

By Courier/E-mail

Ref.No.APIL/Secy/

12th August, 2014

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 – Un-Audited Financial Results for the 1st Quarter ended on the 30th June, 2014 of the Financial Year 2014-15.

Dear Sir/ Madam,

Please find attached herewith a copy of the Press Release with regard to the Un-Audited Financial Results of the Company for the 1st Quarter ended on the 30th June, 2014 of the Financial Year 2014-15.

This is for your information and record please.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**


(Amitav Ganguly)
Sr. Group Company Secretary

Encl: as above



Ansal Properties & Infrastructure Ltd.
(An ISO 9001 : 2008 Company)

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Website : www.ansalapi.com

CIN: L45101DL1967PLC004759

Ansal Properties & Infrastructure Limited
Audited Standalone and Consolidated Results for
Financial Year ended 30th June 2014

Consolidated Performance

Q1FY15 versus Q1FY14

Revenue stood at Rs. 282.17 crore vs. Rs. 353.21 crore
Gross Profit stood at Rs. 89.73 crore vs. Rs. 88.80 crore
EBITDA stood at Rs. 32.74 crore vs. Rs. 31.92 crore
PAT stood at Rs. 7.20 crore vs. Rs. 8.69 crore
Area sold stood at ~1.90 mn.sq.ft. vs ~4.56 mn.sq.ft.

Consolidated Performance

Q1FY15 versus Q4FY14

Revenue stood at Rs. 282.17 crore vs. Rs. 349.82 crore
Gross Profit stood at Rs. 89.73 crore vs. Rs. 42.21 crore
EBITDA stood at Rs. 32.74 crore vs. Rs.(-) 23.38 crore
PAT stood at Rs. 7.20 crore vs. Rs. (-) 36.67 crore
Area sold stood at ~1.90 mn.sq.ft. vs ~4.49 mn.sq.ft.

NEW DELHI, India, 21st May, 2014 – 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 FY14 and Q4FY14 results, in accordance with Indian GAAP.

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

“Our performance in the quarter under review has been reflective of our competitive position in an environment which continues to be challenging. The new FDI policy holds some great promises for the sector when it would come to boosting the capital requirements of this sector and improving project execution. With Investor friendly policies announced by the government, the India growth story of the real estate market is expected to create a mark. We will continue to focus on high growth markets in India by expanding our footprint. The objective is to continue to reduce our cost of debt and improving our working capital cycle for which we are exploring several avenues.”



Financial Highlights

Rs. Crore

Particulars	Standalone			FY14
	Q1FY15	Q1FY14	Change	
Sales & Operating Income	208.34	202.98	2.64%	922.08
Gross Profit	53.84	53.49	0.65%	226.81
EBITDA	19.08	17.99	6.05%	75.48
PAT	6.70	2.01	233.33%	13.53
Basic EPS (Rs.)	0.43	0.13		0.86

Particulars	Consolidated			FY14
	Q1FY15	Q1FY14	Change	
Sales & Operating Income	282.17	353.21	(20.11%)	1414.45
Gross Profit	89.73	88.80	1.05%	349.28
EBITDA	32.74	31.92	2.57%	108.25
PAT	7.20	8.69	(17.15%)	5.94
Basic EPS (Rs.)	0.46	0.55		0.38

Operational Highlights

Sales

- Sold an area of ~1.90 Mn sq ft in Q1FY15, aggregating to sale value of over ~Rs.200 crore;
- Total area sold stood at ~1.90 Mn sq ft during FY15, aggregating to sale value ~Rs.200 crore;

Realizations

- Achieved average realization (including FSI sales) of ~Rs.1,055 per sq ft during Q1FY15 against ~Rs.1,224 per sq ft during Q1FY14, whereas average realization (excluding FSI sales) stands at Rs 2,458/- per sq ft in Q1FY15 against Rs 1,693/- per sq ft during Q1FY14.

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 accelerate 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 over ~256 mn.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 ~ 7,225 acres (~73%) has been acquired or agreed to be acquired by third parties till 31st March 2014. 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

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.

