

(Annexure 'A')



TCI Developers Limited  
 CIN - L70102TG2008PLC099173  
 Corporate Office: TCI House, 69 Institutional Area, Sector-32, Gurugram - 122 001  
 Registered Office: Flat Nos. 306 & 307, 1-8-273 to 275, 3rd Floor, Ashoka Bhoopal Chambers,  
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 E-mail: secretarial@tcidevelopers.com Website: www.tcidevelopers.com

| Particulars   | Standalone                |           |                            |           |                      |           | Consolidated              |           |                            |           |                      |           |
|---|---------------------------|-----------|----------------------------|-----------|----------------------|-----------|---------------------------|-----------|----------------------------|-----------|----------------------|-----------|
|   | Quarter Ended (Unaudited) |           | 9 Months Ended (Unaudited) |           | Year Ended (Audited) |           | Quarter Ended (Unaudited) |           | 9 Months Ended (Unaudited) |           | Year Ended (Audited) |           |
|   | 31-Dec-21                 | 30-Sep-21 | 31-Dec-20                  | 31-Dec-21 | 31-Dec-20            | 31-Mar-21 | 31-Dec-21                 | 30-Sep-21 | 31-Dec-20                  | 31-Dec-21 | 31-Dec-20            | 31-Mar-21 |
| Net Sales/ Income from Operations   | 83.00                     | 83.14     | 87.15                      | 248.32    | 179.05               | 275.97    | 278.22                    | 278.89    | 281.84                     | 832.00    | 783.15               | 1,054.49  |
| Other Income  | -                         | -         | (9.65)                     | -         | 14.05                | 187.18    | 3.73                      | 3.19      | 1.95                       | 6.03      | 6.78                 | 8.45      |
| Total Revenue   | 83.00                     | 83.14     | 77.48                      | 248.32    | 193.10               | 463.15    | 281.95                    | 282.08    | 283.79                     | 840.03    | 789.93               | 1,062.93  |
| Expenses  |                           |           |                            |           |                      |           |                           |           |                            |           |                      |           |
| Operating Expenses  | -                         | -         | -                          | -         | -                    | -         | -                         | -         | -                          | -         | -                    | -         |
| Changes in inventories of finished goods, work-in-progress and stock-in-trade | -                         | -         | -                          | -         | -                    | -         | -                         | -         | -                          | -         | -                    | -         |
| Employee Benefits Expenses  | 85.64                     | 86.67     | 75.14                      | 253.43    | 208.09               | 282.72    | 110.40                    | 111.39    | 94.85                      | 323.05    | 287.64               | 366.36    |
| Finance Costs   | 0.41                      | 21.48     | 18.54                      | 22.19     | 38.74                | 73.87     | 4.91                      | 25.98     | 5.38                       | 35.63     | 18.28                | 21.53     |
| Depreciation and Amortization Expenses  | 13.87                     | 13.94     | 7.11                       | 39.97     | 16.81                | 49.43     | 44.61                     | 45.11     | 38.31                      | 133.27    | 112.40               | 174.22    |
| Other Expenses  | 24.85                     | 27.22     | 24.70                      | 69.48     | 86.77                | 88.09     | 57.29                     | 72.12     | 41.87                      | 158.17    | 120.13               | 198.45    |
| Total Expenses  | 124.37                    | 149.31    | 123.49                     | 384.99    | 332.38               | 492.11    | 217.21                    | 254.60    | 180.19                     | 648.12    | 516.47               | 768.66    |
| Profit before Extraordinary Items and Tax                                     | (41.37)                   | (66.17)   | (46.04)                    | (138.67)  | (139.28)             | (29.26)   | 64.74                     | 27.48     | 103.60                     | 190.91    | 253.48               | 292.37    |
| Extraordinary Items   | -                         | -         | -                          | -         | -                    | -         | -                         | -         | -                          | -         | -                    | -         |
| Profit before Tax   | (41.37)                   | (66.17)   | (46.04)                    | (138.67)  | (139.28)             | (29.26)   | 64.74                     | 27.48     | 103.60                     | 190.91    | 253.48               | 292.37    |
| Less: Tax Expense   |                           |           |                            |           |                      |           |                           |           |                            |           |                      |           |
| -Current Tax  | -                         | -         | -                          | -         | -                    | -         | 26.79                     | 23.07     | 31.43                      | 80.37     | 83.88                | 103.91    |
| -MAT Credit for Current year  | -                         | -         | -                          | -         | -                    | -         | 3.55                      | 4.52      | 1.02                       | 12.38     | 4.80                 | 13.91     |
| -Taxes for earlier years  | -                         | -         | -                          | -         | -                    | -         | -                         | -         | -                          | -         | -                    | -         |
| -Deferred tax   | (10.86)                   | (16.06)   | (9.87)                     | (33.85)   | (29.41)              | (32.49)   | (9.98)                    | (14.46)   | (2.47)                     | (27.28)   | (18.11)              | (16.55)   |
| Total Tax Expense   | (10.86)                   | (16.06)   | (9.87)                     | (33.85)   | (29.41)              | (32.49)   | (9.98)                    | (14.46)   | (2.47)                     | (27.28)   | (18.11)              | (16.55)   |
| Profit After Tax  | (30.51)                   | (50.11)   | (39.37)                    | (104.82)  | (109.87)             | (29.26)   | 54.76                     | 13.02     | 101.13                     | 163.63    | 235.37               | 275.82    |
| Other Comprehensive Income  | -                         | -         | -                          | -         | -                    | (8.23)    | -                         | -         | -                          | -         | -                    | (8.23)    |
| Total Comprehensive Income  | (30.51)                   | (50.11)   | (39.37)                    | (104.82)  | (109.87)             | (29.26)   | 54.76                     | 13.02     | 101.13                     | 163.63    | 235.37               | 275.82    |
| Total comprehensive income attributable to:                                   |                           |           |                            |           |                      |           |                           |           |                            |           |                      |           |
| -Owners   | -                         | -         | -                          | -         | -                    | -         | 38.27                     | 10.22     | 70.43                      | 113.07    | 182.12               | 183.08    |
| -Non Controlling Interest   | -                         | -         | -                          | -         | -                    | -         | 4.19                      | 4.13      | 4.19                       | 12.33     | 11.79                | 18.05     |
| Paid Equity Share Capital (Face Value of Rs 10 Each)                          | 372.94                    | 372.94    | 372.94                     | 372.94    | 372.94               | 372.94    | 372.94                    | 372.94    | 372.94                     | 372.94    | 372.94               | 372.94    |
| Other Equity as shown in the balance sheet                                    | -                         | -         | -                          | -         | -                    | 6,868.92  | -                         | -         | -                          | -         | -                    | 6,868.92  |
| Earning per Equity Share (in Rs.):  |                           |           |                            |           |                      |           |                           |           |                            |           |                      |           |
| -Basic  | (0.82)                    | (1.34)    | (1.06)                     | (2.81)    | (2.95)               | (0.09)    | 1.17                      | 0.38      | 2.00                       | 3.36      | 4.66                 | 5.35      |
| -Diluted  | (0.82)                    | (1.34)    | (1.06)                     | (2.81)    | (2.95)               | (0.09)    | 1.17                      | 0.38      | 2.00                       | 3.36      | 4.66                 | 5.35      |

- Notes:
- These financial results were reviewed and recommended by the Audit Committee and thereafter approved by the Board of Directors of the Company at their respective meetings held on 28th January, 2022. The Statutory Auditors of the Company have carried out limited review of these financial results.
  - The financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and pursuant to regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
  - As the Company's main business activities fall within a single primary business segment viz. "Real Estate and Warehousing", the disclosure requirements of Ind AS 108 'Operating Segments' are not applicable.
  - The Management has exercised due care, in concluding on significant accounting judgements and estimates, inter-alia, recoverability of receivables, assessment for impairment of investments, intangible assets, inventory, based on the information available to date, both internal and external, to the extent relevant, while preparing these financial results as of and for the quarter/nine months ended December 31, 2021. There is no material impact on these financial results for the quarter/nine months ended December 31, 2021 owing to the pandemic.
  - The consolidated figures include financials of subsidiary companies and subsidiary partnership firms of the Company.
  - Figures of the previous quarters/ periods have been regrouped/ rearranged wherever considered necessary.

for TCI Developers Limited  
 Nareesh Kumar Baranwal  
 Whole Time Director

Place: Gurugram  
 Dated: 28th January 2022