

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Mac Charles (India) Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Mac Charles (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 June 2021, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

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5. We did not review the interim financial results of one subsidiary included in the Statement, whose financial information reflect total revenues of ₹ 6.94 million, total net loss after tax of ₹ 0.87 million, total comprehensive loss of ₹ 0.87 million, for the quarter ended on 30 June 2021, respectively, and as considered in the Statement. These interim financial results have been reviewed by other auditors whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of subsidiary is based solely on the review report of such other auditors and the procedures performed by us as stated in paragraph 3 above.

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

6. The review of unaudited consolidated quarterly financial results for the period ended 30 June 2020 included in the Statement was carried out and reported by B S R & Associates LLP who have expressed unmodified conclusion vide their review report dated 31 July 2020, whose report has been furnished to us and which has been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For Walker Chandniok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Ashish Kedia

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Ashish Kedia

Partner

Membership No. 215834

UDIN: 21215834AAAACN5325

Bengaluru

10 August 2021

Walker Chandiook & Co LLP

Annexure 1

List of entities included in the Statement

| Entity | Relationship |
|--|---------------------|
| Airport Golf View Hotels and Suits Private Limited | Subsidiary |
| Blue Lagoon Real Estate Private Limited | Subsidiary |
| Neptune Real Estate Private Limited | Subsidiary |

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620

Registered office: 72/4, 1st Floor, Cunningham Road, Bangalore - 560052

Part I: Statement of unaudited consolidated financial results for the quarter ended 30 June 2021

(₹ in million except per share data)

| Sl. No. | Particulars | Quarter ended | | | Year ended |
|-----------|---|---------------|---------------|---------------|---------------|
| | | 30-Jun-21 | 31-Mar-21 | 30-Jun-20 | 31-Mar-21 |
| | | Unaudited | Audited | Unaudited | Audited |
| 1 | Income | | | | |
| | a) Revenue from operations | 67.47 | 70.84 | 62.57 | 278.15 |
| | b) Other income | 10.54 | 32.63 | 1.42 | 40.96 |
| | Total income (a+b) | 78.01 | 103.47 | 63.99 | 319.11 |
| 2 | Expenses | | | | |
| | a) Cost of material consumed | 3.87 | 5.35 | 4.15 | 29.43 |
| | b) Employee benefit expense | 6.82 | 6.27 | 9.24 | 28.25 |
| | c) Finance costs | 22.61 | 25.74 | 25.75 | 104.02 |
| | d) Depreciation and amortisation expense | 9.25 | 10.27 | 9.15 | 37.76 |
| | e) Other expenses | 21.37 | 28.45 | 13.05 | 102.49 |
| | Total expenses (a+b+c+d+e) | 63.92 | 76.08 | 61.34 | 301.95 |
| 3 | Profit before tax (1-2) | 14.09 | 27.39 | 2.65 | 17.16 |
| 4 | Tax expense | 3.81 | 2.72 | - | 2.72 |
| 5 | Profit from continuing operations after tax (3-4) | 10.28 | 24.67 | 2.65 | 14.44 |
| 6 | Loss from discontinued operations | - | (2.45) | (8.15) | (9.16) |
| 7 | Tax expense of discontinued operations | - | - | - | - |
| 8 | Loss from discontinued operations after tax (6-7) | - | (2.45) | (8.15) | (9.16) |
| 9 | Profit/(loss) for the period (5+8) | 10.28 | 22.22 | (5.50) | 5.28 |
| | Other comprehensive income | | | | |
| | Items that will not be reclassified to profit or loss, net of tax : | | | | |
| | Remeasurements of defined benefit liability/(asset) | 0.05 | (1.10) | 0.03 | (1.02) |
| | Equity instruments through Other comprehensive income - net changes in fair value | 1.13 | (0.64) | 0.88 | 2.00 |
| | Income tax relating to items that will not be reclassified to profit or loss | - | - | (0.26) | - |
| 10 | Other comprehensive income/(loss) for the period, net of tax | 1.18 | (1.74) | 0.65 | 0.98 |
| 11 | Total comprehensive income/(loss) for the period (9+10) | 11.46 | 20.48 | (4.85) | 6.26 |
| 12 | Paid-up equity share capital (face value of ₹ 10 each) | 131.01 | 131.01 | 131.01 | 131.01 |
| 13 | Reserves excluding revaluation reserve | - | - | - | 643.72 |
| 14 | Earnings per equity share (not annualised) | | | | |
| | Continuing operations | | | | |
| | (a) Basic (₹) | 0.79 | 1.88 | 0.20 | 1.10 |
| | (b) Diluted (₹) | 0.79 | 1.88 | 0.20 | 1.10 |
| | Discontinued operations | | | | |
| | (a) Basic (₹) | - | (0.19) | (0.62) | (0.70) |
| | (b) Diluted (₹) | - | (0.19) | (0.62) | (0.70) |
| | Continuing & Discontinued operations | | | | |
| | (a) Basic (₹) | 0.79 | 1.70 | (0.42) | 0.40 |
| | (b) Diluted (₹) | 0.79 | 1.70 | (0.42) | 0.40 |

See accompanying notes to the consolidated financial results

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620

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Part II: Segment Information

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. Hotel, Office rental, Sale of electricity and others.

Financial information on our consolidated reportable operating segments for the quarter ended 30 June 2021 is set out as below:

(₹ in million)

| Sl. No. | Particulars | Quarter ended | | | Year ended |
|----------|---|---------------|---------------|---------------|---------------|
| | | 30-Jun-21 | 31-Mar-21 | 30-Jun-20 | 31-Mar-21 |
| 1 | Segment Revenue | | | | |
| | a. Office rental | 38.34 | 38.55 | 36.44 | 149.79 |
| | b. Sale of electricity | 22.14 | 20.34 | 18.40 | 81.12 |
| | c. Hotel (Subsidiary) | 6.94 | 11.95 | 7.81 | 47.24 |
| | Total revenue from continuing operations | 67.42 | 70.84 | 62.65 | 278.15 |
| 2 | Segment Results | | | | |
| | a. Office rental | 35.64 | 30.89 | 35.34 | 138.84 |
| | b. Sale of electricity | 14.91 | 13.53 | 15.83 | 52.01 |
| | c. Hotel (Subsidiary) | (0.38) | 1.45 | (0.93) | (1.37) |
| | Total segment results from continuing operations | 50.17 | 45.87 | 50.24 | 189.48 |
| | (Add)/Less | | | | |
| | - Interest | 22.61 | 25.74 | 25.75 | 104.02 |
| | -Other unallocated expenditure net off unallocated Income | 4.22 | (17.53) | 12.69 | 30.54 |
| | Depreciation | 9.25 | 10.27 | 9.15 | 37.76 |
| | Profit before tax from continuing operations | 14.09 | 27.39 | 2.65 | 17.16 |
| | Results from Hotel (Discontinued operations) | - | (2.45) | (8.15) | (9.16) |
| | Loss before tax from discontinued operations | - | (2.45) | (8.15) | (9.16) |
| | Total Profit/(loss) before Tax | 14.09 | 24.94 | (5.50) | 8.00 |

See accompanying notes to the consolidated financial results

- A) Segment results represents earnings before depreciation/amortisation and tax.
B) Since the information about segment assets and liabilities are not reviewed by CODM, the Company has not presented such information as a part of its segment disclosure, which is in accordance with the requirements of Ind AS 108.

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 72/4, 1st Floor, Cunningham Road, Bangalore - 560052

Notes:

- The statement of consolidated financial results ('the statement') of Mac Charles India Limited ("the Company") and its subsidiaries, Airport Golf View Hotels and Suites Private Limited, Blue Lagoon Real Estate Private Limited and Neptune Real Estate Private Limited (collectively known as "the Group") have been prepared in accordance with Indian Accounting Standard ('Ind 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 and in terms of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015.
- These consolidated financial results are prepared in accordance with requirement of the Indian Accounting Standard 110 "Consolidated Financial Statements" and presented in the format prescribed under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "the Listing Regulations, 2015").
- The figures for the quarter ended 31 March 2021 in these consolidated financial results are the balancing figures between audited figures in respect of full financial year and the published year to date figures up to the end of third quarter of the financial year. Also the figures up to the end of the third quarter of the respective financial year have only been reviewed and not subjected to audit. The Audit report of the Statutory Auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.
- The financial results for the quarter ended 30 June 2020 was subjected to 'Limited Review' by the statutory auditors of the Company and they have issued an unmodified report. The review report of the statutory auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.
- The statement of unaudited consolidated financial results ('the Statement') of the Group for the quarter ended 30 June 2021 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 10 August 2021.
- Pursuant to the provisions of Listing Agreement, the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The said financial results of the Company will also be made available on the Company's website www.maccharlesindia.com and also on the website of BSE (www.bseindia.com)
- Additional information on standalone financial results of the company:-

| Particulars | Quarter ended | | | Year ended | |
|---|---------------|-----------|-----------|------------|--|
| | 30-Jun-21 | 31-Mar-21 | 30-Jun-20 | 31-Mar-21 | |
| Total income | 70.48 | 90.78 | 56.18 | 269.84 | |
| Profit before tax from continuing operations | 15.19 | 27.31 | 4.28 | 22.55 | |
| Loss before tax from discontinuing operations | - | (2.45) | (8.15) | (9.16) | |
| Profit after tax from continuing operations | 11.38 | 24.59 | 4.28 | 19.83 | |
| Loss after tax from discontinuing operations | - | (2.45) | (8.15) | (9.16) | |
| Total comprehensive income/(Loss) | 12.56 | 20.41 | (3.22) | 11.65 | |

- In July 2021, the Company has proposed to issue and allot up to 3000 redeemable, rated, listed, secured, non-convertible debentures of face value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 3,000 million and up to 3000 redeemable, unrated, unlisted, secured, non-convertible debentures with nominal value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 3,000 million in dematerialized form and in one or more tranches to identified subscriber.
Out of the above, the Company has issued 999 redeemable, rated, listed, secured, non-convertible debentures of face value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 999 million on 26 July 2021.
- Previous year's comparatives have been regrouped / reclassified wherever necessary to conform to the current year's presentation.

For and on behalf of Board of Directors of

Mac Charles (India) Limited

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Sartaj Sewa Singh

Director

Place : Bengaluru

Date: 10 August 2021

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Mac Charles (India) Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter ended 30 June 2021 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
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 the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

Walker Chandiook & Co LLP

5. The review of standalone unaudited quarterly financial results for the period ended 30 June 2020 included in the Statement was carried out and reported by B S R & Associates LLP who have expressed unmodified conclusion vide their review report dated 31 July 2020 whose report has been furnished to us and which has been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

**Ashish
Kedia**

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Ashish Kedia

Partner

Membership No. 215834

UDIN: 21215834AAAACM5022

Bengaluru

10 August 2021

MAC CHARLES (INDIA) LIMITED

CIN: L55101KA1979PLC003620

Registered office: 72/4, 1st Floor, Cunningham Road, Bangalore - 560052

Part I: Statement of unaudited Standalone Financial Results for the quarter ended 30 June 2021

(₹ in million except per share data)

| Sl. No | Particulars | Quarter ended | | | Year Ended |
|-----------|---|---------------|---------------|---------------|---------------|
| | | 30-Jun-21 | 31-Mar-21 | 30-Jun-20 | 31-Mar-21 |
| | | Unaudited | Audited | Unaudited | Audited |
| 1 | Income | | | | |
| | a) Revenue from operations | 60.54 | 58.90 | 54.84 | 230.91 |
| | b) Other income | 9.94 | 31.88 | 1.34 | 38.93 |
| | Total income (a+b) | 70.48 | 90.78 | 56.18 | 269.84 |
| 2 | Expenses | | | | |
| | a) Employee benefits expense | 5.50 | 4.68 | 7.14 | 21.33 |
| | b) Finance costs | 22.59 | 25.72 | 25.72 | 103.91 |
| | c) Depreciation and amortisation expense | 8.77 | 9.71 | 8.59 | 35.53 |
| | d) Other expenses | 18.43 | 23.36 | 10.45 | 86.52 |
| | Total expenses (a+b+c+d) | 55.29 | 63.47 | 51.90 | 247.29 |
| 3 | Profit before tax (1-2) | 15.19 | 27.31 | 4.28 | 22.55 |
| 4 | Tax expense | 3.81 | 2.72 | - | 2.72 |
| 5 | Profit from continuing operations after tax (3-4) | 11.38 | 24.59 | 4.28 | 19.83 |
| 6 | Loss from discontinued operations | - | (2.45) | (8.15) | (9.16) |
| 7 | Tax expense of discontinued operations | - | - | - | - |
| 8 | Loss from discontinued operations after tax (6-7) | - | (2.45) | (8.15) | (9.16) |
| 9 | Profit/(loss) for the period (5+8) | 11.38 | 22.14 | (3.87) | 10.67 |
| | Other comprehensive income | | | | |
| | Items that will not be reclassified to profit or loss, net of tax | | | | |
| | Items that will not be reclassified to profit or loss, net of tax : | | | | |
| | Remeasurements of defined benefit liability/(asset) | 0.05 | (1.09) | 0.03 | (1.02) |
| | Equity instruments through other comprehensive income - net changes in fair value | 1.13 | (0.64) | 0.88 | 2.00 |
| | Income tax relating to items that will not be reclassified to profit or loss | - | - | (0.26) | - |
| 10 | Other comprehensive income/(loss) for the period, net of tax | 1.18 | (1.73) | 0.65 | 0.98 |
| 11 | Total comprehensive income/(loss) for the period (9 +10) | 12.56 | 20.41 | (3.22) | 11.65 |
| 12 | Paid-up equity share capital (face value of ₹ 10 each) | 131.01 | 131.01 | 131.01 | 131.01 |
| 13 | Reserves excluding revaluation reserve | - | - | - | 2,780.38 |
| 14 | Earnings/(loss) per equity share (not annualised) | | | | |
| | Continuing operations | | | | |
| | (a) Basic (₹) | 0.87 | 1.88 | 0.33 | 1.51 |
| | (b) Diluted (₹) | 0.87 | 1.88 | 0.33 | 1.51 |
| | Discontinued operations | | | | |
| | (a) Basic (₹) | - | (0.19) | (0.62) | (0.70) |
| | (b) Diluted (₹) | - | (0.19) | (0.62) | (0.70) |
| | Continuing and discontinued operations | | | | |
| | (a) Basic (₹) | 0.87 | 1.69 | (0.30) | 0.81 |
| | (b) Diluted (₹) | 0.87 | 1.69 | (0.30) | 0.81 |

See accompanying notes to the financial results

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 72/4, 1st Floor, Cunningham Road, Bangalore - 560052

Notes:

- 1 The Statement of unaudited standalone financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter ended 30 June 2021 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in its meeting held on 10 August 2021.
- 2 The figures for the quarter ended 31 March 2021 in these standalone financial results are the balancing figures between audited figures in respect of full financial year and the published year to date figures up to the end of third quarter of the financial year. Also the figures up to the end of the third quarter of the respective financial year have only been reviewed and not subjected to audit. The Audit report of the Statutory Auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.
- 3 The financial results for the quarter ended 30 June 2020 was subjected to 'Limited Review' by the statutory auditors of the Company and they have issued an unmodified report. The review report of the statutory auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.
- 4 Pursuant to the provisions of Listing Agreement, the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The said financial results of the Company will also be made available on the Company's website www.maccharlesindia.com and also on the website of BSE (www.bseindia.com).
- 5 The unaudited standalone financial results of the Company have been prepared in accordance with Indian Accounting Standard ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standard) Amendment Rules, 2016 and in terms of Regulation 33 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 6 In accordance with Ind AS 108, Operating Segments, segment information has been provided in the unaudited consolidated financial results of the Company and therefore no separate disclosure on segment information is given in these standalone financial results.
- 7 In July 2021, the Company has proposed to issue and allot up to 3000 redeemable, rated, listed, secured, non-convertible debentures of face value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 3,000 million and up to 3000 redeemable, unrated, unlisted, secured, non-convertible debentures with nominal value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 3,000 million in dematerialized form and in one or more tranches to identified subscriber. Out of the above, the Company has issued 999 redeemable, rated, listed, secured, non-convertible debentures of face value of ₹ 10,00,000 each, aggregating to an amount of up to ₹ 999 million on 26 July 2021.
- 8 Previous period figures have been regrouped wherever necessary to match current period classification.

For and on behalf of Board of Directors of

Mac Charles (India) Limited

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Sartaj Sewa Singh
Director

Place : Bengaluru
Date: 10 August 2021