Sunteck Realty Ltd.

Sunteck

SRL/SE/...../15-16

Date: 9th November, 2015

To
Corporate Relation Department
BSE Limited
P. J. Tower, Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

To
National Stock Exchange of India Ltd
Listing Department
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (East), Mumbai- 400 051
Scrip Code: SUNTECK

To
Metropolitian Stock Exchange of India Limited
(Formerly known as MCX Stock ExchangeLimited)
Vigbyor Towers, 4th Floor,
Plot No.C 62, G Block,
Opp.Trident Hotel, BKC,
Bandra (East),
Mumbai – 400 098
Scrip Code: 512179

Sub: Press Release

Dear Sir/Madam,

Pursuant to clause 36 of Listing Agreement, kindly find enclosed press release with regard to Unaudited Financial Results for the quarter ended 30th September, 2015 as approved by the Board of Directors of the Company in their meeting held today i.e. 9th November, 2015.

The copy of the same is enclosed herewith for your records.

Kindly acknowledge the receipt of the same.

Thanking You,
For Sunteck Realty Limited

Rachana Hingarajia
Company Secretary

Email add: cosec@sunteckindia.com

Press Release

Sunteck Realty Limited

Sunteck Realty Announces Q2 & H1FY16 Results

- **New Sales Booking for Q2FY16 at Rs. 104 crore**
- **Collections stood for Q2FY16 at Rs. 67 Cr**
- **Operating margin stood at 59%**

Mumbai, Nov 9, 2015: Sunteck Realty Limited, Mumbai's premier real estate developer catering to the premium and ultra premium segment today announced its financial results for the quarter ended September 30, 2015.

Business Highlights during Q2 & H1FY16

- ✓ Acquired land parcel under JDA, to develop a premium commercial project at the junction of Bandra Kurla Complex (BKC) having a development potential of 0.2 msf and revenue ~ INR 5 bn
- ✓ India Rating and Research (Fitch Ratings) has assigned **Long-Term Rating 'IND A+'** and **Short Term Rating 'IND A1+'** and CARE Ratings has assigned '**CARE A+'** establishing adequate degree of safety for meeting financial obligations and carry low credit risk
- ✓ Signature Island, BKC receives full OC
- ✓ Sunteck Kanaka, Goa receives full OC
- ✓ Sunteck City, ODC, Goregaon (West) awarded the Integrated Township of the Year 2015 by Realty Plus
- ✓ Mr. Kamal Khetan awarded as the Real Estate Person of the Year 2015 by Construction Week India

Financial Highlights (Consolidated) *(Observing **Project Completion Method** of accounting for revenue recognition)*

- ✓ Total Revenue recognized stood at Rs. 35 Cr for H1FY6 & Rs. 11 Cr for Q2FY16
- ✓ Operating profit stood at Rs. 19 Cr for H1FY16 & Rs. 11 Cr for Q2FY16
- ✓ Adjusted Net Profit stood at Rs. 2 Cr for H1FY16 and Rs. 1 Cr for Q2FY16

Commenting on the Q2 & H1FY16 performance, Mr. Kamal Khetan, Chairman and Managing Director at Sunteck Realty said: *"We see that the real estate market is being shaped by two major trends – consolidation and specialization. Though this quarter was challenging for us, we are optimistic that as the future unfolds and with our prudent cash flow management and Balance Sheet strength, we will implement a more integrated approach by identifying new core assets which are available at attractive valuations; offers good IRR and near-term cash flows. We will continue to pursue our strategy of speedy execution of existing as well as upcoming projects."*

About Sunteck Realty

Sunteck Realty Limited (SRL) is a Mumbai-based real estate development company, catering to the ultra-luxury and luxury residential segment. SRL boasts of a city centric development portfolio of about 24 million square feet spread across 25 projects at various stages of development and 4 rented assets.

SRL works with renowned brands like Walt Disney, L&T and Talati & Panthaky to name a few to provide a unique residential experience to its customers.

Flagship projects of the group include 3 residential projects spread across 1.5 million square feet at the CBD of Mumbai, Bandra Kurla Complex namely Signature Island, Signia Isles and Signia Pearl which are home to some of the head honchos of top global conglomerates. Other key projects include 23 acres of mixed-use development in Goregaon (W) in the form of Sunteck City. SRL also has projects in Sion, Mulund amongst other locations in Mumbai; Jaipur, Nagpur and Goa in India. Listed on BSE and NSE, SRL is backed by respected strategic partners like Ajay Piramal, Kotak Realty Fund and noted pension funds, FIIs and Private Equity. Being in the real estate industry, it boasts of having one of the strongest balance sheets and high visibility on cash flows. More information is available on www.sunteckindia.com

Disclaimer

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For further details, please contact:

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