

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

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 : 22723121 / 22722041

Fax Nos : 26598237 / 38

27th May, 2013

Dear Sir:

Audited Financial Results for the year ended 31st March, 2013

The Board of Directors at its meeting held on 27th May, 2013 has approved the Audited Financial Results of the Company for the quarter and year ended 31st March, 2013, pursuant to Clause 41 of the Listing Agreement. Copy of the said Audited Financial Results for the quarter and year ended 31st March, 2013 is enclosed.

Recommendation of Dividend

The Board of Directors have also recommended dividend as detailed below:

- Re. 0.50 per share on 5% Cumulative Redeemable Preference Shares of Rs. 10/- each.
- Rs. 1.50/- per share on Equity shares of Rs. 2/- each.

Restructuring

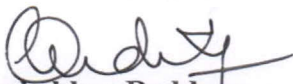
Further please note that the Board of Directors considered and approved as today also in principally Restructuring / Merger plan of certain subsidiary company with the Company. Further it was decided to convert certain other companies into Limited Liability Partnerships.

Further, the Board has constituted and authorized a "Restructuring Committee" comprising of the Whole - Time Directors of the Company to finalise the proposed restructuring and take all necessary steps including finalization of Scheme and implementing the same.

Kindly take note of the same.

Thanking you,

For Peninsula Land Limited



Rajashekhar Reddy
Company Secretary

Encl: as above

PENINSULA LAND LIMITED

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

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Audited Financial Results for the Quarter and Year ended 31st March 2013

PART I		Rs. Crores						
Sr No	Particulars	Quarter Ended			Year Ended		Year Ended (Consolidated)	
		Mar-13	Dec-12	Mar-12	Mar-13	Mar-12	Mar-13	Mar-12
		Unaudited	Unaudited	Unaudited	Audited	Audited	Audited	Audited
1 (a)	Income from operations	105.94	138.11	277.05	664.00	477.76	740.64	532.06
1 (b)	Other operating income	0.06	0.05	0.04	0.33	0.22	0.56	0.23
	Total Income from Operation (1a+ 1b)	106.00	138.16	277.09	664.33	477.98	741.20	532.29
2	Total Expenditure :							
	a) Realty cost	90.76	33.00	250.30	378.39	184.64	717.25	590.59
	b) Changes in Realty Inventories	(17.74)	35.08	(99.76)	(25.60)	17.55	(329.12)	(368.02)
	c) Employees benefits expenses	14.58	15.23	17.20	64.01	57.16	70.16	64.27
	d) Depreciation	1.56	1.51	1.62	5.90	4.85	6.63	5.52
	e) Other Expenditure	11.02	11.41	12.73	48.73	37.82	86.35	67.23
	f) Total (a+b+c+d+e)	100.18	96.23	182.09	471.43	302.02	551.27	359.59
3	Profit from operations before other income, finance costs & exceptional items	5.82	41.93	95.00	192.90	175.96	189.93	172.70
4	Other Income	45.43	54.32	27.68	185.49	166.44	189.14	166.47
5	Profit from Ordinary Activities before finance costs and exceptional items	51.25	96.25	122.68	378.39	342.40	379.07	339.17
6	Finance Cost	14.74	54.35	30.40	161.57	160.04	161.63	160.62
7	Profit from ordinary activities after finance costs but before exceptional items	36.51	41.90	92.28	216.82	182.36	217.44	178.55
8	Exceptional Items	-	-	-	-	-	-	-
9	Profit from Ordinary Activities before Tax	36.51	41.90	92.28	216.82	182.36	217.44	178.55
10	Provision for Taxation							
	a) Current tax	6.74	8.60	18.50	43.15	36.40	45.24	37.81
	b) MAT Credit (entitlement) / Utilisation	(7.00)	(3.00)	(9.50)	(23.30)	(10.87)	(23.63)	(11.08)
		(0.26)	5.60	9.00	19.85	25.53	21.61	26.73
	c) Deferred Tax	0.95	(0.20)	0.51	0.02	(0.06)	0.14	0.37
	Total Provision for Tax (a+b+c)	0.69	5.40	9.51	19.87	25.47	21.75	27.10
11	Net Profit After Tax (9 - 10)	35.82	36.50	82.77	196.95	156.89	195.69	151.45
12	Net Share of Profit /(Loss) of Associates						0.20	0.23
13	Minority Interest						(0.55)	(0.23)
14	Net Profit after tax attributable to Company (11+12+13)	35.82	36.50	82.77	196.95	156.89	195.34	151.45
15	Paid Up Equity Capital (Face Value of equity shares : Rs. 2/- each)	55.84	55.84	55.84	55.84	55.84	55.84	55.84
16	Paid up Debt Capital	-	-	-	380.00	-	380.00	-
17	Reserve excluding revaluation reserves					1,555.41		1,454.16
18	Debenture Redemption Reserve	12.15			32.15		32.15	
19	Basic and Diluted EPS (Not Annualised)							
	Basic Rs.	1.28	1.31	2.96	7.05	5.62	7.00	5.43
	Diluted Rs.	1.28	1.31	2.96	7.05	5.62	7.00	5.43
20	Debt Equity Ratio	0.60	0.65	0.73	0.60	0.73	0.75	0.89
21	Debt Service Coverage Ratio	0.26	0.50	2.15	0.38	0.43	0.38	0.42
22	Interest Service Coverage Ratio	3.48	1.77	4.04	2.34	2.14	2.34	2.11

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Audited Financial Results for the Quarter and Year ended 31st March 2013
PART II

Sr No	Particulars	Quarter Ended			Year Ended		Year Ended (Consolidated)	
		Mar-13	Dec-12	Mar-12	Mar-13	Mar-12	Mar-13	Mar-12
A	PARTICULARS OF SHAREHOLDING :							
1	Public Shareholding :							
	Number of Shares	123619448	123619448	123619448	123619448	123619448	123619448	123619448
	Percentage of Shareholding	44.28%	44.28%	44.28%	44.28%	44.28%	44.28%	44.28%
2	Promoters & Promoter Group Shareholding							
	a) Pledged / Encumbered							
	Number of shares	42666914	42666914	42666914	42666914	42666914	42666914	42666914
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	10.00%	27.42%	27.42%	27.42%	27.42%	27.42%	27.42%
	Percentage of shares (as a % of total share capital of the Company)	15.28%	15.28%	15.28%	15.28%	15.28%	15.28%	15.28%
	b) Non-encumbered							
	Number of shares	112914858	112914858	112914858	112914858	112914858	112914858	112914858
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	72.58%	72.58%	72.58%	72.58%	72.58%	72.58%	72.58%
	Percentage of shares (as a % of total share capital of the company)	40.44%	40.44%	40.44%	40.44%	40.44%	40.44%	40.44%
B	INVESTOR COMPLAINTS	Mar-13						
	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	-						

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Audited Financial Results for the Quarter and Year ended 31st March 2013

(Rs In Crores)

Statements of Assets and Liabilities - Standalone

	Year Ended	Year Ended
	Audited	Audited
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Capital	55.90	55.90
(b) Reserve & Surplus	1,680.33	1555.42
Shareholders' funds	1,736.23	1,611.32
2 NON-CURRENT LIABILITIES		
(a) Long Term Borrowings	711.23	611.32
(b) Deferred Tax Liabilities (Net)	7.74	7.72
(c) Long Term Provision	2.49	4.10
Non-current liabilities	721.46	623.14
3 CURRENT LIABILITIES		
(a) Short Term Borrowings	6.68	35.53
(b) Trade payables	123.13	63.88
(c) Other current liabilities	389.76	598.68
(d) Short-term provisions	49.94	35.74
Current liabilities	569.51	733.83
TOTAL	3,027.20	2,968.29
B ASSETS		
1 NON-CURRENT ASSETS		
(a) Tangible Assets	53.42	56.42
(b) Capital work In Progress	0.22	0.22
(c) Non- Current Investments	247.05	232.98
(c) Advance to Employees ESOP Trust	27.35	27.74
(e) Long Term Advances	1,789.79	1,590.74
Non-current assets	2,117.83	1,908.10
2 CURRENT ASSETS		
(a) Current Investments	-	2.70
(b) Inventories	302.92	277.34
(c) Trade Receivables	96.59	321.38
(d) Cash & Cash Equivalents	260.07	336.19
(e) Short-term Loans and advances	166.57	69.46
(f) Other current assets	83.22	53.12
Current assets	909.37	1,060.19
TOTAL	3,027.20	2,968.29

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Audited Financial Results for the Quarter and Year ended 31st March 2013		
Reporting of Segment-wise Revenues, Results and Capital Employed (Consolidated)		
	Year Ended	Year Ended
1 Segment Revenue		
a Real Estate business	697.57	497.66
b Other Business	43.63	34.63
Total	741.2	532.29
2 Segment Results		
Real Estate business	201.42	184.35
Other Business	4.14	2.22
Total	205.56	186.57
Other Unallocable net Income /(expenditure)	(12.05)	(7.44)
Net Interest Expenses/(Income)	(23.93)	0.59
Profit Before Tax	217.44	178.54
3 Capital Employed		
a Real Estate business	2718.51	2803.12
b Other Business	55.32	46.25
c Unallocated	578.92	408.79
Total	3352.75	3258.16

Notes:

- The above results for the quarter / year ended 31st March 2013, were reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 27th May 2013 in terms of Clause 41 of the Listing Agreement.
- Following have been computed as under :
 - Paid up Debt Capital = Secured Redeemable Non-Convertible Debentures issued
 - Debt Equity Ratio = Paid up Debt Capital (Total Debt)/(Equity Share Capital + Reserve and Surplus)
 - Debt Service Coverage Ratio calculated = Earnings before Finance cost and Tax/ (Finance cost + Principal Repayment for the period).
 - Interest Service Coverage Ratio calculated as = Earnings before Finance and Tax / Finance cost
- Board of Directors have recommended a dividend of Rs. 1.50 per equity share (75 %) and Dividend on Preference shares of Rs. 0.50 per preference share (5 %)
- In the above results, the amounts for three months ended March 31, 2013 represent the balancing amounts between the amounts as per the audited accounts for the year ended March 31, 2013 and amounts as per the published unaudited results for nine months ended December 31, 2012, which were subjected to a limited review by the auditors.
- The previous quarter / year figures have been regrouped and arranged wherever found necessary.

For and on behalf of the Board of Directors


Rajeev Piramal
Vice Chairman & Managing Director
Mumbai : 27th May 2013
PENINSULA LAND LIMITED

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