

By Courier/E-mail

Ref.No.APIL/Secy/BM

09th November, 2015

Bombay Stock Exchange
Limited
25th Floor, P. J. Towers,
Dalal Street,
Mumbai - 400 001

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

Sub: Press Release – Un-Audited Financial Results for the 2nd Quarter/half year ended on the 30th September, 2015 of the Financial Year 2015-16.

Dear Sir/ Madam,

Please find attached herewith a copy of the Press Release with regard to the Un-Audited Financial Results of the Company for the 2nd Quarter/half year ended on the 30th September, 2015 of the Financial Year 2015-16.

This is for your information and record please.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**



(Abdul Sami)
Company Secretary



Encl: as above

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Building lifestyles since 1967

Ansal Properties & Infrastructure Limited
Limited Reviewed Standalone and Consolidated Results for
Half Year and Quarter Year ending 30th September 2015

Standalone Performance

Q2FY16 versus Q2FY15

Revenue stood at Rs. 157.02 crore vs. Rs. 218.17 crore

Gross Profit stood at Rs. 24.58 crore vs. Rs. 59.47 crore

EBITDA stood at Rs. (1.55) crore vs. Rs. 17.35 crore

PAT stood at Rs. 17.74 crore vs. Rs. 5.03 crore

Consolidated Performance

Q2FY16 versus Q2FY15

Revenue stood at Rs. 208.59 crore vs. Rs. 281.86 crore

Gross Profit stood at Rs. 65.74 crore vs. Rs. 76.08 crore

EBITDA stood at Rs. 33.00 crore vs. Rs. 25.42 crore

PAT stood at Rs. 14.49 crore vs. Rs. 5.46 crore

NEW DELHI, India, 9th November, 2015 – 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 results for the Half Year and Quarter ending 30th September 2015, in accordance with Indian GAAP.

Commenting on the results and performance, Mr. Pranav Ansal, Vice Chairman and Whole Time Director of Ansal Properties and Infrastructure Limited said:

“The Management continues to focus on consolidation and towards execution of projects of the company. We remain focussed in our approach to drive the meaningful growth for the business. During the period for the Quarter Ending 30th September 2015, the Company reported the Consolidated Profit of Rs 14.49 Crores against Rs 5.46 Crores for the Corresponding Quarter ending on 30th Sept 14. On Standalone basis the company reported the profit for Rs 17.74 Crores as against Rs 5.03 Crores for the corresponding quarter, thereby resulting an increase of approx 86%. The company sold ~ 0.72 Mn sq fts during the quarter ending 30th September 2015. The Company collected ~ INR 229 Crores during the 2nd Quarter of Financial Year 2016 from business operations.”



The following tables show the Company's financial performance for the quarter ending 30th September 2015."

Financial Highlights – Quarter Ending 30th September 2015 (Rs in Crores)

Particulars	Standalone			FY15
	Q2FY16	Q2FY15	Change	
Sales & Operating Income	157.02	218.17	(28.03%)	850.09
Gross Profit	24.58	59.47	(58.67%)	208.03
EBITDA	(1.55)	17.35	(108.9)%	65.57
PAT	17.74	5.03	252.68%	21.95
Basic EPS (Rs.)	1.13	0.32		1.39

Particulars	Consolidated			FY15
	Q2FY16	Q2FY15	Change	
Sales & Operating Income	208.59	281.86	(26.00%)	1109.28
Gross Profit	65.74	76.08	(13.59%)	324.94
EBITDA	33.00	25.42	29.82%	90.94
PAT	14.49	5.46	165.38%	20.44
Basic EPS (Rs.)	0.92	0.35		1.30

Financial Highlights – Half Year Ending 30th September 2015
Rs. Crore

Particulars	Standalone			FY15
	H1FY16	H1FY15	Change	
Sales & Operating Income	328.43	426.51	(23.00%)	850.09
Gross Profit	68.62	113.31	(39.44%)	208.03
EBITDA	16.53	36.43	(54.63)%	65.57
PAT	7.02	11.71	(40.10%)	21.95
Basic EPS (Rs.)	0.45	0.74		1.39

Particulars	Consolidated			FY15
	H1FY16	H1FY15	Change	
Sales & Operating Income	435.19	564.04	(22.84%)	1109.28
Gross Profit	132.15	150.89	(12.42%)	324.94
EBITDA	66.54	58.18	14.37%	90.94
PAT	4.19	12.67	(66.93%)	20.44
Basic EPS (Rs.)	0.27	0.81		1.30

Operational Highlights
Sales

- Sold an area of ~0.72 Mn sq ft in Q2FY16 as against sale of ~ 0.34 Mn Sq Fts during Q1 FY16;
- Total area sold stood at ~1.06 Mn sq ft during FY 16 during Half Year Ending 30th September 2015;

Realizations

- Achieved average realization (including FSI sales) of ~Rs.3,956 per sq ft during Q2FY16 against ~Rs.3,743 per sq ft during Q1FY16, whereas average realization (including FSI sales) stands at Rs 3,956/- per sq ft in Q2FY16 against Rs 1,142/- per sq ft during Q2FY15.



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 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.

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 over ~260 mn.sq.ft. across the real estate verticals including residential, commercial, retail, hospitality & integrated townships. Currently, the Company has land reserves of over ~9,700 acres out of which over ~ 7,300 acres (~75%) has been acquired or agreed to be acquired by third parties till 30th September 2015. The company is currently developing several 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

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.

