


Independent Auditor's Review Report on Quarterly/ Half yearly Unaudited Standalone Financial Results of Crest Ventures Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended

To
The Board of Directors
Crest Ventures Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of **Crest Ventures Limited** (the "Company") for the quarter and half year ended 30 September 2023 (the "Statement") being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. This 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 read with rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report 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 specified under Section 143(10) of the Companies Act, 2013 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 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 aforesaid Indian Accounting Standards (Ind AS) and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **MGB & Co LLP**
Chartered Accountants
Firm Registration Number 101169W/W-100035



Hitendra Bhandari
Partner

Membership Number 107832

Mumbai, 10 November 2023

UDIN: 23107832BGF WBE F 2426





CREST VENTURES LIMITED
STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023

(₹ in Lakhs)

Sr. No.	Particulars	STANDALONE					
		Quarter Ended			Half Year Ended		Year Ended
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	INCOME						
a	Revenue from Operations						
	- Interest income	4,463.50	1,490.49	1,455.23	5,953.99	2,359.17	5,243.63
	- Net gain on derecognition of financial instrument under cost category (refer note 3)	-	317.27	-	317.27	74,761.16	74,761.16
	- Net gain on fair value changes	179.49	203.47	229.39	382.96	378.19	486.46
	- Dividend income	70.13	0.59	18.38	70.72	18.38	48.54
	- License fees	63.56	62.43	59.88	125.99	111.56	282.31
	- Real estate and related services	391.72	386.80	112.89	778.52	215.55	738.63
	Total Revenue from Operations	5,168.40	2,461.05	1,875.77	7,629.45	77,844.01	81,560.73
b	Other Income	8.40	-	(0.87)	8.40	18.52	30.34
	Total Income from Operations	5,176.80	2,461.05	1,874.90	7,637.85	77,862.53	81,591.07
2	EXPENSES						
a	Finance Costs	551.01	531.76	258.83	1,082.77	698.32	1,059.67
b	Cost of Projects	221.05	219.49	-	440.54	-	292.07
c	Employee Benefit Expenses	214.46	201.89	184.97	416.35	281.35	624.16
d	Depreciation & Amortisation Expenses	74.06	72.93	70.62	146.99	128.57	289.46
e	Impairment/(Reversal of impairment) on financial assets (net)	97.96	21.28	141.67	119.24	915.34	566.87
f	Share of loss from limited liability partnership	(3.17)	94.72	147.73	91.55	1,673.71	2,073.48
g	Other Expenses	268.15	205.99	216.67	474.14	438.60	1,099.53
	Total Expenses	1,423.52	1,348.06	1,020.49	2,771.58	4,135.89	6,005.24
3	Profit / (Loss) from operations before Exceptional Items & Tax (1-2)	3,753.28	1,112.99	854.41	4,866.27	73,726.64	75,585.83
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3-4)	3,753.28	1,112.99	854.41	4,866.27	73,726.64	75,585.83
6	Tax Expenses						
a	Current Tax	771.52	244.30	330.00	1,015.82	16,200.00	16,268.26
b	Deferred Tax	41.19	45.02	(41.66)	86.21	(273.35)	(162.97)
7	Net Profit / (Loss) after tax (5-6)	2,940.57	823.67	566.07	3,764.24	57,799.99	59,480.54
8	Other Comprehensive Income						
a	Items that will not be reclassified to profit or loss (net of tax)						
	-Actuarial gain / (loss) on post retirement benefit plans	(8.85)	(7.97)	(23.84)	(16.82)	(20.62)	(31.86)
	-Net gain / (loss) on equity instruments designated at FVTOCI	1,727.29	2,158.10	1,000.28	3,885.39	524.87	(133.46)
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Total Other Comprehensive Income / (Loss)	1,718.44	2,150.13	976.44	3,868.57	504.25	(165.32)
9	Total Comprehensive Income / (Loss) (7+8)	4,659.01	2,973.80	1,542.51	7,632.81	58,304.24	59,315.22
10	Paid-up equity share capital (Face Value of ₹10/- each) (net of treasury shares)	2,819.68	2,819.68	2,844.98	2,819.68	2,844.98	2,819.68
11	Other Equity	-	-	-	-	-	84,614.40
12	Earning per share (EPS) (Face Value of ₹10/- each) (not annualised for the quarters)						
	Basic (in ₹)	10.43	2.92	1.99	13.35	203.17	209.47
	Diluted (in ₹)	10.34	2.90	1.99	13.23	203.17	209.07





CREST VENTURES LIMITED
STANDALONE STATEMENT OF ASSETS AND LIABILITIES

(₹ in Lakhs)

Sr. No.	Particulars	As at	As at
		30.09.2023	31.03.2023
		Unaudited	Audited
A	ASSETS		
(1)	Financial assets		
	Cash and cash equivalents	3,548.68	2,417.37
	Bank balance other than cash and cash equivalents	624.88	622.71
	Receivables	141.15	226.41
	Loans	44,484.41	35,761.97
	Investments	26,071.08	25,311.52
	Other financial assets	26,796.77	27,168.15
	Sub-total financial assets	1,01,666.97	91,508.13
(2)	Non-financial assets		
	Inventories	6,556.45	6,224.59
	Current tax assets (net)	150.17	264.36
	Deferred tax assets (net)	-	289.48
	Investment property	5,304.27	5,350.36
	Property, plant and equipment	853.56	948.70
	Intangible assets under development	13.92	-
	Other non-financial assets	1,945.71	435.64
	Sub-total non-financial assets	14,824.08	13,513.13
	TOTAL ASSETS	1,16,491.05	1,05,021.26
B	LIABILITIES AND EQUITY		
	LIABILITIES		
(1)	Financial liabilities		
	Trade payables		
	Due of micro enterprises and small enterprises	20.84	1.49
	Dues of creditors other than micro enterprises and small enterprises	283.34	182.22
	Debt securities	9,126.81	9,134.83
	Borrowings (other than debt securities)	5,546.48	5,770.62
	Other financial liabilities	254.27	376.67
	Lease liabilities	66.87	124.77
	Intercompany deposits	4,508.30	-
	Sub-total financial liabilities	19,806.91	15,590.60
(2)	Non-financial liabilities		
	Current tax liabilities (net)	1,221.22	1,704.37
	Deferred tax liabilities (net)	168.01	-
	Provisions	132.53	98.75
	Other non-financial liabilities	377.47	193.46
	Sub-total non-financial liabilities	1,899.23	1,996.58
(3)	Equity		
	Equity share capital	2,819.68	2,819.68
	Other equity	91,965.23	84,614.40
	Sub-total equity	94,784.91	87,434.08
	TOTAL LIABILITIES AND EQUITY	1,16,491.05	1,05,021.26





CREST VENTURES LIMITED
STANDALONE STATEMENT OF CASHFLOWS

(₹ in Lakhs)

Sr. No.	Particulars	Half Year Ended		Year Ended
		30.09.2023	30.09.2022	31.03.2023
		Unaudited	Unaudited	Audited
A	CASHFLOW FROM OPERATING ACTIVITIES			
	Profit / (Loss) Before Tax	4,866.27	73,726.64	75,585.83
	Adjustment for:			
	Depreciation, Amortisation and Impairment	146.99	128.57	289.46
	Net Gain on Derecognition of Financial Instruments under Cost Category	(317.27)	(74,761.16)	(74,761.16)
	Net gain on Fair Value Changes	(382.96)	(378.19)	(486.46)
	Dividend Income	(70.72)	(18.38)	(48.54)
	Interest on income tax refund	(8.40)	-	(11.80)
	Provision for Gratuity	8.25	15.58	11.97
	Provision for Compensated Absences	3.06	1.93	4.07
	Net (gain) / loss on Property, Plant and Equipment Sold / Discarded	-	(1.52)	(1.52)
	Impairment/(Reversal of impairment) on financial assets	119.24	915.34	566.87
	Share of loss from Limited Liability Partnership	91.55	1,673.71	2,073.48
	Operating profit before working capital changes	4,456.01	1,302.52	3,222.20
	Adjustments for:			
	(Increase) / Decrease in Trade and other receivables	(8,736.63)	(48,324.54)	(44,479.82)
	(Increase) / Decrease in Inventories	(331.85)	(1,169.11)	(1,723.20)
	Increase / (Decrease) in Trade and other payables	174.64	(19.17)	69.01
	Net adjustments	(8,893.84)	(49,512.82)	(46,134.01)
	Cash generated from / (used in) operations	(4,437.83)	(48,210.30)	(42,911.81)
	Direct taxes paid (net of refunds)	(1,510.06)	(7,397.72)	(14,527.72)
	NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES	(5,947.89)	(55,608.02)	(57,439.53)
B	CASHFLOW FROM INVESTING ACTIVITIES			
	Purchase of Property, Plant and Equipment, Intangible Asset and Investment Property (including capital advances and capital work in progress)	(1,269.42)	(2,499.82)	(1,864.13)
	Sale of Property, Plant and Equipment	-	3.42	3.45
	Dividend Income	67.92	18.38	48.54
	Purchase of Other Investments	(15,450.33)	(99,696.99)	(1,26,484.94)
	Purchase / Subscription of Investments in Subsidiaries and Associates	(99.50)	(5,157.00)	(6,275.00)
	Proceeds from Sale of Investments in Subsidiaries and Associates	547.25	86,771.00	86,771.00
	Proceeds from Sale of Other Investments	19,341.75	92,094.37	1,18,150.98
	Movement in Other Bank Balances	(2.17)	(101.31)	(603.85)
	NET CASH GENERATED FROM / (USED IN) INVESTING ACTIVITIES	3,135.50	71,432.05	69,746.05
C	CASHFLOW FROM FINANCING ACTIVITIES			
	Payment for Purchase of Treasury Shares	-	-	(480.09)
	Proceeds from issue of Debt Securities	-	-	9,090.00
	Proceeds from Borrowings (Other than Debt Securities)	-	4,175.00	4,175.00
	Repayment of Borrowings (Other than Debt Securities)	(224.14)	(3,911.47)	(4,125.54)
	Movement in Intercompany Deposits	4,508.30	(13,842.48)	(18,860.97)
	Payment of Lease Liabilities	(57.90)	(54.08)	(110.05)
	Dividend paid	(282.56)	(142.11)	(142.34)
	NET CASH GENERATED FROM / (USED IN) FINANCING ACTIVITIES	3,943.70	(13,775.14)	(10,453.99)
	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	1,131.31	2,048.89	1,852.53
	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD / YEAR	2,417.37	564.84	564.84
	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD / YEAR	3,548.68	2,613.73	2,417.37





Annexure 1A

Compliance related to disclosure of certain ratio and other financial information as required under Regulation 52(4) of the Listing Regulations.

Analytical Ratios and other disclosures based on Unaudited Standalone Financial Results:

(All amounts in ₹ lakhs, unless otherwise stated)

Sr. No.	Particulars	Half Year Ended	Year Ended
		30.09.2023	31.03.2023
		Unaudited	Audited
1	Debt-Equity ratio (no.of times)	0.20	0.17
2	Net Worth	94,784.91	87,434.08
3	Net Profit (loss) after tax	3,764.24	59,480.54
4	Earnings per share (face value of ₹10/- each) (not annualised for the interim period)		
	(a) Basic (in ₹)	13.35	209.47
	(b) Diluted (in ₹)	13.23	209.07
5	Total debts to total assets ratio	0.16	0.14
6	Net profit margin (%)	49.28%	72.90%
7	Sector specific equivalent ratio, as applicable		
	(a) Capital Adequacy Ratio (%)	80.24%	85.50%
	(b) Gross Stage -3 Assets %	-	-
	(c) Net Stage -3 Assets %	-	-
	(d) Provision coverage ratio for Stage-3 assets (PCR %)	-	-

Note:

- Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Bad debts to Accounts receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not applicable since the Company is Non Banking Financial Company registered under the Reserve Bank of India Act, 1934.
- Debt equity ratio = (Debt securities+Borrowings (other than debt securities)+Intercorporate Deposits / Total Equity).
- Net Worth = (Equity Share Capital + Other Equity).
- Total Debts to total assets= (Debt securities+Borrowings (other than debt securities)+Intercorporate Deposits / Total Assets).
- Net Profit Margin = Profit after Tax/Total Income.
- Capital Adequacy Ratio has been computed on a Standalone Basis as per RBI guidelines.
- Gross Stage -3 Assets % = Gross Stage - 3 Assets/Gross total loans.
- Net Stage -3 Assets % = (Gross stage- 3 assets less impairment loss allowance for stage -3 Assets)/ (Gross loan assets less impairment loss allowance for stage -3).
- Provision Coverage Ratio for Stage-3 assets (PCR %)= Carrying amount of impairment loss allowance for stage -3 Assets/ Gross stage-3 assets.



Independent Auditor's Review Report on Quarterly/ Half Yearly Unaudited Consolidated Financial Results of Crest Ventures Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended

To
The Board of Directors of
Crest Ventures Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of **Crest Ventures Limited** (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred as the "Group"), its associates and joint ventures for the quarter and half year ended 30 September 2023 (the "Statement") being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
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 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report 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 specified under Section 143(10) of the Companies Act, 2013 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. The Statement includes the result of following entities:

Holding Company
Crest Ventures Limited

Subsidiaries

- (i) Crest Finserv Limited
- (ii) Crest Fincap Advisors Private Limited
- (iii) Escort Developers Private Limited
- (iv) Crest Capital and Investment Private Limited
- (v) Crest Residency Private Limited
- (vi) Mane Green Private Limited
- (vii) Crest Corner Private Limited
- (viii) Crest Habitat Private Limited
- (ix) Eastview Infra Reality LLP
- (x) LA Visual Space Developers LLP
- (xi) Picotee Mansion LLP
- (xii) Southview Exquisite Homes LLP*
- (xiii) Westview Digi Reality LLP
- (xiv) Homeric Palatial Living LLP
- (xv) Multifarious Constructions LLP
- (xvi) SupernoX Infrastructures LLP



Associates/ Joint Ventures:

- i) Starboard Hotels Private Limited
- ii) Ramayana Realtors Private Limited
- iii) Classic Housing Projects Private Limited
- iv) Tamarind Global Services Private Limited
- v) TBOF Foods Private Limited
- vi) Southview Exquisite Homes LLP*
- vii) Hill View Developers (w.e.f. 29 May 2023)
- viii) VK 21 Realty LLP (w.e.f.22 August 2023)
- ix) Trinity Ventures

* ceased to be Subsidiary and became Associate w.e.f. 20 June 2023

Trust

- i) Crest Employees Welfare Trust (trust controlled by holding company)

5. We did not review the interim financial results of seven subsidiaries included in the consolidated unaudited financial results, whose interim financial statements reflect total assets of Rs 14,826.74 lakhs as at 30 September 2023, total revenues of Rs.971.29 lakhs and Rs 1,942.66 lakhs, total profit after tax of Rs.227.82 lakhs and Rs 400.28 lakhs and total comprehensive income of Rs.228.06 lakhs and Rs 400.77 lakhs for the quarter and half year ended 30 September 2023 respectively and net cash inflow of Rs 110.63 lakhs for the half year ended 30 September 2023, as considered in the consolidated unaudited financial results. These interim financial statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion is not modified in respect of these matters.
6. The consolidated unaudited financial results also include Group's share of net profit/ (loss) after tax of Rs. 19.24 lakhs and (Rs 30.04 lakhs) and total comprehensive income/ (loss) of Rs. 19.78 lakhs and (Rs 28.95 lakhs) in case of three associates for the quarter and half year ended 30 September 2023 respectively. These interim financial results have been reviewed by other auditors, whose reports have been furnished to us by the Management of the Company and our conclusion in so far as it relates to the affairs of such associates is based solely on the report of other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion is not modified in respect of these matters.
7. The Statement includes the financial results of eight subsidiaries, which have not been reviewed, whose interim financial information reflect total assets of Rs 7.00 lakhs as at 30 September 2023, total revenues of Rs. Nil lakhs and Rs Nil lakhs, net profit/ (loss) after tax of (Rs. 0.30 lakhs) and (Rs 0.31 lakhs) and total comprehensive income/ (loss) of (Rs. 0.30 lakhs) and (Rs 0.31 lakhs) for the quarter and half year ended 30 September 2023 respectively and total cash outflows of Rs 0.43 lakhs for the half year ended 30 September 2023. The Statement also includes the Group's share of net profit/ (loss) after tax of Rs. 27.38 lakhs and (Rs 13.35 lakhs) and total comprehensive income (loss) of Rs. 27.38 lakhs and (Rs 13.35 lakhs) for the quarter and half year ended 30 September 2023 respectively in respect of five associates and one joint venture. These interim financial statements have been provided to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint venture, are based solely on such unreviewed interim financial information. According to the information and explanations given to us by the management, these interim financial information are not material to the Group. Our conclusion is not modified in respect of these matters.

8. Based on our review conducted as stated in Paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 5 and 6 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 the aforesaid Indian Accounting Standards (Ind AS) and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **MGB & Co LLP**
Chartered Accountants
Firm Registration Number 101169WW-100035



Hitendra Bhandari
Partner

Membership Number 107832
Mumbai, 10 November 2023

UDIN: 23107832BGWBEG5497





CREST VENTURES LIMITED

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023

(₹ in Lakhs)

Sr. No.	Particulars	CONSOLIDATED					
		Quarter Ended		30.09.2022	Half Year Ended		Year Ended
		30.09.2023	30.06.2023		30.09.2023	30.09.2022	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	INCOME						
a	Revenue from Operations						
	- Interest income	4,666.24	1,693.60	1,630.52	6,359.84	2,606.72	5,899.14
	- Net gain on derecognition of financial instrument under cost category (refer note 3)	-	-	-	-	54,725.77	54,725.77
	- Net gain on fair value changes	318.99	184.61	228.71	503.60	410.06	550.76
	- Dividend income	70.13	0.59	18.38	70.72	18.38	48.54
	- Income from securities trading	8.87	89.91	81.97	98.78	133.10	336.78
	- License fees	63.56	62.43	59.88	125.99	111.56	282.31
	- Real estate and related services	391.72	386.80	112.89	778.52	215.55	738.63
	- Financial and related services	519.41	542.46	570.72	1,061.87	1,156.82	2,180.07
	- Sale - products	79.24	143.45	-	222.69	-	292.53
	Total Revenue from Operations	6,118.16	3,103.85	2,703.07	9,222.01	59,377.96	65,054.53
b	Other Income	8.51	0.01	(0.77)	8.52	19.39	30.62
	Total Income from Operations	6,126.67	3,103.86	2,702.30	9,230.53	59,397.35	65,085.15
2	EXPENSES						
a	Finance Costs	570.66	570.29	267.38	1,140.95	715.70	1,142.48
b	Net loss on derecognition of financial instrument under cost category	-	3.76	-	3.76	-	-
c	Cost of Projects	221.05	219.49	-	440.54	-	292.07
d	Cost of Products Sold	67.10	72.31	-	139.41	-	161.43
e	Employee Benefit Expenses	518.76	516.72	541.96	1,035.48	957.62	1,940.66
f	Depreciation & Amortisation Expenses	115.66	114.68	96.03	230.34	179.38	420.37
g	Impairment/(Reversal of impairment) on financial assets (net)	81.13	17.09	140.09	98.22	916.78	570.38
h	Share of loss from limited liability partnership	(3.18)	94.73	147.73	91.55	1,673.71	2,073.48
i	Other Expenses	518.45	454.30	411.63	972.75	807.63	1,993.63
	Total Expenses	2,089.63	2,063.37	1,604.82	4,153.00	5,250.82	8,594.50
3	Profit / (Loss) from operations before Exceptional Items & tax (1-2)	4,037.04	1,040.49	1,097.48	5,077.53	54,146.53	56,490.65
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3-4)	4,037.04	1,040.49	1,097.48	5,077.53	54,146.53	56,490.65
6	Tax Expenses						
a	Current Tax	827.68	314.06	403.50	1,141.74	17,690.50	17,896.65
b	Deferred Tax	39.41	51.67	(48.75)	91.08	(282.61)	(179.39)
7	Net Profit / (Loss) after tax (5-6)	3,169.95	674.76	742.73	3,844.71	36,738.64	38,773.39
8	Add: Share of Profit / (Loss) of Associates	47.15	(89.47)	26.18	(42.32)	699.33	812.61
9	Net Profit / (Loss) after tax and Share of Profit / (Loss) from Associates (7+8)	3,217.10	585.29	768.91	3,802.39	37,437.97	39,586.00
10	Other Comprehensive Income						
a	Items that will not be reclassified to profit or loss (net of tax)						
	- Actuarial gain / (loss) on post retirement benefit plans	(8.61)	(7.72)	(35.07)	(16.33)	(28.68)	(30.88)
	- Net gain / (loss) on equity instruments designated at FVTOCI	1,727.29	2,158.10	1,000.29	3,885.39	524.88	(133.46)
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Total Other Comprehensive Income / (Loss)	1,718.68	2,150.38	965.22	3,869.06	496.20	(164.34)
11	Total Comprehensive Income / (Loss) (9+10)	4,935.78	2,735.67	1,734.13	7,671.45	37,934.17	39,421.66
12	Net Profit attributable to :						
	Owners of parent	3,217.10	585.29	768.91	3,802.39	37,437.97	39,586.00
	Non-controlling interests	(0.00)	(0.00)	-	(0.00)	-	(0.00)
13	Other Comprehensive Income / (Loss) attributable to :						
	Owners of parent	1,718.68	2,150.38	965.22	3,869.06	496.20	(164.34)
	Non-controlling interests	-	-	-	-	-	-
14	Total Comprehensive Income / (Loss) attributable to :						
	Owners of parent	4,935.78	2,735.67	1,734.13	7,671.45	37,934.17	39,421.66
	Non-controlling interests	(0.00)	(0.00)	-	(0.00)	-	(0.00)
15	Paid-up equity share capital (Face Value of ₹10/- each) (net of treasury shares)	2,819.68	2,819.68	2,844.98	2,819.68	2,844.98	2,819.68
16	Other Equity	-	-	-	-	-	95,021.35
17	Earning per share (EPS) (Face Value of ₹10/- each) (not annualised for the quarters)						
	Basic (in ₹)	11.41	2.08	2.70	13.49	131.59	139.41
	Diluted (in ₹)	11.31	2.06	2.70	13.37	131.59	139.14





CREST VENTURES LIMITED
CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES

(₹ in Lakhs)

Sr. No.	Particulars	As at	As at
		30.09.2023	31.03.2023
		Unaudited	Audited
A	ASSETS		
(1)	Financial assets		
	Cash and cash equivalents	4,154.80	2,951.96
	Bank balance other than cash and cash equivalents	737.89	733.04
	Trade receivables	474.19	674.99
	Loans	50,606.32	42,361.11
	Investments	29,082.99	28,606.22
	Other financial assets	27,143.58	27,565.32
	Sub-total financial assets	1,12,199.77	1,02,892.64
(2)	Non-financial assets		
	Inventories	6,641.61	6,358.86
	Current tax assets (net)	329.45	434.23
	Deferred tax assets	101.20	365.68
	Investment property	5,304.27	5,350.37
	Property, plant and equipment	1,065.77	1,243.93
	Intangible assets	6.09	8.81
	Intangible assets under development	13.92	14.36
	Other non-financial assets	3,228.03	1,670.16
	Sub-total non-financial assets	16,690.34	15,446.40
	TOTAL ASSETS	1,28,890.11	1,18,339.04
B	LIABILITIES AND EQUITY		
	LIABILITIES		
(1)	Financial liabilities		
	Trade payables		
	Due of micro enterprises and small enterprises	25.95	5.20
	Dues of creditors other than micro enterprises and small enterprises	287.91	194.86
	Debt securities	9,160.81	9,168.83
	Borrowings (Other than debt securities)	6,994.95	8,091.57
	Other financial liabilities	328.70	517.56
	Lease liabilities	124.32	236.18
	Intercompany deposits	4,508.30	-
	Sub-total financial liabilities	21,430.94	18,214.20
(2)	Non-financial liabilities		
	Current tax liabilities (net)	1,288.20	1,766.10
	Provisions	301.00	262.96
	Deferred tax liabilities	201.95	3.89
	Other non-financial liabilities	437.45	250.78
	Sub-total non-financial liabilities	2,228.60	2,283.72
(3)	Equity		
	Equity share capital	2,819.68	2,819.68
	Other equity	1,02,410.83	95,021.35
	Equity attributable to owners of the Company	1,05,230.51	97,841.03
	Non-controlling interest	0.06	0.08
	Sub-total equity	1,05,230.57	97,841.11
	TOTAL LIABILITIES AND EQUITY	1,28,890.11	1,18,339.04





CREST VENTURES LIMITED
CONSOLIDATED STATEMENT OF CASHFLOW

(₹ in Lakhs)

Sr. No.	Particulars	Half Year Ended		Year Ended
		30.09.2023	30.09.2022	31.03.2023
		Unaudited	Unaudited	Audited
A	CASHFLOW FROM OPERATING ACTIVITIES			
	Profit / (Loss) Before Tax	5,077.53	54,146.53	56,490.65
	Adjustment for:			
	Depreciation, Amortisation and Impairment	230.34	179.38	420.37
	Net Gain on Derecognition of Financial Instruments under Cost Category	3.76	(54,725.77)	(54,725.77)
	Net gain on Fair Value Changes	(503.60)	(420.86)	(550.76)
	Dividend Income	(70.72)	(18.38)	(48.54)
	Interest Income	(416.78)	(304.63)	(796.29)
	Interest on Income Tax Refund	(8.40)	-	-
	Provision for Gratuity	23.17	30.50	41.81
	Provision for Compensated Absences	7.48	0.28	(4.76)
	Finance Cost	0.01	4.89	10.33
	Net (gain) / loss on Property, Plant and Equipment Sold / Discarded	(0.01)	(1.77)	(1.77)
	Share issue expenses	-	-	11.00
	Intangible Asset under Development Written Off	15.39	-	-
	Impairment/(Reversal of impairment) on financial assets	98.22	916.78	570.38
	Share of loss from Limited Liability Partnership	91.55	1,673.71	2,073.48
	Operating profit before working capital changes	4,547.94	1,480.66	3,490.13
	Adjustments for:			
	(Increase) / Decrease in Trade and other receivables	(8,169.76)	(52,192.05)	(49,956.92)
	(Increase) / Decrease in Trading investments	1,067.29	(4,738.09)	(3,552.77)
	(Increase) / Decrease in Inventories	(282.74)	(1,181.61)	(1,857.47)
	Increase / (Decrease) in Trade and other Payables	105.51	56.32	69.31
	Net adjustments	(7,279.70)	(58,055.43)	(55,297.85)
	Cash generated from / (used in) operations	(2,731.76)	(56,574.77)	(51,807.72)
	Direct taxes paid (net of refunds)	(1,637.89)	(8,129.56)	(16,151.23)
	NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES	(4,369.65)	(64,704.33)	(67,958.95)
B	CASHFLOW FROM INVESTING ACTIVITIES			
	Purchase of Property, Plant and Equipment, Intangible Asset and Investment Property (including capital advances and capital work in progress)	(1,272.23)	(2,509.18)	(2,067.53)
	Sale of Property, Plant and Equipment	0.01	3.97	3.94
	Purchase of Other Investments	(18,379.40)	(1,05,206.94)	(1,33,215.24)
	Purchase / Subscription of Investments in Associates	(1,114.64)	(4,855.00)	(6,055.00)
	Proceeds from Sale of Investments in Associates	547.24	93,600.00	93,600.00
	Proceeds from Sale of Other Investments	22,258.80	98,510.27	1,25,915.55
	Dividend Income	67.93	18.38	48.54
	Movement in Other Bank Balances	(4.86)	(107.24)	(608.16)
	Interest Received	449.23	135.12	604.31
	NET CASH GENERATED FROM / (USED IN) INVESTING ACTIVITIES	2,552.08	79,589.38	78,226.41
C	CASHFLOW FROM FINANCING ACTIVITIES			
	Payment for Purchase of Treasury Shares	-	-	(480.09)
	Proceeds from issue of Debt Securities	-	-	9,090.00
	Proceeds from Borrowings (Other than Debt Securities)	-	5,767.67	6,495.60
	Repayment of Borrowings (Other than Debt Securities)	(1,096.62)	(3,911.47)	(4,125.53)
	Movement in Intercompany Deposits	4,508.30	(13,842.49)	(18,851.15)
	Payment of Lease liabilities	(107.70)	(95.97)	(203.74)
	Dividend Paid	(282.55)	(142.11)	(142.34)
	Partner's Contribution to Capital account	-	-	0.08
	Share issue expenses	-	-	(11.00)
	Finance Cost	(1.02)	-	(1.90)
	NET CASH GENERATED FROM / (USED IN) FINANCING ACTIVITIES	3,020.41	(12,224.37)	(8,230.07)
	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	1,202.84	2,660.68	2,037.39
	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD / YEAR	2,951.96	914.57	914.57
	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD / YEAR	4,154.80	3,575.25	2,951.96





CREST VENTURES LIMITED
CONSOLIDATED SEGMENT REVENUE, SEGMENT RESULTS, SEGMENT ASSETS & SEGMENT LIABILITIES

(₹ in Lakhs)

Particulars	CONSOLIDATED					
	Quarter Ended			Half Year Ended		Year Ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
Investing & Financial Activities	1,954.22	1,849.70	1,854.89	3,803.92	57,741.12	60,864.33
Broking & Related Activities	514.73	534.79	577.43	1,049.52	1,165.58	2,184.99
Real Estate & Related Activities	3,578.33	575.87	269.98	4,154.20	490.65	1,742.99
Others	79.39	143.50	-	222.89	-	292.84
Total	6,126.67	3,103.86	2,702.30	9,230.53	59,397.35	65,085.15
Segment Results						
Investing & Financial Activities	1,245.44	1,155.72	1,236.03	2,401.16	54,328.24	56,902.36
Broking & Related Activities	26.97	56.25	57.87	83.22	163.21	204.41
Real Estate & Related Activities	2,867.64	(138.50)	(152.44)	2,729.14	(286.21)	(453.00)
Others	(51.01)	(24.20)	(11.95)	(75.21)	(16.65)	(83.32)
Total	4,089.04	1,049.27	1,129.51	5,138.31	54,188.59	56,570.45
Less: Unallocated Expenses (Net of Unallocated Income)	52.00	8.78	32.03	60.78	42.06	79.80
Total Profit / (Loss) Before Tax	4,037.04	1,040.49	1,097.48	5,077.53	54,146.53	56,490.65
Segment Assets						
Investing & Financial Activities	80,276.59	78,411.82	81,185.94	80,276.59	81,185.94	71,588.19
Broking & Related Activities	1,204.92	1,333.17	1,140.20	1,204.92	1,140.20	1,141.29
Real Estate & Related Activities	42,420.94	44,132.50	34,274.70	42,420.94	34,274.70	41,165.31
Others	388.94	547.55	288.81	388.94	288.81	604.26
Unallocable	4,598.72	2,726.20	3,783.47	4,598.72	3,783.47	3,839.99
Total	1,28,890.11	1,27,151.24	1,20,673.12	1,28,890.11	1,20,673.12	1,18,339.04
Segment Liabilities						
Investing & Financial Activities	20,705.88	23,537.66	12,644.80	20,705.88	12,644.80	17,308.47
Broking & Related Activities	304.36	504.71	533.77	304.36	533.77	397.59
Real Estate & Related Activities	1,102.96	976.15	976.88	1,102.96	976.88	934.44
Others	53.98	80.71	5.46	53.98	5.46	84.64
Unallocable	1,492.36	1,475.23	9,678.60	1,492.36	9,678.60	1,772.79
Total	23,659.54	26,574.46	23,839.51	23,659.54	23,839.51	20,497.93





Annexure 1B

Compliance related to disclosure of certain ratio and other financial information as required under Regulation 52(4) of the Listing Regulations.

Analytical Ratios and other disclosures based on Unaudited Consolidated Financial Results:

(All amounts in ₹ lakhs, unless otherwise stated)

Sr. No.	Particulars	Half Year Ended	Year Ended
		30.09.2023	31.03.2023
		Unaudited	Audited
1	Debt-Equity ratio (no of times)	0.20	0.18
2	Net Worth	1,05,230.51	97,841.03
3	Net Profit (loss) after tax	3,802.39	39,586.00
4	Earnings per share (face value of ₹10/- each) (not annualised for the interim period)		
	(a) Basic (in ₹)	13.49	139.41
	(b) Diluted (in ₹)	13.37	139.14
5	Total debts to total assets ratio	0.16	0.15
6	Net profit margin (%) (Profit after Tax/Total Income)	41.19%	60.82%
7	Sector specific equivalent ratio, as applicable		
	(a) Gross Stage -3 Assets %	-	-
	(b) Net Stage -3 Assets %	-	-
	(c) Provision coverage ratio for Stage-3 assets (PCR %)	-	-

Note:

Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Bad debts to Accounts receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not relevant as the Group is engaged in Financing Activities.





Notes:	
1	The above financial results have been reviewed by the Audit Committee and on its recommendation have been approved by the Board of Directors at its meeting held on November 10, 2023 pursuant to Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015. The same has also been subjected to Limited Review by the Statutory Auditors.
2	This financial results has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
3	During the half year ended September 30, 2022 the Company alongwith its wholly owned subsidiary Escort Developers Private Limited, sold their entire stake constituting 50% of the paid up equity share capital of Classic Mall Development Company Limited, an associate of the Company for an aggregate consideration of ₹936.00 Crores, resulting into realised profit of ₹747.61 Crores on standalone basis and ₹547.26 Crores on a consolidated basis respectively.
4	Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached in Annexure 1A and 1B respectively.
5	The Company had given a deposit of ₹150 Crores against Joint Development Agreement ("JDA") in the earlier periods. Subsequent to the half year ended September 30, 2023, the Company has entered into an agreement, in terms of which, the deposit is converted into an Inter Corporate Loan and interest of ₹30.19 Crores (since realised) from the date the deposit was given, is accounted during the quarter.
6	Previous quarter / year's figures have been regrouped / reclassified, wherever considered necessary.

Place: Mumbai

Date : November 10, 2023



For Crest Ventures Limited,

Vijay Choraria
Managing Director
[DIN: 00021446]