



**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

December 11, 2018

The Manager
Corporate Relationship Department
BSE Limited
Dalal Street
Mumbai – 400 001

The Manager
Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
BKC, Bandra (E), Mumbai 400 051

BSE Code: 501295

NSE Scrip Symbol: IITL

Dear Sir,

Sub: Unaudited Financial Results for the Quarter and half year ended September 30, 2018

In terms of the provisions of Regulations 30 (read with Part A of Schedule III) and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we attach herewith the following statements for the quarter and half year ended September 30, 2018, duly approved by the Board of Directors of the Company in its meeting held today, December 11, 2018.

- a) Unaudited Financial Results for the quarter and half year ended September 30, 2018.
- b) Limited Review Report of the Auditors of the Company for the quarter and half year ended September 30, 2018.

The meeting commenced at 1.45 p.m. and concluded at 4.30 p.m.

Kindly acknowledge the receipt.

Yours sincerely,
For **Industrial Investment Trust Limited**

Cumi Banerjee
CEO & Company Secretary



Encl: A/a

Copy to:
The Luxembourg Stock Exchange
Société de la Bourse de Luxembourg S.A.
BP 165 / L-2011 Luxembourg

CIN No. L65990MH1933PLC001998

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.

Tel.: (+91) 22-4325 0100 • Fax : (+91) 22-2265 1105

Email : iitl@iitlgroup.com • Website : www.iitlgroup.com

INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. office : Rajabhadur Mansion, 28, Bombay Samachar Marg, Mumbai 400 001.

Tel. No. 022-4325 0100, Fax No. 022-2265 1105 Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30.09.2018

(₹ in lakhs)

Sr No	Particulars	Quarter ended			Half year ended	
		30.09.2018 (Unaudited)	30.06.2018 (Unaudited)	30.09.2017 (Unaudited)	30.09.2018 (Unaudited)	30.09.2017 (Unaudited)
	Revenue					
1	Revenue from operations	64.04	77.53	125.45	141.57	120.63
2	Other income	357.09	367.10	303.13	724.19	618.90
3	Total Revenue	421.13	444.63	428.58	865.76	739.53
4	Expenses					
a)	Employee benefit expense	32.06	31.70	35.88	63.76	72.81
b)	Finance costs	-	-	0.01	-	0.07
c)	Depreciation and amortization expense	1.16	1.17	1.59	2.33	3.12
d)	Other expenses	58.41	59.39	65.78	117.80	396.21
e)	Provision for sub-standard and doubtful assets (net)	-	535.50	1.20	535.50	1,774.29
f)	Provision for diminution of value of investment	475.09	-	-	475.09	-
	Total expenses	566.72	627.76	104.46	1,194.48	2,246.50
5	Profit/(Loss) before tax	(145.59)	(183.13)	324.12	(328.72)	(1,506.97)
6	Tax expense					
-	Current tax	-	-	-	-	66.87
-	Deferred tax	(0.40)	-	87.90	(0.40)	(356.37)
	Total tax expense	(0.40)	-	87.90	(0.40)	(289.50)
7	Profit/(Loss) after tax	(145.19)	(183.13)	236.22	(328.32)	(1,217.47)
8	Other comprehensive income (OCI)					
	Items that will not be reclassified to profit or loss					
	Remeasurement of defined benefit liability/asset	(0.65)	(1.09)	(3.16)	(1.74)	(5.42)
	Tax on remeasurement of defined benefit - Actuarial gain/loss	0.17	0.28	(0.58)	0.45	-
	Other comprehensive income, net of tax	(0.48)	(0.81)	(3.74)	(1.29)	(5.42)
9	Total comprehensive income for the period	(144.71)	(182.32)	239.96	(327.03)	(1,212.05)
10	Paid up Equity Share Capital (Face value ₹ 10 each)	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
11	Earning per Equity Shares of ₹ 10 each (not annualised)					
-	Basic and Diluted	(0.64)	(0.81)	1.05	(1.46)	(5.40)



For Identification purpose only.

STATEMENT OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS AT 30.09.2018

(₹ in lakhs)		
Sr No	Particulars	As at 30.09.2018 (Unaudited)
I	ASSETS	
1	Non-current assets	
	Property, plant and equipment	35.09
	Investment Properties	0.68
	Financial assets	
	i) Investments	
	a. Investments in subsidiaries	6,076.49
	b. Investments in associates	6,618.43
	c. Investments in jointly controlled entity	34,000.00
	d. Other Investments	1,505.09
	ii) Loans	443.06
	Non Current Tax Assets	166.34
	Deferred tax assets (net)	621.90
	Other non-current assets	168.87
	Total non-current assets	49,635.95
2	Current assets	
	Financial assets	
	i) Loans	-
	ii) Cash and cash equivalents	31.59
	iii) Bank balances other than (ii) above	348.31
	iv) Other financial assets	28.43
	Other current assets	25.80
	Total current assets	434.13
	Total assets	50,070.08
II	EQUITY AND LIABILITIES	
1	EQUITY	
	Equity share capital	2,254.76
	Other equity	47,525.78
	Total equity	49,780.54
	LIABILITIES	
2.a	Non-current liabilities	
	Provisions	53.61
	Other non-current liabilities	157.64
	Total non-current liabilities	211.25
2.b	Current liabilities	
	Financial liabilities	
	i) Trade Payables	28.49
	ii) Other financial liabilities	23.59
	Provisions	16.04
	Current tax liabilities (net)	0.25
	Other current liabilities	9.92
	Total current liabilities	78.29
	Total liabilities	289.54
	Total equity and liabilities	50,070.08

For Identification Purpose only



Notes :

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on 11th December, 2018.
- The Company has adopted Indian Accounting Standard ("Ind AS") notified under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rule, 2015 from 1st April, 2018 and effective date of such transition is 1st April, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issues by the Reserve Bank of India ("RBI") (collectively referred to as "Previous GAAP"). Accordingly, the impact of the transition has been recorded in the opening reserves as at 1st April, 2017 and corresponding figures presented in these results have been restated / reclassified. However, in view of the evolving nature of the Financial Reporting requirements and modifications to the existing standards, the financial results for both the current and previous periods may undergo changes in line with such regulatory/legislative changes.

- As required by paragraph 32 of Ind AS 101, net profit/(loss) reconciliation between the figures reported under Previous GAAP and Ind AS is as under :

Particular	(₹ in lakhs)	
	Quarter ended 30.09.2017 (Unaudited)	Half Year ended 30.09.2017 (Unaudited)
Net Profit/(Loss) after tax as reported under Previous GAAP	(63.25)	(1,536.20)
Adjustments		
Recognition of financial assets at amortised cost based on effective interest rate	302.01	551.30
Impact of Expected Credit Loss on loans	1.20	49.45
Reversal of depreciation on assets held for sale	-	0.01
Remeasurement of financial assets	-	(276.61)
Reclassification of actuarial gain/loss on employee benefits to Other Comprehensive Income	(3.16)	(5.42)
Tax impact on above adjustments	(0.58)	-
Net Profit/(Loss) after tax as per Ind AS	236.22	(1,217.47)
Other Comprehensive income (net of taxes)	3.74	5.42
Total Comprehensive income as per Ind AS	239.96	(1,212.05)

- The Company is a Systemically Important Non-Deposit taking Non-Banking Financial Company and engaged primarily in the business of financing and accordingly there is no separate reportable segment as per Ind AS - 108 dealing with Operating Segments.
- Certain subsidiary/joint controlled entity are facing uncertainties as detailed below;
 - The Company has made an investment of ₹ 34,000 lakhs in Future Generali India Life Insurance Company Ltd. (FGILICL), a joint venture of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013. Between August 2016 to September 2018, FGILICL made five Rights Issues. The Company did not subscribe in any of the Rights Issues. With the increase in paid up capital on account of the Rights issue, the Company's equity stake in FGILICL has reduced to 18.80%.

The management views the investment in positive light as insurance industry plays a crucial role in the growth and development of the overall economy. There is a huge potential to be tapped across India for life insurance. Life Insurance Industry has a long gestation period and the Company views this as a long term investment. Having regard to the projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same, the management of the Company is of the view that, although the net-worth of FGILICL as at 31st March, 2018 has substantially eroded, there is no impairment in the value of investment of the Company in FGILICL as at 30th September, 2018.
 - As at 30th September, 2018, the Company has an investment in its subsidiary IITL Projects Limited having amount of ₹1,361.23 lakhs in equity shares and ₹3,741.25 lakhs in preference shares.

The unaudited financial results of the subsidiary have been prepared on a going concern basis, although the subsidiary is incurring continuous losses, except for the September 2018 quarter and the net worth of the subsidiary is negative as on 30th September, 2018.

The management estimates that the subsidiary has through its joint ventures adequate unsold inventories which on sale is expected to generate profits. However, as a matter of prudence, based on the prevailing market price of equity shares of subsidiary, the company has made an impairment provision of ₹475.09 lakhs towards equity investment as at 30th September, 2018.
- The Company has received letter from the Reserve Bank of India (RBI) dated 25th June, 2018. Vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%.

RBI vide its letter directed the Company to place the same in the ensuing Board Meeting and submit the Compliance Report on the action taken on the supervisory concerns. The Board of the Company in its meeting held on 13th August, 2018 discussed and deliberated on the issues raised by RBI, have formed an action plan for the same and submitted response to the RBI.
- Current tax inclusive of MAT credit entitlement amounting to ₹6.51 lakhs for the Quarter and Half Year ended 30th September 2018, and earlier tax expenses amounting to ₹66.87 lakhs for the half year ended 30th September, 2017.
- The Company has opted to publish only Standalone financial result, pursuant to option made available as per Regulation 33(3)(b)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

As permitted under circular no CIR/CFD/FAC/62/2016 dated 5th July, 2016 issued by SEBI, the Company has opted to avail exemption for submission of Ind AS compliant financial results and Balance sheet for the previous year ended 31st March, 2018.

As permitted under circulars no LIST/COMP/27/2018-19 dated 22th November, 2018 issued by BSE and NSE/CML/2018/32 dated 22th November, 2018 issued by NSE, the Company has opted to submission of financial statements as per the format prescribed by SEBI.
- The Statutory Auditors have carried out a Limited Review of the financial results for the quarter and half year ended 30th September, 2018. The Ind AS compliant financial results, pertaining to the quarter and half year ended 30th September, 2017 have not been subject to limited review by the Statutory Auditors. However, the Management has exercised necessary due diligence to ensure that such financial results provide a true and fair view of its affairs.

For Identification Purpose only

Place : Mumbai
Date : 11th December, 2018



For Industrial Investment Trust Limited

Bipin Agarwal
Director



Limited Review Report

To,
The Board of Directors
Industrial Investment Trust Limited

We have reviewed Unaudited Standalone Financial Results of Industrial Investment Trust Limited ("the Company") for the quarter and half year ended 30th September, 2018 which are included in the accompanying Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2018 and the Statement of unaudited standalone assets and liabilities as on date together with notes thereon ("the statement"). The statement has been prepared by the company pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations, 2015"), as modified by circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016. Attention is drawn to the fact that the figures for the corresponding quarter and half year ended 30th September, 2017, including the reconciliation of profit / loss under Ind AS of the corresponding quarter and half year with loss under previous GAAP, as reported in these financial results have been approved by Company's Board of Directors but have not been subject to review.

This statement is the responsibility of the Company's management and has been approved by the Board of Directors. Further, the Management is also responsible to ensure that the accounting policies used in preparation of this Statement are consistent with those used in preparation of the Company's opening unaudited Balance Sheet as at April 1, 2017 prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS") including the recognition and principles laid down in Ind AS 34 "Interim Financial Reporting" prescribed under Sec 133 of the Companies Act, 2013 and other recognised accounting practices and policies. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Financial Information Performed by the Independent Auditor of the Entity" 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 financial statements are free of material misstatement. A review is limited primarily to inquire of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



Based on our review as conducted above, nothing has come to our attention that causes us to believe that Statement has not been prepared in all material respects in accordance with Ind AS and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of Listing Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

We draw attention to Note 5(a) of the Statement. As stated in the Note, the net worth of Future Generali India Life Insurance Company Limited ("FGILICL"), a Joint Venture of the Company, as at 31st March, 2018 has substantially eroded. However, the Management of the Company is of the view, for the reasons stated in the note, that there is no impairment in the value of investment of the Company in FGILICL as at 30th September, 2018.

We draw attention to Note 5(b) of the Statement regarding investment in its subsidiary IITL Projects Limited. The subsidiary is incurring continuous losses and the net worth of the Company is negative as on 30.09.2018. The Management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 475.09 lakhs towards equity investment as at 30th September, 2018 is considered adequate.

We draw attention to Note 6 of the Statement. As stated in the Note, the Company has received letter from the Reserve Bank of India (RBI) vide letter dated June 25, 2018, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%. RBI vide its letter directed the Company to place the same in the ensuing Board Meeting and submit the Compliance Report on the action taken on the supervisory concerns. The Board of the Company in its meeting held on August 13, 2018 discussed and deliberated on the issues raised by RBI and have formed an action plan for the same and has submitted to the response to the RBI.

Our report is not modified in respect to above matters.



For Chaturvedi & Shah
Chartered Accountants
Firm Registration No: 101720W

Vitesh D. Gandhi
Partner
Membership No: 110248

Place: Mumbai

Date: 11th December, 2018