

By Courier

Ref.No.APIL/Secy/

May 26, 2012

Bombay Stock Exchange
Limited
25th Floor, P. J. Towers,
Dalal Street,
Mumbai - 400 001

National Stock
Exchange of India Ltd
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai - 400 051

The Delhi Stock
Exchange Association Ltd.
D.S.E. House,
Turkman Gate,
3/1, Asaf Ali Road,
New Delhi - 110 002

**Sub: Press Release - Audited Financial Results for the Quarter/Year
ended on the 31st March, 2012.**

Dear Sir/ Madam,

Please find attached herewith a copy of the Press Release with regard to the
Audited Financial Results for the Quarter/Year ended on the 31st March, 2012.

This is for your information and record please.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**


(Amitav Ganguly)
President (Corporate Affairs)
& Group Company Secretary

Encl: as above

Ansal Properties & Infrastructure Limited
Audited Standalone and Consolidated
FY12 Results

Consolidated Performance

Q4FY12 versus Q4FY11

Revenue stood at Rs. 325.25 crore vs. Rs.334.79 crore
Gross Profit stood at Rs. 54.41 crore vs. Rs. 94.58 crore
EBITDA stood at (-) Rs.4.73 crore vs. Rs.49.18 crore
PAT stood at (-) Rs.22.36 crore vs. Rs.12.35 crore
Area sold stood at ~6.34 mn.sq.ft. vs ~6.62 mn.sq.ft.
Average realization stood at ~Rs.1,191 per sq.ft. vs. ~Rs.1,025 per sq.ft.

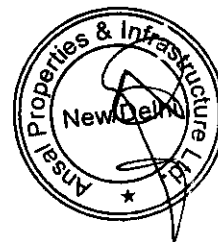
FY12 versus FY11

Revenue stood at Rs.1,160.07 crore vs. Rs.1,268.21 crore
Gross Profit stood at Rs.340.72 crore vs. Rs.443.04 crore
EBITDA stood at Rs.115.89 crore vs. Rs. 284.74 crore
PAT stood at Rs. 4.93 crore vs. Rs.101.48 crore
Area sold ~22.7 mn.sq.ft. vs. ~22.43 mn.sq.ft.
Average realization stood at ~Rs.1,191 per sq.ft. vs. Rs.1,067 per sq.ft.

NEW DELHI, India, May 26 , 2012 – Ansal Properties and Infrastructure Limited (referred to as “Ansal API” or the “Company”, NSE: ANSALAPI, BSE: 500013), one of the oldest and leading real estate developers in Northern India, announces its limited reviewed standalone and Consolidated FY12 results, in accordance with Indian GAAP.

Commenting on the results and performance, Mr. Pranav Ansal, Vice Chairman and Managing Director of Ansal Properties and Infrastructure Limited said:

“Continuing on the consolidation and development focus, the company has taken certain bold steps in the past to consolidate its existing position across various states and free up stuck capital in certain projects. The fact that in the past 6-8 quarter the company made all efforts to make sure that projects get developed on ground and resulted in the company to increase its collections from milestone based collection of sales booked in the past. Increased collection and a healthy increase in cash flows over last certain quarters allowed the company to push development and maintain its delivery schedule. Consequently a trend of increase in average realization of the sales booked during the Q4FY12 and for full year FY 12 was witnessed despite all odds. The company booked sales totalling to 6.34 Million square feet for a total value of INR 7,551 mm during Q4 FY12. For the full year, the company booked sales of 22.7 mm square feet as against an initial estimate of 18 mm square feet and hence resulted in over 26 % increased in total sale value booked versus the initial estimates. This surge would help the company to increase collections and profitability in the company quarters. Reasons like (i) acceptability of product offered by the company at rates comparative to its peer group, (ii) rapid development on ground, (iii) Delivery schedules being followed despite certain delays in the past and, (iv) growing confidence of customers in the brand and company products- has resulted in healthy operations. However, better than expected operations related to sales booked and collections, the company posted losses in Q4 FY12 on account of (i) increase in cost of construction and development resulting in lower margins on historical sales, (ii) reversal of sales and profits in certain projects due to revision in cost estimates due to increased costs and allocated interests, (iii) overall inflationary trends across all costs of the company and increasing cost of operations. For the full year the trend of pressure on costs and development expenses remain same and resulted in overall reduction of margins and affecting the profitability on a consolidated basis.



Financial Highlights*Rs. Crore*

Particulars	Standalone					
	Quarter 4			Financial Year		
	FY12	FY11	Change	FY12	FY11	Change
Sales & Operating Income	283.63	311.10	(8.83%)	1037.89	1,088.05	(4.61%)
Gross Profit	15.98	78.92	(79.75%)	293.15	359.48	(18.45%)
EBITDA	(21.15)	44.59	-	135.71	226.62	(40.12%)
PAT	(44.36)	8.11	-	34.58	76.15	(54.59%)
Basic EPS (Rs.)	(2.82)	0.52	-	2.20	5.40	-

Rs. Crore

Particulars	Consolidated					
	Quarter 4			Financial Year		
	FY12	FY11	Change	FY12	FY11	Change
Sales & Operating Income	325.25	334.79	(2.85%)	1160.07	1,268.21	(8.53%)
Gross Profit	54.41	94.58	(42.47%)	340.72	443.04	(23.10%)
EBITDA	(4.73)	49.18	-	115.89	284.74	(59.30%)
PAT	(22.36)	12.35	-	4.93	101.48	(95.14%)
Basic EPS (Rs.)	(1.42)	0.78	-	0.31	7.22	-

Operational Highlights**Sales**

- Sold an area of ~6.34 mn.sq.ft. in Q4FY12, aggregating to sale value of over ~Rs.755 crore;
- Total area sold stood at ~22.7 mn.sq.ft. during FY12, aggregating to sale value ~Rs.2,704 crore;
- Total area sold till FY12 stood at over 63 mn.sq.ft. (post area exhausted/delivered from projects till FY2012) out of the balance land reserves post area exhaustion.

Realizations

- Achieved average realization of ~Rs.1,191 per sq.ft. during Q4FY12 against ~Rs.1,025 per sq.ft. during Q4FY11, an increase of ~16%
- Achieved average realization of ~Rs.1,191 per sq.ft. during FY12 against ~Rs.1,067 per sq.ft. during FY11, an increase of ~12%

Collections

- Net Collections stood at ~Rs.636 crore from old and new sales during Q4FY12 against ~Rs. 465 crore in Q4FY11, an increase of ~37%
- Net Collections stood ~Rs.1,957 crore from old and new sales during FY12 against ~Rs.1,527 crore in FY11, an increase of ~28%



Strategic Outlook

The Company will continue to focus on high growth markets in NCR as well as in other states of Northern India by expanding its existing townships to increase returns through economies of scale as well as entering into collaboration for new projects in order to conserve capital deployment in land aggregation and to achieve better realizations. Further, the Company has accelerated its cash flows by monetizing its assets from finished stock sales and sale/exit from non-core assets /slow moving investments to free up cash reserves and reduce the debt. Further company is in active dialogue with various parties and negotiations for the monetization of certain assets are under way and various aspects of the deal are being deliberated to conclude these deals.

As per the business plan, the Company is focusing on the Northern India Territory for township development and has accelerated the development and sales efforts in all the townships that were launched in the past few quarters. The Company is in an aggressive mode of completing and delivering the projects in the four states of Northern India (viz. Haryana, Uttar Pradesh, Rajasthan & Punjab) and build on the further saleable area in these states by expanding the existing townships.

In addition, the Company will continue to seek private equity participation to increase execution and further mitigate risk for existing shareholders.

Company Background

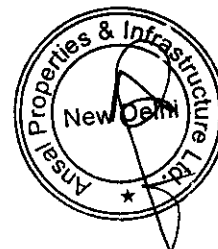
Ansal Properties & Infrastructure Limited, is one of the oldest and leading real estate developers in Northern India with a track record of over four decades in the real estate development business. It is an integrated township developer with focus on mid-income housing space across various cities of Northern India (Haryana, Uttar Pradesh, Rajasthan & Punjab) wherein the Company acts as a master developer for its integrated township and Hi-Tech Township projects, starting from project conceptualization, planning, designing, construction and delivery.

Till date, the company has developed and delivered an area of ~241mn.sq.ft. across the real estate verticals including residential, commercial, retail, hospitality & integrated townships. Currently, the Company has land reserves of ~9,698 acres out of which ~ 6,953 acres (~72%) has been acquired or agreed to be acquired by third parties. The company is currently developing 19 integrated townships (including two Hi-Tech townships) with maximum saleable area being in 'residential' segment. Majority of the total saleable area is being developed in Company's two largest townships (Hi-Tech) viz. Sushant Golf City, Lucknow (~ 3,530 acres) and Megapolis Dadri, Greater Noida (~2,504 acres).

More information about the Company is available on www.ansalapi.com

Analyst/Investor/Media Queries

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DISCLAIMER:

Certain statements in this communication may be forward-looking statements within the meaning of applicable laws and regulations. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, significant changes in political and economic environment in India and Overseas, technological risks, tax laws, litigation and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Ansal Properties & Infrastructure Limited undertakes no obligation to publicly revise any forward looking statements to reflect subsequent events or circumstances.

