

Ref.No.APIL/Secy/S-83

9th August, 2012

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 subjected to Limited Review for the 1st quarter ended on the 30th June, 2012 of the Financial Year 2012-13.

Dear Sirs,

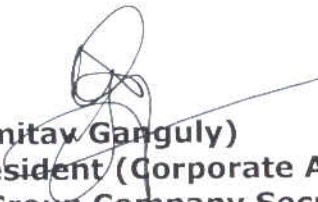
Please find attached herewith, a copy of the Press Release with regard to the Un-Audited Financial Results subjected to Limited Review for the 1st quarter ended on the 30th June, 2012 of the Financial Year 2012-13.

This is for your information and records.

Thanking You,

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
1st Quarter FY13 Results

Consolidated Performance

Q1FY13 versus Q1FY12

Revenue stood at Rs. 263.20 crore vs. Rs.302.15 crore
Gross Profit stood at Rs. 95.63 crore vs. Rs. 113.95 crore
EBITDA stood at Rs. 37.00 crore vs. Rs.62.82 crore
PAT stood at Rs.14.81 crore vs. Rs.21.78 crore
Area sold stood at ~4.88 mn.sq.ft. vs ~8.53 mn.sq.ft.
Average realization stood at ~Rs.1,488 per sq.ft. vs. ~Rs.1,165 per sq.ft.

NEW DELHI, India, August 09 , 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 Q1FY13 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 the same trend, management remain focussed on consolidation and development. The company has booked sales of 4.88 mn sq fts during the 1st quarter of FY13 for a total value of INR 727 mn. The company has seen an considerable increase in average realisation this quarter from similar quarter of previous year by ~28% which was primarily due change in mix of sales among various asset classes. 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. This improvement in average realisation would help the company to increase collections and profitability in the upcoming quarters. The current quarter results have seen some reversal of turnover and implication of new accounting guidelines, which had an effect of reducing the quarter’s reported numbers.”

Financial Highlights

Rs. Crore

Particulars	Standalone			FY12
	Q1FY13	Q1FY12	Change	
Sales & Operating Income	223.82	283.29	(-)21%	1034.53
Gross Profit	69.06	124.31	(-)44%	289.79
EBITDA	25.53	87.59	(-)71%	135.71
PAT	6.11	53.12	(-)89%	34.58
Basic EPS (Rs.)	0.39	3.37		2.20



Rs. Crore

Particulars	Consolidated			FY12
	Q1FY13	Q1FY12	Change	
Sales & Operating Income	263.20	302.15	(-)13%	1156.71
Gross Profit	95.63	113.95	(-)16%	337.35
EBITDA	37.00	62.82	(-)41%	115.89
PAT	14.81	21.78	(-)32%	4.94
Basic EPS (Rs.)	0.94	1.38		0.31

Operational Highlights

Sales

- Sold an area of ~4.88 mn.sq.ft. in Q1FY13, aggregating to sale value of over ~Rs.727 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 68 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.1,488 per sq.ft. during Q1FY13 against ~Rs.1,165 per sq.ft. during Q1FY12, an increase of ~28%
- 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.469 crore from old and new sales during Q1FY13 against ~Rs. 463 crore in Q1FY12, an increase of over ~1%
- 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.





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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

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.

