PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

Corporate Relations Department
Bombay Stock Exchange Limited,
1st Floor, New Trading Wing
Rotunda Building, P J Towers
Dalal Street, Fort
Mumbai 400 001

Fax Nos : 22723121 / 22722041

The Market Operations Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No C/1, G Block
Bandra-Kurla Complex
Bandra (E), Mumbai 400 051

Fax Nos : 26598237 / 38

3rd August, 2012

Dear Sir,

Unaudited Financial Results for the quarter ended 30th June, 2012

The Board of Directors at its meeting held on 3rd August, 2012 has approved the Unaudited Financial Results of the Company for the quarter ended 30th June, 2012, pursuant to Clause 41 of the Listing Agreement. Copy of the said Unaudited Financial Results for the quarter ended 30th June, 2012 along the Limited Review Report dated 3rd August, 2012of our Auditors M/s. Haribhakti & Co., in respect of the said Results is enclosed

Kindly take note of the same.

For Peninsula Land Limited

Pradeep Pasari
Company Secretary

Encl . as above

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Statement of Unaudited Financial Results for the Quarter ended 30th June , 2012

PART I (Rs In Crores)

Sr No	Particulars	Quarter Ended			Year Ended
		Jun-12	Mar-12	Jun-11	Mar-12
		Unaudited	Unaudited	Unaudited	Audited
1 (a)	Income from operations	133.27	277.05	105.85	477.76
1 (b)	Other operating income	0.14	0.04	0.02	0.22
	Total Income from Operation (1a+ 1b)	**133.41**	**277.09**	**105.87**	**477.98**
2	**Total Expenditure :**				
	a) Realty cost	35.48	50.78	66.81	184.64
	b) Changes in Realty Inventories	27.05	99.76	(34.46)	17.55
	c) Employees benefits expenses	15.67	17.20	13.36	57.16
	d) Depreciation	1.33	1.62	1.01	4.85
	e) Other Expenditure	8.70	12.73	6.36	37.82
	f) Total (a+b+c+d+e)	**88.23**	**182.09**	**53.08**	**302.02**
3	**Profit from operations before other income, finance costs & exceptional items**	**45.18**	**95.00**	**52.79**	**175.96**
4	Other Income	38.82	33.19	36.12	140.85
5	**Profit from Ordinary Activities before finance costs and exceptional items**	**84.00**	**128.19**	**88.91**	**316.81**
6	Finance Cost	37.19	35.91	29.51	134.45
7	**Profit from ordinary activities after finance costs but before exceptional items**	**46.81**	**92.28**	**59.40**	**182.36**
8	Exceptional Items		-	-	-
9	**Profit from Ordinary Activities before Tax**	**46.81**	**92.28**	**59.40**	**182.36**
10	**Provision for Taxation**				
	a) Current tax	9.81	18.50	11.70	36.40
	b) MAT Credit (entitlement) / Utilisation	(4.60)	(9.50)	(2.10)	(10.87)
		5.21	9.00	9.60	25.53
	c) Deferred Tax	(0.33)	0.51	(0.15)	(0.06)
	Total Provision for Tax (a+b+c)	4.88	9.51	9.45	25.47
11	**Net Profit After Tax (9 - 10)**	**41.93**	**82.77**	**49.95**	**156.89**
12	Paid Up Equity Capital (Face Value of equity shares : Rs. 2/- each)	55.84	55.84	55.84	55.84
13	Reserve excluding revaluation reserves				1,155.41
14	**Basic and Diluted EPS(Rs) (Not Annualised)**				
	Basic	1.50	2.96	1.79	5.62
	Diluted	1.50	2.96	1.79	5.62

PART II

A	**PARTICULARS OF SHAREHOLDING :**				
1	**Public Shareholding :**				
	Number of Shares	123619448	123619448	123619849	123619448
	Percentage of Shareholding	*44.28%*	*44.28%*	*44.28%*	*44.28%*
2	**Promoters and Promoter Group Shareholding**				
	a) Pledged / Encumbered				
	Number of shares	42666914	42666914	20775414	42666914
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	*27.42%*	*27.42%*	*13.35%*	*27.42%*
	Percentage of shares (as a % of total share capital of the Company)	*15.28%*	*15.28%*	*7.44%*	*15.28%*
	b) Non-encumbered				
	Number of shares	112914858	112914858	134805957	112914858
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	*72.58%*	*72.58%*	*86.65%*	*72.58%*
	Percentage of shares (as a % of total share capital of the Company)	*40.44%*	*40.44%*	*48.28%*	*40.44%*

B	INVESTOR COMPLAINTS	30-Jun-12
	Pending at the beginning of the quarter	-
	Received during the quarter	4
	Disposed of during the quarter	4
	Remaining unresolved at the end of the quarter	-

PENINSULA LAND LIMITED

1. Peninsula Spenta,
Mathuradas Mills,
Senapati Bapat Marg,
Lower Parel. Mumbai 400 013. India.

Phone : +91 22 6622 9300
Fax : +91 22 6622 9302
Email : info@peninsula.co.in
URL : www.peninsula.co.in

PENINSULA LAND LIMITED MUMBAI

ASHOK PIRAMAL GROUP

PENINSULA LAND
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Notes:

1 The above results for the quarter ended 30th June 2012, which have been subjected to a limited review by the auditors of the Company, were reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 3rd August 2012 in terms of Clause 41 of the Listing Agreement.

2 The Company is engaged in Real Estate Development business only. Hence, there is no reportable segment as required by Accounting Standard AS -17

3 The figures for the quarter ended March-2012 are the balancing figures between the audited figures in respect of the full financial year 2011-2012 and the published year- to- date figures upto the third quarter of that financial year.

4 The previous quarter / year figures have been regrouped, wherever necessary.

For Peninsula Land Limited

Rajeev A. Piramal
Executive Vice Chairman

Place Mumbai
Date 3rd August 2012

PENINSULA LAND LIMITED

1, Peninsula Spenta,
Mathuradas Mills,
Senapati Bapat Marg,
Lower Parel, Mumbai 400 013, India.

Phone : +91 22 6622 9300
Fax : +91 22 6622 9302
Email : info@peninsula.co.in
URL : www.peninsula.co.in

ASHOK PIRAMAL GROUP

HARIBHAKTI & CO.
Chartered Accountants

42, Free Press House, 215, Nariman Point, Mumbai 400 021. India. B: + 91 22 61326999 / F: + 91 22 22856237
701, Leela Business Park, Andheri Kurla Road, Andheri (East), Mumbai - 400059. India.
B: + 91 22 66729999 | F: + 91 22 66729777 W: www.bdoindia.co.in

Limited Review Report

Review Report to
The Board of Directors,
Peninsula Land Limited,
'Peninsula Spenta', Mathuradas Mills Compound,
Senapati Bapat Marg,
Lower Parel,
Mumbai 400 013

1. We have reviewed the accompanying statement of unaudited financial results of **Peninsula Land Limited**, ('the Company') for the quarter ended 30th June, 2012 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. Without qualifying our assurance, attention is invited to recognition of expense and income for ongoing projects which is based upon estimated costs, as per the judgment of management and certificate of architect, which have been relied upon by us, these being technical matters.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards [Standards notified pursuant to Companies (Accounting Standards) Rules, 2006 and/or Accounting Standards issued by Institute of Chartered Accountants of India] and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Haribhakti & Co.
Chartered Accountants
Firm's Registration No.103523W

Chetan Desai
Partner
Membership No.: 17000

Mumbai
Date: 3rd August, 2012