

By Courier/E-mail

Ref.No.APIL/Secy/BM

9th February, 2013

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

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

**Reg.: Press Release - Un-audited Financial Results which have been
subjected to Limited Review for the 3rd Quarter/ Nine Months
period ended on the 31st December, 2012 of the Financial Year
2012-13.**

Dear Sirs,

Please find attached herewith, a copy of the Press Release with regard to the
Un-Audited Financial Results subjected to Limited Review for the 3rd Quarter/
Nine Months period ended on the 31st December, 2012 of the Financial Year
2012-13.

This is for your information and records please.

Thanking You,

Yours faithfully,

for **Ansal Properties & Infrastructure Ltd.**


(Suresh Menon)
Vice President (Corporate Affairs)
& Group Company Secretary



Encl: as above.



Building lifestyles since 1967

Ansal Properties & Infrastructure Limited
Audited Standalone and Consolidated
9M FY13 and 3rd Quarter FY13 Results

Consolidated Performance

Q3FY13 versus Q3FY12

Revenue stood at Rs. 277.66 crore vs. Rs. 226.18 crore
 Gross Profit stood at Rs. 94.28 crore vs. Rs. 44.41 crore
 EBITDA stood at Rs. 44.35 crore vs. Rs. (06.83) crore
 PAT stood at Rs.15.85 crore vs. Rs.(21.01) crore
 Area sold stood at ~7.04 mn.sq.ft. vs ~5.19 mn.sq.ft.

NEW DELHI, India, 9th February , 2013 – 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 for 9M FY 13 and Q3FY13 results, in accordance with Indian GAAP.

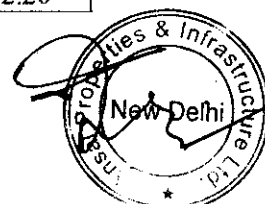
Commenting on the results and performance, Mr. Pranav Ansal, Vice Chairman and Managing Director of Ansal Properties and Infrastructure Limited said:

“We remain committed to show performance in all aspects of the business and continuing on the firm resolve of the management to focus on consolidation and streamlining the business operations and cash flows, the company has taken best possible steps to realise outstanding receivables. Since most of the steps have already been taken by the management, the profitability of the operations of the company has become visible. As a result, the company has recorded a rise of 175% in PAT as compared to same in FY12. Even though during the 9MFY13, we had seen some reversals and write down on the profits, the company has managed to grow the profitability for the 9MFY13 as compared to 9MFY12 as well. Sales carried out in the recent past and being recognised in the profit and loss account are enabling the company to show profitability and the trend looks positive for future as well. In addition during the Quarter company managed to sell 7.04 mn sqfts for a total value of INR 748 crores despite lethargic conditions in the real estate market,. The company is committed to show performance on ground and has taken all possible steps to make sure that projects get developed on ground and resultant is the increase in collections from sales booked in the past as well in the current year and in turn realising the profits from these sales.”

Financial Highlights

Rs. Crore

Particulars	Standalone			FY12
	Q3FY13	Q3FY12	Change	
Sales & Operating Income	239.96	190.65	25.86%	1037.89
Gross Profit	70.15	23.91	193.39%	273.20
EBITDA	35.26	(13.05)	370.19%	135.71
PAT	12.63	(23.51)	153.72%	34.58
Basic EPS (Rs.)	0.80	(1.49)		2.20



Rs. Crore

Particulars	Consolidated			FY12
	Q3FY13	Q3FY12	Change	
Sales & Operating Income	277.66	226.18	22.76%	1160.07
Gross Profit	94.28	44.41	112.29%	320.76
EBITDA	44.35	(6.83)	749.34%	115.89
PAT	15.85	(21.01)	175.44%	4.94
Basic EPS (Rs.)	1.01	(1.33)		0.31

Operational Highlights**Sales**

- Sold an area of ~7.04 mn.sq.ft. in Q3FY13, aggregating to sale value of over ~Rs.748 crore;
- Total area sold stood at ~15.70 mn.sq.ft. during first 9M FY13, aggregating to sale value ~Rs.2,036 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 9M FY13 stood at over 73 mn.sq.ft. yet to be delivered out of the balance land reserves post area exhaustion.

Realizations

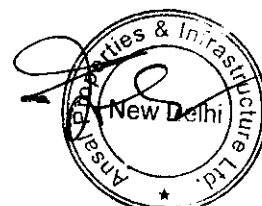
- Achieved average realization of ~Rs.1,298 per sq.ft. during first 9M FY13 against ~Rs.1,191 per sq.ft. during 9M FY12, an increase of ~26%

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.





Building lifestyles since 1967

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 over ~247mn.sq.ft. across the real estate verticals including residential, commercial, retail, hospitality & integrated townships. Currently, the Company has land reserves of ~9,731 acres out of which ~ 7,156 acres (~73%) has been acquired or agreed to be acquired by third parties. The company is currently developing 18 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

Dinesh C. Gupta
Ansal Properties & Infrastructure Ltd.
Tel: +91 9971001270
Email: dineshgupta@ansalapi.com

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.

