

# B S R & Co. LLP

Chartered Accountants

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## Audit Report on annual consolidated financial results of Sobha Limited pursuant to Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To  
Board of Directors of Sobha Limited

We have audited the annual consolidated financial results of Sobha Limited ('the Company') for the year ended 31 March 2018, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). Attention is drawn to the fact that the figures for the quarter ended 31 March 2018 and the corresponding quarter ended in the previous year as reported in these consolidated financial results are the balancing figures between consolidated audited figures in respect of the full financial year and the published year to date consolidated figures upto the end of the third quarter of the relevant financial year. Also the figures up to the end of the third quarter had only been reviewed and not subjected to audit.

These annual consolidated financial results have been prepared from annual consolidated financial statements and reviewed quarterly consolidated financial results upto the end of the third quarter which are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such annual consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in the Companies (Indian Accounting Standards) Rules, 2015 as per Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

We did not audit the financial information of subsidiaries included in the annual consolidated financial results which reflect total assets of Rs. 4,695 million as at 31 March 2018 as well as the total revenue of Rs. 2,215.78 million for the year ended 31 March 2018. These annual financial information have been audited by other auditors whose reports have been furnished to us, and our opinion on the annual consolidated financial results, to the extent they have been derived from such annual financial information is based solely on the report of such other auditors. Our opinion is not modified in respect of this matter.

The audited annual consolidated financial results for the corresponding three months ended 31 March 2017 and the year ended 31 March 2017 included in the accompanying annual consolidated financial results were audited by the predecessor auditor, whose audit report dated 16 May 2017 expressed an unmodified opinion on those audited annual consolidated financial results.

**Auditor's report (continued)**

We draw attention to Note 6 of the annual consolidated financial results, which states that the Group is in the process of consulting relevant bodies / committee dealing with clarifying matters relating to Ind AS for presentation of revenues and corresponding costs for Joint Development Agreements. Our conclusion is not modified in respect of this matter.

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of reports of other auditors on separate financial statements and on other information of the subsidiaries, these annual consolidated financial results:

(i) include the annual financial results of the following entities :

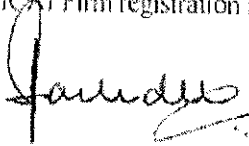
- Sobha City
- Sobha Highrise Ventures Private Limited
- Sobha Developers (Pune) Limited
- Sobha Assets Private Limited
- Sobha Tambaram Developers Limited
- Sobha Nandambakkam Developers Limited
- Sobha Contracting Pvt Ltd
- Vayaloor Properties Private Limited
- Vayaloor Builders Private Limited
- Vayaloor Developers Private Limited
- Vayaloor Real Estate Private Limited
- Vayaloor Realtors Private Limited
- Valasai Vettikadu Realtors Private Limited

(ii) have been presented in accordance with the requirements of Regulation 33 and 52 of the Listing Regulations in this regard; and

(iii) give a true and fair view of the consolidated net profit and other comprehensive income and other financial information for the year ended 31 March 2018

Chartered Accountants

ICAI Firm registration number: 101248W/W-100022



**Supreet Sachdev**

*Partner*

Membership number: 205385

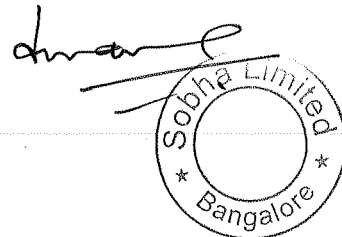
Bangalore

19 May 2018

**Statement of consolidated financial results for the quarter and year ended on 31 March 2018**

(₹ in million)						
	Particulars	3 months ended 31.03.2018 [Audited]*	Preceding 3 months ended 31.12.2017 [Unaudited]	Corresponding 3 months ended in the previous year 31.03.2017 [Audited]*	Year to date figures for current period ended 31.03.2018 [Audited]	Previous year ended 31.03.2017 [Audited]
1	<b>Revenue</b>					
	(a) Revenue from operations	7,696	6,919	5,888	27,870	22,461
	(b) Other income	117	4	34	164	58
	(c) Finance income	79	81	91	331	328
	<b>Total income</b>	<b>7,892</b>	<b>7,004</b>	<b>6,013</b>	<b>28,365</b>	<b>22,847</b>
2	<b>Expenses</b>					
	(a) Land purchase cost	11	316	4,510	466	7,130
	(b) Cost of raw materials and components consumed	674	637	641	2,540	1,980
	(c) Purchase of project materials	1,717	1,605	1,926	6,478	5,462
	(d) (Increase)/ decrease in inventories of building materials, finished goods, stock in trade - flats, land stock and work-in-progress	553	(63)	(5,122)	796	(7,440)
	(e) Excise duty on sale of goods	-	-	49	40	171
	(f) Subcontractor and other charges	1,750	1,755	1,432	6,520	5,888
	(g) Employee benefits expense	526	473	432	1,985	1,779
	(h) Depreciation and amortization	135	137	173	544	638
	(i) Finance cost	518	498	397	1,978	1,497
	(j) Other expenses	1,101	821	818	3,848	3,294
	<b>Total expenses</b>	<b>6,985</b>	<b>6,179</b>	<b>5,256</b>	<b>25,195</b>	<b>20,399</b>
3	Profit before tax (1-2)	907	825	757	3,170	2,448
4	Tax expense					
	(a) Current tax	278	178	285	764	961
	(b) Deferred tax charge	(25)	113	12	238	9
	<b>Total tax expense</b>	<b>253</b>	<b>291</b>	<b>297</b>	<b>1,002</b>	<b>970</b>
5	<b>Profit for the period (3-4)</b>	<b>654</b>	<b>534</b>	<b>460</b>	<b>2,168</b>	<b>1,478</b>
6	Share of profit of jointly controlled entity	-	-	10	-	129
7	Net profit for the period after share of profit of jointly controlled entity (5+6)	654	534	470	2,168	1,607
8	<b>Other comprehensive income</b>					
	Items that might not be reclassified to profit or loss in subsequent periods:					
	Re-measurement gains/ (losses) on defined benefit plan (net of tax expenses)	-	4	(4)	(4)	1
	<b>Total other comprehensive income</b>	<b>-</b>	<b>4</b>	<b>(4)</b>	<b>(4)</b>	<b>1</b>
9	<b>Total comprehensive income for the period [comprising profit for the period (after tax) and other comprehensive income (after tax)] (7+8)</b>	<b>654</b>	<b>538</b>	<b>466</b>	<b>2,164</b>	<b>1,608</b>
10	Paid-up equity share capital (Face value per share - ₹ 10)	948	948	963	948	963
11	Other equity	26,750	26,097	25,482	26,750	25,482
12	Net worth	27,699	27,045	26,445	27,699	26,445
13	Earnings Per Share (EPS) - (in ₹)					
	a) Basic and diluted EPS before extraordinary items	6.90	5.62	4.88	22.67	16.59
	b) Basic and diluted EPS after extraordinary items	6.90	5.62	4.88	22.67	16.59

\* refer note 5  
 Also refer the notes to the consolidated financial results



Notes :

(1) The consolidated balance sheet is as below:

(₹ in million)

Particulars		As at 31.03.2018 [Audited]	As at 31.03.2017 [Audited]
<b>A</b>	<b>Assets</b>		
<b>1</b>	<b>Non-current assets</b>		
	Property, plant and equipment	2,796	3,172
	Capital work-in-progress	1,345	799
	Investment property	1,961	1,979
	Intangible assets	1	2
	<b>Financial assets</b>		
	Investments	1,125	-
	Trade receivables	135	143
	Other non-current financial assets	390	537
	Other non-current assets	4,294	4,159
	Current tax assets (net)	54	21
		<b>12,101</b>	<b>10,812</b>
<b>2</b>	<b>Current assets</b>		
	Inventories	48,349	50,960
	<b>Financial assets</b>		
	Trade receivables	3,272	2,267
	Cash and bank balances	1,194	1,469
	Other current financial assets	8,306	8,457
	Other current assets	17,026	14,966
		<b>78,147</b>	<b>78,119</b>
	<b>Total Assets</b>	<b>90,248</b>	<b>88,931</b>
<b>B</b>	<b>Equity and liabilities</b>		
<b>1</b>	<b>Equity</b>		
	Equity share capital	948	963
	Other equity	26,751	25,482
	<b>Total equity</b>	<b>27,699</b>	<b>26,445</b>
<b>2</b>	<b>Non-current liabilities</b>		
	<b>Financial liabilities</b>		
	Borrowings	2,788	4,423
	Other non-current financial liabilities	2	2
	Long term provisions	183	161
	Deferred tax liabilities (net)	2,521	2,283
		<b>5,494</b>	<b>6,869</b>
<b>3</b>	<b>Current Liabilities</b>		
	<b>Financial liabilities</b>		
	Borrowings	20,299	17,372
	Trade payables	7,205	7,693
	Other current financial liabilities	4,453	3,922
	Other current liabilities	24,613	26,087
	Liabilities for current tax (net)	362	401
	Provisions	123	142
		<b>57,055</b>	<b>55,617</b>
	<b>Total liabilities</b>	<b>62,549</b>	<b>62,486</b>
	<b>Total Equity and liabilities</b>	<b>90,248</b>	<b>88,931</b>

*Shrawan*

Sobha Limited  
Bangalore

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

(₹ in million)						
	Particulars	3 months ended 31.03.2018 [Audited]*	Preceding 3 months ended 31.12.2017 [Unaudited]	Corresponding 3 months ended in the previous year 31.03.2017 [Audited]*	Year to date figures for current period ended 31.03.2018 [Audited]	Previous year ended 31.03.2017 [Audited]
I	<b>Segment revenue</b>					
	Real estate	5,013	5,007	3,722	20,006	14,884
	Contractual and manufacturing	3,007	2,278	2,415	9,204	8,445
	<b>Total</b>	<b>8,020</b>	<b>7,285</b>	<b>6,137</b>	<b>29,210</b>	<b>23,329</b>
	Less: Inter segment revenues	(324)	(366)	(249)	(1,340)	(868)
	<b>Net income from operations</b>	<b>7,696</b>	<b>6,919</b>	<b>5,888</b>	<b>27,870</b>	<b>22,461</b>
II	<b>Segment results</b>					
	Real estate	1,228	1,370	989	5,178	4,055
	Contractual and manufacturing	449	333	320	1,294	1,081
	<b>Profit before other adjustments</b>	<b>1,677</b>	<b>1,703</b>	<b>1,309</b>	<b>6,472</b>	<b>5,136</b>
	Less: Finance cost	(518)	(498)	(397)	(1,978)	(1,497)
	Less: Other unallocable expenditure	(448)	(465)	(280)	(1,819)	(1,577)
	Add: Other income	196	85	125	495	386
	<b>Profit before tax</b>	<b>907</b>	<b>825</b>	<b>757</b>	<b>3,170</b>	<b>2,448</b>
III	<b>Segment assets</b>					
	Real estate	79,684	81,411	79,308	79,684	79,308
	Contractual and manufacturing	4,351	4,661	4,189	4,351	4,189
	Unallocated assets	6,213	6,812	5,434	6,213	5,434
	<b>Total Assets</b>	<b>90,248</b>	<b>92,884</b>	<b>88,931</b>	<b>90,248</b>	<b>88,931</b>
IV	<b>Segment liabilities</b>					
	Real estate	31,667	34,785	34,429	31,667	34,429
	Contractual and manufacturing	3,711	3,441	1,670	3,711	1,670
	Unallocated liabilities	27,171	27,612	26,387	27,171	26,387
	<b>Total liabilities</b>	<b>62,549</b>	<b>65,838</b>	<b>62,486</b>	<b>62,549</b>	<b>62,486</b>

\* refer note 5

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

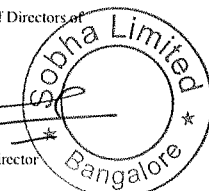
(₹ in million)						
	Particulars	3 months ended 31.03.2018 [Audited]*	Preceding 3 months ended 31.12.2017 [Unaudited]	Corresponding 3 months ended in the previous year 31.03.2017 [Audited]*	Year to date figures for current period ended 31.03.2018 [Audited]	Previous year ended 31.03.2017 [Audited]
	Revenue	7,388	6,413	5,575	26,496	22,273
	Profit before tax	800	690	629	2,824	2,249
	Profit after tax	599	447	397	1,939	1,402

\* refer note 5

- (4) The statutory auditors, B S R & Co. LLP have expressed an unqualified audit opinion. Amounts for the quarter and year ended 31 March 2017 were audited by previous auditors - S. R. Batliboi & Associates LLP. The information presented above is prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. These audited consolidated financial results are prepared in accordance with requirement of the Indian Accounting Standard 110 - Consolidated Financial Statements and presented in the format prescribed in the Regulation 33 and 52 of the Securities and Exchange Board of India (Listing obligations and Disclosure Requirement) Regulations, 2015. The audited consolidated financial results are filed with Stock Exchanges under Regulation 33 and 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 and are available on the Stock Exchange websites, www.nseindia.com and www.bseindia.com, and on the Company's website, www.sobha.com.
- (5) The consolidated financial results for the quarter and year ended 31 March 2018 have been audited by Statutory Auditors of the Company and they have issued an unmodified audit report. The audit report of the Statutory Auditors is being filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Company's website www.sobha.com. The figures for the quarter ended 31 March 2018 and the corresponding quarter ended in the previous year are the balancing figures between the audited figures in respect of the full final year and the published year to date figures upto the end of the third quarter of the relevant financial year. Also, the figures upto the end of third quarter has only been reviewed and not subjected to audit.
- (6) As disclosed in Note 2.2(a) of the Annual Report for the year ended 31 March 2018, for projects executed through joint development arrangements, the revenue from the development and transfer of constructed area in exchange of development rights / land is being accounted on gross basis on launch of the project. Revenue is measured at the fair value of the estimated construction service rendered to the land owner.  
There is diversity in real estate industry's practice of presenting gross revenues and corresponding gross costs in such transactions. Over the period of the contract, there is no impact on profits arising from the above accounting treatment. Due to the diversity in practice for presentation of the above, the Group is in the process of consulting with the relevant bodies / committee dealing with clarifying matters relating to Ind AS.
- (7) The Board of Directors of the Company have recommended a dividend of ₹ 7/- per equity share of ₹ 10 each for the year ended 31 March 2018.
- (8) The consolidated financial results of the Company for the year ended 31 March 2018 have been audited by the statutory auditors of the Company. This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on 19 May 2018.

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

J. C. Sharma  
Vice Chairman and Managing Director



Bengaluru, India  
19 May 2018

# B S R & Co. LLP

Chartered Accountants

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11-12/1, B Block, 2nd Floor  
Inner Ring Road, Koramangala  
Bangalore 560 071 India

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## **Auditor's Report on annual standalone financial results of Sobha Limited pursuant to Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**To  
Board of Directors of Sobha Limited**

We have audited the accompanying annual standalone financial results of Sobha Limited ('the Company') for the year ended 31 March 2018 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). Attention is drawn to the fact that the figures for the quarter ended 31 March 2018 and the corresponding quarter ended in the previous year as reported in these financial results are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter of the relevant financial year. Also the figures up to the end of the third quarter had only been reviewed and not subjected to audit.

These financial results have been prepared on the basis of the annual standalone financial statements and reviewed quarterly financial results upto the end of the third quarter which are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial results based on our audit of the annual financial statements which have been prepared in accordance with the recognition and measurement principles laid down in the Companies (Indian Accounting Standards) Rules, 2015 as per Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

The standalone financial results for the corresponding three months ended 31 March 2017 and the year ended 31 March 2017 included in the accompanying financial results were audited by the predecessor auditor, whose audit report dated 16 May 2017 expressed an unmodified opinion on those standalone financial results.



**Auditor's report (continued)**

We draw attention to Note 6 in the financial results, which states that the Company is in the process of consulting relevant bodies / committee dealing with clarifying matters relating to Ind AS for presentation of revenues and corresponding costs for Joint Development Agreements. Our conclusion is not modified in respect of this matter.

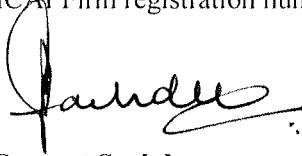
In our opinion and to the best of our information and according to the explanations given to us these financial results:

- (i) are presented in accordance with the requirements of Regulation 33 and 52 of the Listing Regulations in this regard; and
- (ii) give a true and fair view of the net profit and other comprehensive income and other financial information for the year ended 31 March 2018.

*for* **B S R & Co. LLP**

Chartered Accountants

ICAI Firm registration number: 101248W/W-100022



**Supreet Sachdev**

*Partner*

Membership number: 205385

Bangalore

19 May 2018

**SOBHA LIMITED**

Corporate Identity Number (CIN) : L45201KA1995PLC018475

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

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

Website: www.sobha.com

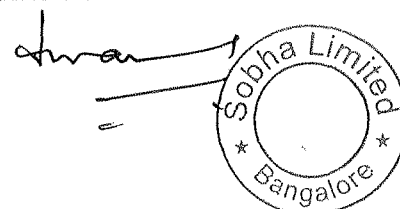
**Statement of standalone financial results for the quarter and year ended on 31 March 2018**

(₹ in million)

	Particulars	3 months ended 31.03.2018 [Audited]*	Preceding 3 months ended 31.12.2017 [Unaudited]	Corresponding 3 months ended in the previous year 31.03.2017 [Audited]*	Year to date figures for current period ended 31.03.2018 [Audited]	Previous year ended 31.03.2017 [Audited]
1	<b>Revenue</b>					
	(a) Revenue from operations	7,198	6,329	5,472	26,014	21,920
	(b) Other income	115	3	15	159	28
	(c) Finance income	75	81	88	323	325
	<b>Total income</b>	<b>7,388</b>	<b>6,413</b>	<b>5,575</b>	<b>26,496</b>	<b>22,273</b>
2	<b>Expenses</b>					
	(a) Land purchase cost	11	70	4,510	153	7,130
	(b) Cost of raw materials and components consumed	674	637	641	2,540	1,980
	(c) Purchase of project materials	1,717	1,605	1,926	6,478	5,462
	(d) (Increase)/ decrease in inventories of building materials, finished goods, stock in trade - flats, land stock and work-in-progress	273	(201)	(5,308)	(4)	(7,527)
	(e) Excise duty on sale of goods	-	-	49	40	171
	(f) Subcontractor and other charges	1,733	1,740	1,391	6,467	5,848
	(g) Employee benefits expense	525	474	432	1,985	1,779
	(h) Depreciation and amortization	125	127	164	504	600
	(i) Finance cost	498	493	390	1,948	1,479
	(j) Other expenses	1,032	778	751	3,561	3,102
	<b>Total expenses</b>	<b>6,588</b>	<b>5,723</b>	<b>4,946</b>	<b>23,672</b>	<b>20,024</b>
3	Profit before tax (1-2)	800	690	629	2,824	2,249
4	<b>Tax expense</b>					
	(a) Current tax	248	140	222	638	866
	(b) Deferred tax charge	(47)	103	10	247	(19)
	<b>Total tax expense</b>	<b>201</b>	<b>243</b>	<b>232</b>	<b>885</b>	<b>847</b>
5	Profit for the period (3-4)	599	447	397	1,939	1,402
6	<b>Other comprehensive income</b>					
	Items that might not to be reclassified to profit or loss in subsequent periods:					
	Re-measurement gains/ (losses) on defined benefit plan (net of tax expenses)	-	4	(4)	(4)	1
	<b>Total other comprehensive income</b>	<b>-</b>	<b>4</b>	<b>(4)</b>	<b>(4)</b>	<b>1</b>
7	<b>Total comprehensive income for the period [comprising profit for the period (after tax) and other comprehensive income (after tax)] (5+6)</b>	<b>599</b>	<b>451</b>	<b>393</b>	<b>1,935</b>	<b>1,403</b>
8	Paid-up equity share capital (Face value per share - ₹ 10)	948	948	963	948	963
9	Other equity	25,223	24,624	24,183	25,223	24,183
10	Net worth	26,171	25,573	25,146	26,171	25,146
11	Paid-up debt capital	2,517	2,511	3,184	2,517	3,184
12	Debenture redemption reserve				480	429
13	Earnings Per Share (EPS) - (in ₹)					
	a) Basic and diluted EPS before extraordinary items	6.32	4.70	4.12	20.28	14.47
	b) Basic and diluted EPS after extraordinary items	6.32	4.70	4.12	20.28	14.47
14	Debt equity ratio (refer note 8)				0.86	0.87
15	Debt service coverage ratio (DSCR) (refer note 7)				0.25	0.23
16	Interest service coverage ratio (ISCR) (refer note 7)				2.45	2.52

\* refer note 5

Also refer the notes to the standalone financial results

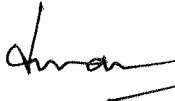
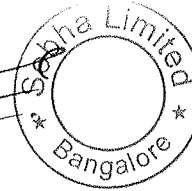




Notes :

(1) The standalone balance sheet is as below:


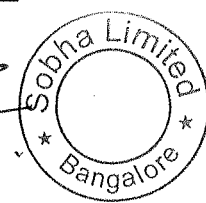
		(₹ in million)	
Particulars		As at 31.03.2018 [Audited]	As at 31.03.2017 [Audited]
<b>A</b>	<b>Assets</b>		
<b>1</b>	<b>Non-current assets</b>		
	Property, plant and equipment	2,791	3,166
	Capital work-in-progress	1,345	799
	Intangible assets	1	2
	<b>Financial assets</b>		
	Investments	3,962	3,908
	Trade receivables	135	143
	Other non-current financial assets	390	522
	Other non-current assets	4,294	4,202
		<b>12,918</b>	<b>12,742</b>
<b>2</b>	<b>Current assets</b>		
	Inventories	46,730	48,552
	<b>Financial assets</b>		
	Trade receivables	2,917	1,953
	Cash and bank balances	909	1,162
	Other current financial assets	8,298	8,343
	Other current assets	16,450	14,636
		<b>75,304</b>	<b>74,646</b>
	<b>Total Assets</b>	<b>88,222</b>	<b>87,388</b>
<b>B</b>	<b>Equity and liabilities</b>		
<b>1</b>	<b>Equity</b>		
	Equity share capital	948	963
	Other equity	25,223	24,183
	<b>Total equity</b>	<b>26,171</b>	<b>25,146</b>
<b>2</b>	<b>Non-current liabilities</b>		
	<b>Financial liabilities</b>		
	Borrowings	2,788	3,679
	Other financial liabilities	2	2
	Long term provisions	183	161
	Deferred tax liabilities (net)	2,478	2,232
		<b>5,451</b>	<b>6,074</b>
<b>3</b>	<b>Current liabilities</b>		
	<b>Financial liabilities</b>		
	Borrowings	19,572	17,716
	Trade payables	6,992	7,717
	Other current financial liabilities	4,214	3,546
	Other current liabilities	25,337	26,700
	Current tax liabilities (net)	362	378
	Provisions	123	111
		<b>56,600</b>	<b>56,168</b>
	<b>Total liabilities</b>	<b>62,051</b>	<b>62,242</b>
	<b>Total Equity and liabilities</b>	<b>88,222</b>	<b>87,388</b>

- (2) 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 stand-alone segment-wise revenue, results, assets and liabilities:

(₹ in million)						
	Particulars	3 months ended 31.03.2018 [Audited]*	Preceding 3 months ended 31.12.2017 [Unaudited]	Corresponding 3 months ended in the previous year 31.03.2017 [Audited]*	Year to date figures for current period ended 31.03.2018 [Audited]	Previous year ended 31.03.2017 [Audited]
I	<b>Segment revenue</b>					
	Real estate	4,528	4,407	2,937	17,781	13,350
	Contractual and manufacturing	3,010	2,278	2,813	9,449	9,546
	<b>Total</b>	<b>7,538</b>	<b>6,685</b>	<b>5,750</b>	<b>27,230</b>	<b>22,896</b>
	Less: Inter segment revenues	(324)	(366)	(248)	(1,341)	(867)
	(16)	10	(30)	125	(109)	
	<b>Net income from operations</b>	<b>7,198</b>	<b>6,329</b>	<b>5,472</b>	<b>26,014</b>	<b>21,920</b>
II	<b>Segment results</b>					
	Real estate	1,077	1,325	785	4,747	3,764
	Contractual and manufacturing	491	229	370	1,237	1,174
	<b>Profit before other adjustments</b>	<b>1,568</b>	<b>1,554</b>	<b>1,155</b>	<b>5,984</b>	<b>4,938</b>
	Less: Finance cost	(498)	(493)	(390)	(1,948)	(1,479)
	Less: Other unallocable expenditure	(445)	(465)	(209)	(1,819)	(1,454)
	Add: Share of profits/ (losses) in a subsidiary partnership firm	(15)	10	(30)	125	(109)
Add: Other income	190	84	103	482	353	
	<b>Profit before tax</b>	<b>800</b>	<b>690</b>	<b>629</b>	<b>2,824</b>	<b>2,249</b>
III	<b>Segment assets</b>					
	Real estate	73,693	76,294	74,573	73,693	74,573
	Contractual and manufacturing	4,351	4,661	4,214	4,351	4,214
	Unallocated assets	10,178	9,661	8,601	10,178	8,601
	<b>Total assets</b>	<b>88,222</b>	<b>90,616</b>	<b>87,388</b>	<b>88,222</b>	<b>87,388</b>
IV	<b>Segment liabilities</b>					
	Real estate	30,071	32,248	33,485	30,071	33,485
	Contractual and manufacturing	5,536	5,190	3,155	5,536	3,155
	Unallocated liabilities	26,444	27,606	25,602	26,444	25,602
	<b>Total liabilities</b>	<b>62,051</b>	<b>65,044</b>	<b>62,242</b>	<b>62,051</b>	<b>62,242</b>

\* refer note 5

(3) Disclosures under regulation 52(4) and 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in respect of Non-Convertible Debentures are as follows:

SL No	Particulars	Previous due date for payment of Interest for NCDs	Paid on	Amount of Interest (Rs.in Mn)	Previous due date for repayment of Principal of NCDs	Paid on	Redemption Amount (Rs.in Mn)	Next due date for payment of Interest for NCDs	Amount of Interest (Rs.in Mn)	Next due date for repayment of Principal of NCDs	Redemption Amount (Rs.in Mn)	Rating Assigned by Rating Agency
1	12.50% Redeemable Secured NCDs-Series-1 of Rs.1000 Mn	20-Jul-17	20-Jul-17	125	20-Jul-17	20-Jul-17	300	20-Jul-18	88	20-Jul-18	350	ICRA A+
2	12.00% Redeemable Secured NCDs-Series-3 of Rs.50 Mn	29-Jul-17	29-Jul-17	6	-	-	-	29-Jul-18	6	29-Jul-18	50	ICRA A+
3	12.00% Redeemable Secured NCDs-Series-4 of Rs.350 Mn	29-Jul-17	29-Jul-17	42	-	-	-	29-Jul-18	42	29-Jul-19	350	BRICKWORKS A+ (SO)
4	12.00% Redeemable Secured NCDs-Series-6 of Rs.200 Mn	18-Sep-17	18-Sep-17	24	-	-	-	18-Sep-18	24	18-Sep-18	200	ICRA A+
5	12.00% Redeemable Secured NCDs-Series-8 of Rs.200 Mn	29-Sep-17	29-Sep-17	24	-	-	-	29-Sep-18	24	29-Sep-19	200	BRICKWORKS A+ (SO)
6	11.25% Redeemable Secured NCDs-Series-9 of Rs.150 Mn	03-Mar-17	05-Mar-18	17	-	-	-	03-Apr-18	1	03-Apr-18	150	ICRA A+
7	11.40% Redeemable Secured NCDs-Series-10 of Rs.100 Mn	03-Mar-17	05-Mar-18	11	-	-	-	03-Mar-19	11	03-Mar-20	100	BRICKWORKS A+ (SO)
8	11.40% Redeemable Secured NCDs-Series-12 of Rs.200 Mn	11-Mar-17	12-Mar-18	23	-	-	-	11-Mar-19	23	11-Mar-20	200	BRICKWORKS A+ (SO)
9	11.25% Redeemable Secured NCDs-Series-13 of Rs.150 Mn	17-Mar-17	19-Mar-18	17	-	-	-	17-Apr-18	1	17-Apr-18	150	ICRA A+
10	11.25% Redeemable Secured NCDs-Series-14 of Rs.250 Mn	21-Mar-17	21-Mar-18	28	-	-	-	21-Apr-18	2	21-Apr-18	250	ICRA A+
11	11.40% Redeemable Secured NCDs-Series-15 of Rs.200 Mn	21-Mar-17	21-Mar-18	23	-	-	-	21-Mar-19	23	21-Mar-20	200	BRICKWORKS A+ (SO)

\* refer note 5

- (4) The standalone financial results for the quarter and year ended 31 March 2018 have been reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at its meeting held on 19 May 2018. The statutory auditors, B S R & Co. LLP have expressed an unqualified audit opinion. Amounts for the quarter and year ended 31 March 2017 were audited by previous auditors - S. R. Batliboi & Associates LLP. The information presented above is prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The above audited standalone financial results are filed with Stock Exchanges under Regulation 33 and 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 and are available on the Stock Exchange websites, www.nseindia.com and www.bseindia.com, and on the Company's website, www.sobha.com.
- (5) The standalone financial results for the quarter and year ended 31 March 2018 have been audited by Statutory Auditors of the Company and they have issued an unmodified audit report. The audit report of the Statutory Auditors is being filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Company's website www.sobha.com. The figures for the quarter ended 31 March 2018 and the corresponding quarter ended in the previous year are the balancing figures between the audited figures in respect of the full final year and the published year to date figures upto the end of the third quarter of the relevant financial year. Also, the figures upto the end of third quarter has only been reviewed and not subjected to audit.
- (6) As disclosed in Note 2.2(a) of the Annual Report for the year ended 31 March 2017, for projects executed through joint development arrangements, the revenue from the development and transfer of constructed area in exchange of development rights/ land is being accounted on gross basis on launch of the project. Revenue is measured at the fair value of the estimated construction service rendered to the land owner. There is diversity in real estate industry's practice of presenting gross revenues and corresponding gross costs in such transactions. Over the period of the contract, there is no impact on profits arising from the above accounting treatment. Due to the diversity in practice for presentation of the above, the Company is in the process of consulting with relevant bodies / committee dealing with clarifying matters relating to Ind AS.
- (7) DSCR represents profit before finance cost and exceptional items / finance cost incurred plus principal repayment of loan funds during the period. ISCR represents profit before finance cost and exceptional items / finance cost.
- (8) Debt-equity ratio represents debt [non-current borrowings, current borrowings and current maturities of non-current borrowings] / equity [equity share capital plus other equity, including debenture redemption reserve].
- (9) The Board of Directors of the Company have recommended a dividend of ₹ 7/- per equity share of ₹ 10 each for the year ended 31 March 2018.
- (10) The financial results of the Company for the year ended 31 March 2018 have been audited by the statutory auditors of the Company. This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on 19 May 2018.

Bengaluru, India  
19 May 2018

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

J. C. Sharma  
Vice Chairman and Managing Director

