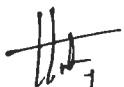


Independent Auditor's Review Report on Quarterly Unaudited Standalone Financial Results of Crest Ventures Limited pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended

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 ended 30 June 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.
5. The review of unaudited standalone financial results for the period ended 30 June 2022 included in the Statement was carried out and reported by Pathak H.D. and Associates LLP, Chartered Accountants, who has expressed unmodified conclusion vide their review report dated 12 August 2022, 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 Opinion is not modified in respect of this matter.

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



Hitendra Bhandari

Partner

Membership Number 107832

Mumbai, 11 August 2023

UDIN: 23107832BQWAZU4020





CREST VENTURES LIMITED
STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2023

(₹ in Lakhs)

Sr. No.	Particulars	STANDALONE			
		Quarter Ended		Year Ended	
		30.06.2023	31.03.2023 (refer note 5)	30.06.2022	31.03.2023
		Unaudited	Audited	Unaudited	Audited
1	INCOME				
a	Revenue from Operations				
	- Interest income	1,490.49	1,473.82	903.94	5,243.63
	- Net gain on derecognition of financial instrument under cost category (refer note 3)	317.27	-	74,761.16	74,761.16
	- Net gain on fair value changes	203.47	(6.52)	148.80	486.46
	- Dividend income	0.59	26.49	-	48.54
	- License fees	62.43	107.77	51.68	282.31
	- Real estate and related services	386.80	297.47	102.66	738.63
	Total Revenue from Operations	2,461.05	1,899.03	75,968.24	81,560.73
b	Other Income	0.00	11.80	19.39	30.34
	Total Income from Operations	2,461.05	1,910.83	75,987.63	81,591.07
2	EXPENSES				
a	Finance Costs	531.76	179.94	439.49	1,059.67
b	Cost of Projects	219.49	183.34	-	292.07
c	Employee Benefit Expenses	201.89	178.45	96.38	624.16
d	Depreciation & Amortisation Expenses	72.93	81.15	57.95	289.46
e	Impairment/(Reversal of impairment) on financial assets (net)	21.28	(26.79)	773.67	566.87
f	Share of loss from limited liability partnership	94.72	100.91	1,525.98	2,073.48
g	Other Expenses	205.99	432.31	221.93	1,099.53
	Total Expenses	1,348.06	1,129.31	3,115.40	6,005.24
3	Profit / (Loss) from operations before Exceptional Items & Tax (1-2)	1,112.99	781.52	72,872.23	75,585.83
4	Exceptional Items	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3-4)	1,112.99	781.52	72,872.23	75,585.83
6	Tax Expenses				
a	Current Tax	244.30	(201.74)	15,870.00	16,268.26
b	Deferred Tax	45.02	3.98	(231.69)	(162.97)
7	Net Profit / (Loss) after tax (5-6)	823.67	979.28	57,233.92	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	(7.97)	(6.47)	3.22	(31.86)
	-Net gain / (loss) on equity instruments designated at FVTOCI	2,158.10	(1,345.76)	(475.41)	(133.46)
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-
	Total Other Comprehensive Income / (Loss)	2,150.13	(1,352.23)	(472.19)	(165.32)
9	Total Comprehensive Income / (Loss) (7+8)	2,973.80	(372.95)	56,761.73	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
11	Other Equity	-	-	-	84,614.40
12	Earning per share (EPS) (Face Value of ₹10/- each) (not annualised for the quarters)				
	Basic (in ₹)	2.92	3.45	201.18	209.47
	Diluted (in ₹)	2.90	3.44	201.18	209.07





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	Quarter Ended	Year Ended
		30.06.2023	31.03.2023
		Unaudited	Audited
1	Debt-Equity ratio (no.of times)	0.21	0.17
2	Net Worth	90,407.88	87,434.08
3	Net Profit (loss) after tax	823.67	59,480.54
4	Earnings per share (face value of ₹10/- each) (not annualised for the interim period)		
	(a) Basic (in ₹)	2.92	209.47
	(b) Diluted (in ₹)	2.90	209.07
5	Total debts to total assets ratio	0.17	0.14
6	Net profit margin (%)	33.47%	72.90%
7	Sector specific equivalent ratio, as applicable		
	(a) Capital Adequacy Ratio (%)	79.93%	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 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 venture for the quarter ended 30 June 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) Crest Employees Welfare Trust
- (x) Eastview Infra Reality LLP
- (xi) LA Visual Space Developers LLP



- (xv) Homeric Palatial Living LLP
- (xvi) Multifarious Constructions LLP
- (xvii) 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) Trinity Ventures

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

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 revenues of Rs.971.37 lakhs for the quarter ended 30 June 2023, total profit after tax of Rs.172.46 lakhs for the quarter ended 30 June 2023 and total comprehensive income of Rs.172.71 lakhs for the quarter ended 30 June 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. 49.28 lakhs) and total comprehensive profit/ (loss) of (Rs. 48.73 lakhs) in case of three associates for the quarter ended 30 June 2023. 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 revenues of Rs. Nil lakhs, net profit/ (loss) after tax of (Rs. 0.00 lakhs) and total comprehensive income/ (loss) of (Rs. 0.00 lakhs) for the quarter ended 30 June 2023 are considered in the Statement. The Statement also includes the Group's share of net profit/ (loss) after tax of (Rs. 40.74 lakhs) and total comprehensive income (loss) of (Rs. 40.74 lakhs) for the quarter ended 30 June 2023 in respect of four 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.

9. The review of unaudited consolidated financial results for the period ended 30 June 2022 included in the Statement was carried out and reported by Pathak H.D. and Associates LLP, Chartered Accountants, who has expressed unmodified conclusion vide their review report dated 12 August 2022, 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 Opinion is not modified in respect of this matter.

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



Hitendra Bhandari
Partner

Membership Number 107832
Mumbai, 11 August 2023

UDIN: **23107832BQWAZV8577**





CREST VENTURES LIMITED

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2023

(₹ in Lakhs)

Sr. No.	Particulars	CONSOLIDATED			
		Quarter Ended		Year Ended	
		30.06.2023	31.03.2023 (refer note 5)	30.06.2022	31.03.2023
		Unaudited	Audited	Unaudited	Audited
1	INCOME				
a	Revenue from Operations				
	- Interest income	1,693.60	1,701.02	976.20	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	184.61	(1.05)	181.35	550.76
	- Dividend income	0.59	26.49	-	48.54
	- Income from securities trading	89.91	96.76	51.13	336.78
	- License fees	62.43	107.77	51.68	282.31
	- Real estate and related services	386.80	297.47	102.66	738.63
	- Financial and related services	542.46	550.14	586.10	2,180.07
	- Sale - products	143.45	241.89	-	292.53
	Total Revenue from Operations	3,103.85	3,020.49	56,674.89	65,054.53
b	Other Income	0.01	11.67	20.16	30.62
	Total Income from Operations	3,103.86	3,032.16	56,695.05	65,085.15
2	EXPENSES				
a	Finance Costs	570.29	225.05	448.32	1,142.48
b	Net loss on derecognition of financial instrument under cost category	3.76	-	-	-
c	Cost of Projects	219.49	183.34	-	292.07
d	Cost of Products Sold	72.31	147.37	-	161.43
e	Employee Benefit Expenses	516.72	486.14	415.66	1,940.66
f	Depreciation & Amortisation Expenses	114.68	129.10	83.35	420.37
g	Impairment/(Reversal of impairment) on financial assets (net)	17.09	(18.63)	776.69	570.38
h	Share of loss from limited liability partnership	94.73	100.91	1,525.98	2,073.48
i	Other Expenses	454.30	725.70	396.00	1,993.63
	Total Expenses	2,063.37	1,978.98	3,646.00	8,594.50
3	Profit / (Loss) from operations before Exceptional Items & tax (1-2)	1,040.49	1,053.18	53,049.05	56,490.65
4	Exceptional Items	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3-4)	1,040.49	1,053.18	53,049.05	56,490.65
6	Tax Expenses				
a	Current Tax	314.06	(122.54)	17,287.00	17,896.65
b	Deferred Tax	51.67	(6.67)	(233.86)	(179.39)
7	Net Profit / (Loss) after tax (5-6)	674.76	1,182.39	35,995.91	38,773.39
8	Add: Share of Profit / (Loss) of Associates	(89.47)	39.42	673.15	812.61
9	Net Profit / (Loss) after tax and Share of Profit / (Loss) from Associates (7+8)	585.29	1,221.81	36,669.06	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	(7.72)	6.59	6.39	(30.88)
	- Net gain / (loss) on equity instruments designated at FVTOCI	2,158.10	(1,345.76)	(475.41)	(133.46)
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-
	Total Other Comprehensive Income / (Loss)	2,150.38	(1,339.17)	(469.02)	(164.34)
11	Total Comprehensive Income / (Loss) (9+10)	2,735.67	(117.36)	36,200.04	39,421.66
12	Net Profit attributable to :				
	Owners of parent	585.29	1,221.81	36,669.06	39,586.00
	Non-controlling interests	(0.00)	(0.00)	-	(0.00)
13	Other Comprehensive Income / (Loss) attributable to :				
	Owners of parent	2,150.38	(1,339.17)	(469.02)	(164.34)
	Non-controlling interests	-	-	-	-
14	Total Comprehensive Income / (Loss) attributable to :				
	Owners of parent	2,735.67	(117.36)	36,200.04	39,421.66
	Non-controlling interests	(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
16	Other Equity	-	-	-	95,021.36
17	Earning per share (EPS) (Face Value of ₹10/- each) (not annualised for the quarters)				
	Basic (in ₹)	2.08	4.30	128.89	139.41
	Diluted (in ₹)	2.06	4.29	128.89	139.14



[Handwritten Signature]



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

(₹ in Lakhs)

Particulars	CONSOLIDATED			
	Quarter Ended		Year Ended	
	30.06.2023	31.03.2023 (refer note 5)	30.06.2022	31.03.2023
	Unaudited	Audited	Unaudited	Audited
Segment Revenue				
Investing & Financial Activities	1,849.70	1,423.94	55,886.23	60,864.33
Broking & Related Activities	534.79	543.92	588.15	2,184.99
Real Estate & Related Activities	575.87	822.10	220.67	1,742.99
Others	143.50	242.20	-	292.84
Total	3,103.86	3,032.16	56,695.05	65,085.15
Segment Results				
Investing & Financial Activities	1,155.72	1,060.55	53,092.21	56,902.36
Broking & Related Activities	56.25	60.72	105.34	204.41
Real Estate & Related Activities	(138.50)	4.55	(133.77)	(453.00)
Others	(24.19)	(41.68)	(4.69)	(83.32)
Total	1,049.27	1,084.14	53,059.09	56,570.45
Less: Unallocated Expenses (Net of Unallocated Income)	8.78	30.96	10.04	79.80
Total Profit / (Loss) Before Tax	1,040.49	1,053.18	53,049.05	56,490.65
Segment Assets				
Investing & Financial Activities	78,411.82	71,588.19	86,014.06	71,588.19
Broking & Related Activities	1,333.17	1,141.29	1,251.75	1,141.29
Real Estate & Related Activities	44,132.50	41,165.31	30,697.58	41,165.31
Others	547.55	604.26	-	604.26
Unallocable	2,726.20	3,839.99	2,829.72	3,839.99
Total	1,27,151.24	1,18,339.04	1,20,793.11	1,18,339.04
Segment Liabilities				
Investing & Financial Activities	23,537.66	17,308.47	9,094.40	17,308.47
Broking & Related Activities	504.71	397.59	603.48	397.59
Real Estate & Related Activities	976.15	934.44	1,004.01	934.44
Others	80.71	84.64	-	84.64
Unallocable	1,475.23	1,772.79	14,849.49	1,772.79
Total	26,574.46	20,497.93	25,551.38	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	Quarter Ended	Year Ended
		30.06.2023	31.03.2023
		Unaudited	Audited
1	Debt-Equity ratio (no.of times)	0.23	0.18
2	Net Worth	1,00,576.70	97,841.04
3	Net Profit (loss) after tax	585.29	39,586.00
4	Earnings per share (face value of ₹10/- each) (not annualised for the interim period)		
	(a) Basic (in ₹)	2.08	139.41
	(b) Diluted (in ₹)	2.06	139.14
5	Total debts to total assets ratio	0.18	0.15
6	Net profit margin (%) (Profit after Tax/Total Income)	18.86%	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 August 11, 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 quarter ended June 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 ₹93,600.00 Lakhs, resulting into realised profit of ₹74,761.16 Lakhs on standalone basis and ₹54,725.77 Lakhs 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 figures for the quarter ended 31st March, 2023 mentioned in the above financial results are the balancing figures between the audited figures for the whole financial year(s) and the year to date unaudited figures published up to the third quarter of the said financial years.
6	Previous quarter / year's figures have been regrouped / reclassified, wherever considered necessary.

Place: Mumbai
Date : August 11, 2023



For Crest Ventures Limited,

Vijay Choraria
Managing Director
[DIN: 00021446]