

**PRESS RELEASE****DB Realty Ltd announces Q3 FY13 Results**

- Total Income at Rs 1306 mn
- PAT at Rs 60 mn
- Sales value at Rs 4,325 mn

Mumbai, February 9th, 2013: DB Realty Ltd, one of India's leading real estate developer today announced its results for the quarter ended Q3 FY13.

Commenting on the results, Mr. Vipul Bansal, CEO, DB Realty said "The last quarter has seen good pick up in sales combined with higher per sq ft realization. We have also made good progress in getting key approvals for our about to be launched projects. Our endeavour would be to maintain the same momentum."

Business Highlights – Q3 FY13

- Step up in sales value (Rs 4,325 mn)
- Launch of DB Crown - Tower C, Mumbai and DB Golf Links, Pune
- 46% growth in collections amounting to Rs. 1384 mn as compared to quarter on quarter

About DB Realty Ltd

DB Realty Limited, founded in 2007, has in a short span of time covered enormous ground, thereby establishing its place as a leading real estate developer in India. While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential, commercial and gated community developments. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our stakeholders.

Our expanding portfolio consists of 90 million sq. ft of prime property - carefully crafted by 15,000 experts and managed by over 500 internationally and nationally acclaimed executives – across 36 exclusive projects that have served close to 20,000 satisfied customers till date. Most of the projects are based in and around Mumbai, and are under various stages of planning and construction.

Widely accredited with redefining luxury living in Mumbai, DB Realty constantly seeks to design aesthetically striking residences, responding to changing needs and evolving lifestyles. Our residential projects include a wide range of premium condominiums and duplexes across North and South Mumbai, built in partnership with best-in-class contractors and master architects.

With a notable and consistent track record of growth, customer satisfaction and innovation, DB Realty is known to execute challenging projects with efficiency, speed and confidence. And being backed by a highly experienced team of experts from diverse backgrounds only strengthens our ability to do so.

Going forward, DB Realty hopes to continue changing the landscape of Mumbai with growth and sustainability it is committed to being environment friendly.

For more information on the company, please visit, www.dbrealty.co.in

DB REALTY LIMITED

Regd. Office : DB House, Gen. A K Vaidya Marg, Goragaon (East), Mumbai - 400 083. • Tel: 91-22-4077 8600 • Fax: 91-22-2841 5950 / 2842 1867
E-mail: info@dbg.co.in • Website: www.dbrealty.in

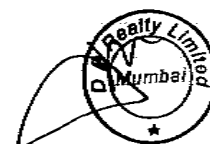


PART I

STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012

₹ in Lacs

PARTICULARS	STANDALONE RESULTS						CONSOLIDATED RESULTS					
	Quarter Ended		Nine Months Ended		Year Ended		Quarter Ended		Nine Months Ended		Year Ended	
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012	31/12/2012	30/09/2012	31/12/2011	31/12/2011	31/03/2012	31/03/2012
	Unaudited		Unaudited		Audited		Unaudited		Unaudited		Audited	
1 Income from Operations	-	-	-	-	-	-	12,456.80	5,274.52	10,480.05	26,223.80	49,314.49	59,086.19
a. Net Sales / Income From Operations	-	-	-	-	-	-	-	-	-	-	-	-
b. Share of Profit (Loss) (net) from investment in Partnership Firms	(160.52)	(174.17)	2,885.74	(483.49)	8,618.34	4,865.81	-	-	-	-	-	-
Total Income from Operations (Net)	(160.52)	(174.17)	2,885.74	(483.49)	8,618.34	4,865.81	12,456.80	5,274.52	10,480.05	26,223.80	49,314.49	59,086.19
2 Expenses	-	-	-	-	-	-	-	-	-	-	-	-
a. Project Expenses	269.37	194.13	229.87	786.18	945.24	1,519.81	6,679.12	4,889.01	12,408.60	19,253.66	42,163.59	57,269.93
b. (Increase) / Decrease in Inventories	(271.61)	(196.37)	(233.02)	(792.68)	(169.59)	(1,531.20)	1,675.68	(1,351.59)	(3,600.43)	(761.11)	4,315.33	(3,960.51)
c. Employee Benefits Expenses	222.07	80.97	305.45	405.46	1,072.49	1,419.34	468.72	443.45	476.12	1,286.62	1,603.78	2,120.34
d. Legal and Professional Expenses	94.04	37.77	87.55	177.00	205.28	390.08	198.77	116.90	140.43	432.31	379.57	700.72
e. Advertisement and Publicity	41.43	4.15	5.48	66.59	262.30	119.99	314.32	70.24	86.65	524.60	756.75	1,019.30
f. Depreciation and Amortisation	83.52	82.67	156.52	248.71	471.81	718.88	316.36	395.09	170.31	1,107.48	511.69	776.48
g. Other Expenses	117.58	216.38	110.73	431.53	374.13	3,408.54	571.24	628.98	454.26	1,713.50	1,415.49	4,908.31
Total Expenses	558.40	419.71	662.59	1,322.59	3,161.67	6,044.44	10,224.21	5,192.06	10,135.94	23,557.06	51,176.20	57,825.57
3 Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(716.92)	(593.88)	2,223.15	(1,806.08)	5,456.67	(1,178.63)	2,232.59	82.46	344.11	2,666.74	(1,861.71)	1,260.62
4 Other Income	349.16	601.65	705.74	1,464.09	8,019.82	7,766.22	605.51	782.45	1,096.70	1,961.68	10,141.86	13,455.18
5 Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)	(367.76)	7.77	2,928.89	(341.99)	13,476.50	6,587.59	2,838.10	864.91	1,440.81	4,628.42	8,280.15	11,725.80
6 Finance Costs	604.58	170.24	178.85	916.45	578.30	721.29	787.07	222.50	300.68	1,062.70	1,125.42	713.34
7 Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	(972.34)	(162.47)	2,750.05	(1,258.44)	12,898.20	5,866.30	2,131.03	642.41	1,140.13	3,575.72	7,154.73	11,012.46
8 Exceptional Items	-	-	-	-	-	-	-	-	-	(0.78)	-	(5.26)
9 Profit (Loss) from ordinary activities before tax (7+8)	(972.34)	(162.47)	2,750.05	(1,258.44)	12,898.20	5,866.30	2,131.03	642.41	1,140.13	3,574.94	7,154.73	11,007.20
10 Tax Expenses	(18.69)	(337.55)	-	(302.52)	(410.72)	(453.21)	1,535.77	(269.81)	143.64	1,763.74	1,536.60	1,596.95
11 Net Profit (Loss) from Ordinary activities after tax (9-10)	(953.65)	175.08	2,750.05	(955.92)	13,308.92	5,319.51	595.26	912.22	991.49	1,811.20	5,618.13	9,410.25
12 Prior Period Item	-	-	-	-	-	-	(2.29)	-	-	551.18	-	207.32
13 Extraordinary Items (Net of Tax Expenses)	-	-	-	-	-	-	-	-	-	-	-	-
14 Net Profit (Loss) for the period (11-12-13)	(953.65)	175.08	2,750.05	(955.92)	13,308.92	5,319.51	597.55	912.22	991.49	1,320.02	5,618.13	9,202.93
15 Minority Interest (net of taxes)	-	-	-	-	-	-	(485.84)	61.51	182.89	(444.95)	969.77	(557.43)
16 Share of Loss in Associates, net	-	-	-	-	-	-	(90.34)	(5.35)	(0.66)	(93.25)	1.56	20.48
17 Net Profit (Loss) of the Group (14+15+16)	-	-	-	-	-	-	21.37	966.38	1,173.72	781.82	6,609.46	8,636.01
18 Paid up Equity Share Capital (243,258,782 Shares of ₹ 10 each)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88
19 Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	-	-	-	317,264.42	-	-	-	-	-	314,120.43
20 EPS (in ₹) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)	-	-	-	-	-	-	-	-	-	-	-	-
Basic	(0.39)	0.07	1.13	(0.39)	5.47	2.60	0.01	0.40	0.48	0.32	2.72	3.55
Diluted	(0.39)	0.07	1.13	(0.39)	5.47	2.60	0.01	0.40	0.48	0.32	2.72	3.55



PART II

SELECT INFORMATION FOR THE QUARTER AND NINE MONTHS ENDED 31/12/2012

PARTICULARS	STANDALONE RESULTS						CONSOLIDATED RESULTS					
	Quarter Ended		31/12/2011	Nine Months Ended		31/12/2011	Quarter Ended		31/12/2011	Nine Months Ended		31/12/2011
	31/12/2012	30/09/2012		31/12/2012	31/12/2011		31/12/2012	30/09/2012		31/12/2012	31/12/2011	
	Unaudited	Unaudited		Unaudited		Audited	Unaudited	Unaudited		Unaudited		Audited
A PARTICULARS OF SHAREHOLDING												
1 Public Shareholding												
Number of Shares (Face value of ₹ 10 each)	94,422,784	90,894,413	92,521,427	94,422,784	92,521,427	90,913,896	94,422,784	90,894,413	92,521,427	94,422,784	92,521,427	90,913,896
Percentage of Shareholding	38.82	37.37	38.03	38.82	38.03	37.38	38.82	37.37	38.03	38.82	38.03	37.38
2 Promoters and Promoter Group Shareholding												
a. Pledged / Encumbered												
Number of Shares	97,261,031	98,067,904	97,567,904	97,261,031	97,567,904	98,067,904	97,261,031	98,067,904	97,567,904	97,261,031	97,567,904	98,067,904
Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	65.35	64.36	64.73	65.35	64.73	64.37	65.35	64.36	64.73	65.35	64.73	64.37
Percentage of Shares (as a % of the total Share Capital of the Company)	39.98	40.31	40.11	39.98	40.11	40.31	39.98	40.31	40.11	39.98	40.11	40.31
b. Non-encumbered												
Number of Shares	51,574,967	54,296,465	53,169,451	51,574,967	53,169,451	54,271,982	51,574,967	54,296,465	53,169,451	51,574,967	53,169,451	54,271,982
Percentage of Shares (as a % of the total Shareholding of Promoter and promoter group)	34.65	35.64	35.27	34.65	35.27	35.63	34.65	35.64	35.27	34.65	35.27	35.63
Percentage of Shares (as a % of the total Share Capital of the Company)	21.20	22.32	21.66	21.20	21.66	22.31	21.20	22.32	21.66	21.20	21.66	22.31

PARTICULARS	Quarter Ended 31/12/2012
B INVESTOR COMPLAINTS	
Pending at the beginning of the quarter	Nil
Received during the quarter	Nil
Responded during the quarter	Nil
Pending at the end of the quarter	Nil

NOTES :

- The above results for the quarter and nine months ended December 31, 2012 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on February 9, 2013. The Statutory Auditors have carried out limited review of the above results pursuant to clause 41 of the Listing Agreement, except the financial results of a subsidiary and six jointly controlled entities are reviewed and approved by the management.
- The Company is mainly engaged in the business of real estate development viz. construction of residential buildings/ commercial complexes. On that basis, the Company has only one reportable business segment, the results of which are embodied above.
- The Consolidated Financial Results for the quarter and nine months ended December 31, 2012 have been prepared in accordance with principles and procedures as set in the AS-21 on 'Consolidated Financial Statements', AS-23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' and AS-27 on 'Financial Reporting of Interests in Joint Ventures' except one of the joint venture.
- The figures of the corresponding periods have been regrouped/reclassified, wherever necessary, to make them comparable.
- Nestlaxan Restors Tower Private Limited, which executes "Orchid Heights" Project has issued Equity Shares to IIRF Holdings VII Limited group on their exercising the option of conversion of the Redeemable Optionally Convertible Preference Shares (ROCCPs) held by them in accordance with the Term Sheet executed with them. However the Company continues to retain the economic interest of 50.83% in the said Company. With this conversion of ROCCPs into equity shares by IIRF Holdings VII Limited Nestlaxan Restors Tower Private Limited has ceased to be a subsidiary of the Company.
- The company and its subsidiary DB View Infracon Private Limited have invested in DB Hospitality Private Limited during the quarter amount aggregating Rs. 128.36 crores towards redeemable cumulative preference shares (RCPS), redeemable optionally convertible preference shares (ROCCPS) and compulsorily convertible preference shares (CCPS).

PLACE : MUMBAI
DATED : 9th February, 2013

SHARAD BULLWA
VICE CHAIRMAN AND MANAGING DIRECTOR

