

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

17th October, 2011

Dear Sir,

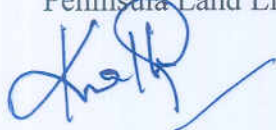
Unaudited Financial Results for the quarter ended 30th September, 2011

The Board of Directors at its meeting held on 17th October, 2011 has approved the Unaudited Financial Results of the Company for the quarter ended 30th September, 2011, pursuant to Clause 41 of the Listing Agreement. Copy of the said Unaudited Financial Results for the quarter ended 30th September, 2011 is enclosed.

Kindly take note of the same.

Thanking you,

Yours faithfully,
Peninsula Land Limited



K. Nath
Company Secretary

Encl : as above

PENINSULA LAND LIMITED

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

Phone : +91 22 6622 9300
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Email : info@peninsula.co.in
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Unaudited Financial Results for the Quarter/Half Year ended 30th September 2011

						(Rs In Lakhs)
Sr No	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30-Sep-11	30-Sep-10	30-Sep-11	30-Sep-10	31-Mar-11
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from operations	4950	12264	15535	27094	47864
1	Other operating income	8	2	10	11	26
	Total Income (1a+ 1b)	4958	12266	15545	27105	47890
2	Total Expenditure :					
	a) Cost of Realty Sales	1193	5321	4428	14756	20039
	b) Employees Cost	1326	1169	2662	2446	5102
	c) Depreciation	104	78	205	165	462
	d) Other Expenditure	909	808	1545	1397	3320
	e) Total (a+b+c+d)	3532	7376	8840	18764	28923
3	Profit from operations before other income, interest & exceptional items	1426	4890	6705	8341	18967
4	Other Income	218	156	332	356	980
5	Profit from Ordinary Activities before interest & exceptional items	1644	5046	7037	8697	19947
6(a)	Interest expense	3229	133	6181	483	1929
6(b)	Loss on translation of foreign currency Loan (see Note 4)	1468	-	1468	-	-
6(c)	Interest income	(4612)	(2644)	(8111)	(4989)	(12234)
	Net Interest expense / (income) ((6a +6b- 6c)	85	(2511)	(462)	(4506)	(10305)
7	Profit after interest but before exceptional items	1559	7557	7499	13203	30252
8	Exceptional Items	-	-	-	-	-
9	Profit from Ordinary Activities before Tax	1559	7557	7499	13203	30252
10	Provision for Taxation					
	a) Current tax	305	1481	1475	2581	5845
	b) MAT Credit entitlement	(85)	(287)	(295)	(716)	(159)
		220	1194	1180	1865	5686
	c) Deferred Tax	(28)	(14)	(43)	(35)	(13)
	Total Provision for Tax (a+b+c)	192	1180	1137	1830	5673
11	Net Profit After Tax (9 - 10)	1367	6377	6362	11373	24579
12	Paid Up Equity Capital (Face Value of equity shares : Rs. 2/- each)	5584	5584	5584	5584	5584
13	Reserve excluding revaluation reserves					143,421
14	Basic and Diluted EPS(Rs) (Not Annualised)					
	Basic	0.49	2.28	2.28	4.07	8.80
	Diluted	0.49	2.28	2.28	4.07	8.80
15	Aggregate of Public Shareholding :					
	Number of Shares	123619448	129408133	123619448	129408133	125142914
	Percentage of Shareholding	44.28%	46.35%	44.28%	46.35%	44.82%
16	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	Number of shares	41615414	15404700	41615414	15404700	19404700
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	26.75%	10.28%	26.75%	10.28%	12.60%
	Percentage of shares (as a % of total share capital of the Company)	14.91%	5.52%	14.91%	5.52%	6.95%
	b) Non-encumbered					
	Number of shares	113966358	134388387	113966358	134388387	134653606
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	73.25%	89.72%	73.25%	89.72%	87.40%
	Percentage of shares (as a % of total share capital of the Company)	40.82%	48.13%	40.82%	48.13%	48.23%

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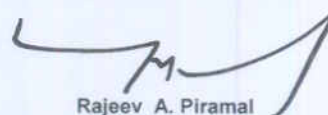
Unaudited Financial Results for the Quarter/Half Year ended 30th September 2011

Statement of Assets and Liabilities as at 30th September 2011 (Standalone)		
	Rs. Lacs	Rs. Lacs
	30-Sep-11	30-Sep-10
	Unaudited	Unaudited
SHARE HOLDERS FUNDS		
(a) Capital	5590	5590
(b) Reserve and Surplus	149781	135731
LOAN FUNDS	100846	53962
DEFERRED TAX LIABILITY (NET)	735	756
TOTAL	256952	196039
FIXED ASSETS	4257	4000
INVESTMENTS	25434	27966
CURRENT ASSETS, LOANS AND ADVANCES		
(a) Inventories	35671	17134
(b) Sundry Debtors	24644	32537
(c) Cash and Bank Balances	27197	28329
(d) Other Current assets	3688	3709
(e) Loans and Advances	149653	91242
	240853	172951
LESS : CURRENT LIABILITIES AND PROVISION		
(a) Current Liabilities	13170	8462
(b) Provisions	422	416
	13592	8878
NET CURRENT ASSETS	227261	164073
TOTAL	256952	196039

Notes:

- The above results for the quarter ended 30th Sept, 2011, 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 17th October 2011 in terms of Clause 41 of the Listing Agreement.
- The Company is engaged in Real Estate Development business only. Hence, there is no reportable segment as required by the Accounting Standard AS- 17
- The Company had no investor complaints pending at beginning of the quarter and had received Thirteen complaints during the quarter. All these complaints have been resolved and there are no pending complaints at the quarter end.
- During the quarter the company had converted an existing Rupee loan into a US Dollar designated loan which is due for repayment on 28th December 2012. A sum of Rs.14.68 crores has been provided in the accounts towards notional loss due to translation of the unhedged portion of the Loan at the exchange rate prevailing as on 30th September 2011, in compliance with Accounting Standard AS-11 (Effect of Changes in Foreign Exchange Rates)
- The previous quarter / year figures have been regrouped, wherever necessary.

For Peninsula Land Limited



 Rajeev A. Piramal
 Executive Vice Chairman

PJ, Mumbai

Date : 17th October 2011

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