purchases of Stock-in-trade	-	-	-	-	-	-
(viii)	Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix)	Employee benefits expenses	118.43	126.23	130.72	293.48	315.64	413.56
(x)	Depreciation, amortization and impairment	193.11	192.88	216.50	584.32	640.86	830.74
(xi)	Power and Fuel	180.87	191.28	136.55	563.95	278.25	400.84
(xii)	Repairs and Maintenance	117.48	88.71	96.46	353.80	203.58	339.05
(xiii)	Other expenses	258.05	276.44	164.50	829.06	453.80	661.00
IV	Total expenses	2,884.10	1,318.14	983.49	6,418.73	2,365.72	3,960.03
V	Profit / (Loss) before exceptional items and tax (III-IV)	912.80	(50.22)	(387.15)	1,314.11	(837.15)	(1,512.44)
VI	Exceptional items (Income)	92.76	-	-	92.76	156.79	156.79
VII	Profit / (Loss) before tax (V-VI)	1,005.56	(50.22)	(387.15)	1,406.87	(680.36)	(1,355.65)
VIII	Tax expense:						
(1)	Current tax (Including earlier year tax)	21.28	29.83	24.91	75.89	71.04	96.33
(2)	Deferred tax	16.51	0.04	(0.11)	15.35	49.30	47.71
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	967.77	(80.09)	(411.95)	1,315.63	(800.70)	(1,499.69)
X	Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-	-	-
XII	Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XIII	Profit / (Loss) for the period/year	967.77	(80.09)	(411.95)	1,315.63	(800.70)	(1,499.69)
XIV	Other Comprehensive Income						
(A)	(a) Items that will not be reclassified to Profit or Loss	31.49	86.24	(8.75)	121.24	58.91	23.05
	(b) Income tax on Items that will not be reclassified to Profit or Loss	(3.61)	(11.16)	0.91	(15.19)	(6.03)	(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	-	-	-	-	-	-
	Total Other Comprehensive Income (A+B)	27.88	75.08	(7.84)	106.05	52.88	19.81
XV	Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	995.65	(5.01)	(419.79)	1,421.68	(747.82)	(1,479.88)
XVI	Profit for the period/year attributable to:						
	Owners of the Company	910.30	(74.94)	(385.49)	1,235.71	(741.97)	(1,431.90)
	Non-controlling interest	57.47	(5.15)	(26.46)	79.92	(58.73)	(67.79)
XVII	Other comprehensive income for the Period/year attributable to:						
	Owners of the Company	27.88	75.82	(7.84)	106.79	52.84	19.82
	Non-controlling interest	-	(0.74)	-	(0.74)	0.04	(0.01)
XVIII	Total comprehensive income for the period/year attributable to:						
	Owners of the Company	938.18	0.88	(393.33)	1,342.50	(689.13)	(1,412.08)
	Non-controlling interest	57.47	(5.89)	(26.46)	79.18	(58.69)	(67.80)
XIX	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	96.88	(8.02)	(41.24)	131.70	(80.16)	(150.13)
	Diluted (in ₹)	96.88	(8.02)	(41.24)	131.70	(80.16)	(150.13)
XX	Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	-	-	-	-	-	-
	Diluted (in ₹)	-	-	-	-	-	-
XXI	Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	96.88	(8.02)	(41.24)	131.70	(80.16)	(150.13)
	Diluted (in ₹)	96.88	(8.02)	(41.24)	131.70	(80.16)	(150.13)

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PART-II Segment wise Revenue, Results, Assets & Liabilities							
							₹ in Lakhs
Sr. No.	Particulars	3 months ended 31/12/2022	3 months ended 30/09/2022	Corresponding 3 months ended 31/12/2021	Year to date for period ended 31/12/2022	Year to date for period ended 31/12/2021	Previous year ended 31/03/2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:						
	a) Leasing	1.00	1.50	1.50	4.00	8.08	9.58
	b) Investing	1.63	0.15	2.02	1.89	2.39	3.48
	c) Service	2.48	1.66	-	4.14	-	-
	d) Retail	979.57	921.19	507.55	2,924.49	1,301.96	2,130.46
	e) Residential	0.58	34.45	(4.14)	35.62	42.26	70.06
	f) Office	27.52	2.90	4.59	31.49	9.69	(5.94)
	g) Warehousing	2,624.64	180.99	-	4,322.30	-	-
	h) Family Entertainment Centre	121.82	88.25	63.60	309.33	69.29	124.63
	i) Unallocated	4.15	5.16	5.75	12.99	17.73	23.16
	Net sales / income from operations	3,763.39	1,236.25	580.87	7,646.25	1,451.40	2,355.43
2	Segment Results:						
	a) Leasing	0.73	0.85	0.75	2.49	4.32	4.84
	b) Investing	1.64	0.14	2.01	1.89	2.38	(556.08)
	c) Service	0.04	0.31	-	0.35	-	-
	d) Retail	422.22	300.07	26.00	1,097.97	74.94	363.64
	e) Residential	(22.71)	(9.75)	(8.20)	(41.75)	(11.62)	(14.57)
	f) Office	2.13	(4.92)	0.58	(4.18)	(9.10)	(17.34)
	g) Warehousing	847.90	74.73	(4.46)	1,328.06	(13.40)	(17.75)
	h) Family Entertainment Centre	87.36	68.17	33.80	235.47	3.66	36.48
	i) Unallocated	(202.93)	(210.18)	(202.84)	(539.39)	(458.97)	(620.33)
		1,136.38	219.42	(152.36)	2,080.91	(407.79)	(821.11)
	Less: Finance Costs	223.58	269.64	234.79	766.80	429.36	691.33
	Profit / (Loss) before exceptional items and tax	912.80	(50.22)	(387.15)	1,314.11	(837.15)	(1,512.44)
	Less: Exceptional items	92.76	-	-	92.76	156.79	156.79
	Profit / (Loss) before tax	1,005.56	(50.22)	(387.15)	1,406.87	(680.36)	(1,355.65)
3	Segment Assets :						
	a) Leasing	4.15	40.99	40.55	4.15	40.55	40.35
	b) Investing	551.33	389.72	320.77	551.33	320.77	284.78
	c) Service	0.85	-	-	0.85	-	-
	d) Retail	9,884.78	10,004.03	10,061.97	9,884.78	10,061.97	9,992.13
	e) Residential	25,444.02	24,662.28	21,505.56	25,444.02	21,505.56	22,594.07
	f) Office	1,436.09	1,638.84	1,473.62	1,436.09	1,473.62	1,577.36
	g) Warehousing	4,425.48	5,373.59	6,008.00	4,425.48	6,008.00	6,294.76
	h) Family Entertainment Centre	194.19	145.74	161.63	194.19	161.63	144.71
	i) Unallocated	554.78	329.90	553.96	554.78	553.96	193.37
	Total	42,495.67	42,585.09	40,126.06	42,495.67	40,126.06	41,121.53
4	Segment Liabilities :						
	a) Leasing	1.00	1.00	1.38	1.00	1.38	1.00
	b) Investing	9,882.02	9,882.02	9,322.48	9,882.02	9,322.48	9,882.03
	c) Service	2.95	2.57	-	2.95	-	-
	d) Retail	7,754.27	8,485.67	8,904.18	7,754.27	8,904.18	8,993.59
	e) Residential	12,031.02	14,861.36	13,425.21	12,031.02	13,425.21	13,843.78
	f) Office	1,745.68	1,806.82	1,783.62	1,745.68	1,783.62	1,810.11
	g) Warehousing	1,481.11	2,719.97	1,576.46	1,481.11	1,576.46	2,135.42
	h) Family Entertainment Centre	115.10	123.70	212.62	115.10	212.62	204.24
	i) Unallocated	6,921.92	3,136.54	3,028.64	6,921.92	3,028.64	3,111.96
	Total	39,935.07	41,019.65	38,254.59	39,935.07	38,254.59	39,982.13
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 February 14, 2023.							
2 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/Nine year/Year may not be representative of the profits / losses for the period.							
3 Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.							
4 Financial Results is also available on the websites http://www.msei.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com							
5 The Scheme of Amalgamation ("Scheme") between the Company's subsidiary company viz. West Pioneer Properties (India) Private Limited and Company's step down subsidiary company viz. Westfield Entertainment Private Limited, has been approved by the Regional Director, Western Region, Ministry of Corporate Affairs vide its order dated December 19, 2022, effective from the Appointed Date i.e October 1, 2021. However, the above results are being presented without giving effect to the Scheme. The Scheme shall be effective on filling the Order with Registrar of Companies.							
Mumbai February 14, 2023							
				By Order of the Board			
				 Nitin Vasant Mhatre Director DIN: 08294405			