



PASSION AT WORK

May 22, 2014

To

The Deputy Manager Department of Corporate Services, The Bombay Stock Exchange Limited Floor 25, P.J Towers, Dalal Street, Mumbai – 400 001 Scrip Code: 532784	The Manager National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051 Scrip Code: SOBHA
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Dear Sir / Madam,

Sub: Outcome of Board Meeting held on May 22, 2014

This is to inform that the Board of the Directors at their meeting held today, i.e. Thursday, May 22, 2014 at the Registered and Corporate Office situated at 'SOBHA', Sarjapur - Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560 103 have:

1. Approved the Audited Standalone and Consolidated Financial Results for the financial year ended 31st March 2014
2. Approved the change in the name of the Company from Sobha Developers Limited to '**Sobha Limited**', subject to the approval of the members of the Company and other statutory and regulatory approvals as may be necessary.
3. Recommended dividend of ₹ 7.00 per equity share of ₹ 10/- each subject to the approval of the members
4. Fixed the annual date of Book Closure on July 05, 2014 for the purpose of payment of Dividend, if approved by the shareholders.
5. Scheduled the Annual General Meeting of the Company on Friday, July 11, 2014

In this connection, please find enclosed herewith:

1. Audited Consolidated Financial Results for the year ended March 31, 2014 along with the Statutory Audit Report in terms of Clause 41 of the Listing Agreement.

SOBHA DEVELOPERS LTD.

REGD & CORPORATE OFFICE : 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR), DEVARABISANAHALLI, BELLANDUR POST, BANGALORE - 560103, INDIA.
TEL : +9180-49320000, FAX : +9180-49320444, www.sobha.com

CIN : L45201KA1995PLC018475



2. Audited Standalone Financial Results for the quarter ended March 31, 2014 along with the Statutory Audit Report in terms of Clause 41 of the Listing Agreement.

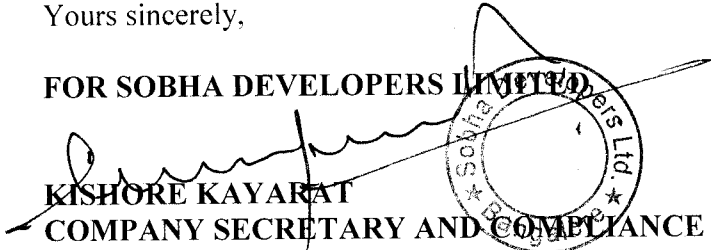
3. Press Release, the Company intends to disseminate through media.

We request you to kindly take the aforesaid information on record for dissemination through your website.

Thanking you.

Yours sincerely,

FOR SOBHA DEVELOPERS LIMITED


KISHORE KAYARAT

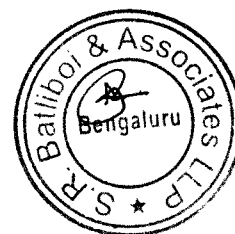
COMPANY SECRETARY AND COMPLIANCE OFFICER



Auditor's Report On Quarterly Consolidated Financial Results and Year to Date Consolidated Financial Results of the Company Pursuant to the Clause 41 of the Listing Agreement

To
Board of Directors of
Sobha Developers Limited,

1. We have audited the quarterly consolidated financial results of Sobha Developers Limited ('the Company') and its subsidiaries (collectively referred to as 'the Group'), for the quarter ended March 31, 2014 and the consolidated financial results for the year ended March 31, 2014, attached herewith, being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, 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. The quarterly consolidated financial results are the derived figures between the audited figures in respect of the year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subject to limited review. The consolidated financial results for the quarter ended March 31, 2014 have been prepared on the basis of the consolidated financial statements for the nine-month period ended December 31, 2013, the audited annual consolidated financial statements as at and for the year ended March 31, 2014, and the relevant requirements of Clause 41 of the Listing Agreement and are the responsibility of the company's management and have been approved by the Board of Directors of the company. Our responsibility is to express an opinion on these based on our review of the consolidated financial results for the nine-month period ended December 31, 2013 which was prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, notified under the Companies Act, 1956 read with General Circular 8/2014 dated April 04, 2014 issued by the Ministry of Corporate Affairs and other accounting principles generally accepted in India; our audit of the annual consolidated financial statements as at and for the year ended March 31, 2014; and the relevant requirements of Clause 41 of the Listing Agreement.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In respect of the audited quarterly consolidated financial results, we did not audit the financial results in respect of three subsidiaries whose quarterly financial results (after elimination) reflect total assets of Rs. 3,864 million as at March 31, 2014 and total revenues of Rs. 1,435 million for the quarter ended March 31, 2014. The financial information for these subsidiaries have been audited by other auditors whose reports have been furnished to us. Our opinion, in so far as it relates to the affairs of such subsidiaries is based solely on the report of other auditors. Our opinion is not qualified in respect of this matter.



S.R. BATLIBOI & ASSOCIATES LLP

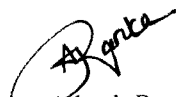
Chartered Accountants

4. In our opinion and to the best of our information and according to the explanations given to us these quarterly consolidated financial results as well as the year to date consolidated financial results:
- i. are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
 - ii. give a true and fair view of the net profit and other financial information for the quarter ended March 31, 2014 and for the year ended March 31, 2014.
5. Further, read with paragraph 1 above, we report that the figures for the quarter ended March 31, 2014 represent the derived figures between the audited figures in respect of the financial year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review as stated in paragraph 1 above, as required under Clause 41(I)(d) of the Listing Agreement.
6. Further, read with paragraph 1 above, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate - amount of public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For S.R. Batliboi & Associates LLP

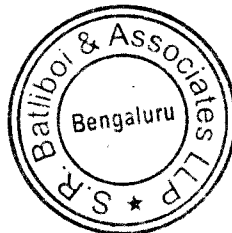
Chartered Accountants

Firm registration number: 101049W


per Adarsh Ranka

Partner

Membership No.: 209567



Place: Bangalore

Date: May 22, 2014

SOBHA DEVELOPERS LIMITED

Regd. Office: 'SOBHA', Sarjapur - Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560 103

Statement of audited consolidated financial results for the quarter and year ended on March 31, 2014

(₹ in million)

	Particulars	Quarter ended 31.03.2014 [Audited] (refer note 7)	Preceding Quarter ended 31.12.2013 [Unaudited]	Corresponding Quarter ended 31.03.2013 [Audited] (refer note 7)	Year ended 31.03.2014 [Audited]	Previous accounting year ended 31.03.2013 [Audited]
1	Income from operations					
	(a) Net sales/ income from operations (net of excise duty)	6,254	5,429	5,854	21,693	18,602
	(b) Other operating income	13	14	13	41	43
	Total operating income	6,267	5,443	5,867	21,734	18,645
2	Expenditure					
	(a) (Increase)/ decrease in finished goods, stock in trade and work in progress	(1,674)	(1,844)	51	(5,366)	(2,232)
	(b) Land cost	788	1,043	265	2,320	2,045
	(c) Cost of materials consumed	524	436	318	1,725	1,078
	(d) Purchase of project materials	2,160	1,725	1,612	7,000	5,045
	(e) Subcontractor and labour charges	1,503	1,393	811	5,226	3,166
	(f) License fees and plan approval charges	10	46	214	255	456
	(g) Employee benefit expense	464	503	422	1,865	1,635
	(h) Depreciation and amortization expense	181	172	160	690	594
	(i) Other expenditure	780	651	548	2,684	1,969
	Total expenses	4,736	4,125	4,401	16,399	13,756
3	Profit from operations before other income, finance cost and exceptional items (1-2)	1,531	1,318	1,466	5,335	4,889
4	Other income	40	12	11	103	55
5	Profit from operations before finance costs and exceptional items (3+4)	1,571	1,330	1,477	5,438	4,944
6	Finance costs	458	446	446	1,734	1,705
7	Profit after finance costs but before exceptional items (5-6)	1,113	884	1,031	3,704	3,239
8	Exceptional items	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	1,113	884	1,031	3,704	3,239
10	Tax expense	427	301	336	1,368	1,068
11	Net profit from ordinary activities after tax (9-10)	686	583	695	2,336	2,171
12	Extraordinary items (net of tax expenses)	-	-	-	-	-
13	(Add)/ Less: Minority interest	(16)	2	(1)	(14)	(1)
14	Net profit for the period (11-12-13)	702	581	696	2,350	2,172
15	Paid-up equity share capital (Face value per share - ₹ 10)	981	981	981	981	981
16	Reserves excluding revaluation reserves as per balance sheet				21,933	20,386
17	Earnings Per Share (EPS) - (in ₹)					
	a) Basic and diluted EPS before extraordinary items	7.16	5.92	7.10	23.96	22.15
	b) Basic and diluted EPS after extraordinary items	7.16	5.92	7.10	23.96	22.15

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Select information for the quarter ended on March 31, 2014

	Particulars	Quarter ended 31.03.2014	Preceding Quarter ended 31.12.2013	Corresponding Quarter ended 31.03.2013	Year ended 31.03.2014	Previous accounting year ended 31.03.2013
A	Particulars of Shareholding					
1	Public shareholding					
	- Number of equity shares	38,654,568	38,654,568	38,654,568	38,654,568	38,654,568
	- Percentage of shareholding	39.42%	39.42%	39.42%	39.42%	39.42%
2	Promoters and promoter group shareholding					
a)	Pledged/ encumbered					
	- Number of shares	10,700,000	10,700,000	10,700,000	10,700,000	10,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18.01%	18.01%	18.01%	18.01%	18.01%
	- Percentage of shares (as a % of the total share capital of the Company)	10.91%	10.91%	10.91%	10.91%	10.91%
b)	Non-encumbered					
	- Number of shares	48,709,300	48,709,300	48,709,300	48,709,300	48,709,300
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	81.99%	81.99%	81.99%	81.99%	81.99%
	- Percentage of shares (as a % of the total share capital of the Company)	49.67%	49.67%	49.67%	49.67%	49.67%

	Particulars	Quarter ended 31.03.2014
B	Investor Complaints	
	Pending at the beginning of the quarter	-
	Received during the quarter	-
	Disposed off during the quarter	-
	Remaining unresolved at the end of the quarter	-

Notes :

(1) Statement of consolidated assets and liabilities

		(₹ in million)	
Particulars	As at 31.03.2014 [Audited]	As at 31.03.2013 [Audited]	
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	981	981	
(b) Reserves and surplus	21,933	20,386	
Sub-total	22,914	21,367	
2 Minority interest	88	102	
3 Non-current liabilities			
(a) Long term borrowings	789	526	
(b) Deferred tax liabilities (net)	1,010	638	
(c) Other long term liabilities	178	178	
(d) Long term provisions	20	14	
Sub-total	1,997	1,356	
4 Current liabilities			
(a) Short term borrowings	12,997	13,010	
(b) Trade payables	5,574	4,096	
(c) Other current liabilities	10,080	7,244	
(d) Short term provisions	1,446	1,423	
Sub-total	30,097	25,773	
Total	55,096	48,598	
B ASSETS			
1 Non-current assets			
(a) Fixed assets	3,660	3,135	
(b) Goodwill on consolidation (net)	98	166	
(c) Non-current investments	-	-	
(d) Long term loans and advances	4,361	4,314	
(e) Trade receivables	123	20	
(f) Other non-current assets	107	152	
Sub-total	8,349	7,787	
2 Current assets			
(a) Current investments	-	2	
(b) Inventories	24,273	19,018	
(c) Trade receivables	2,461	1,641	
(d) Cash, cash equivalents and other bank balances	1,055	670	
(e) Short term loans and advances	15,195	14,358	
(f) Other current assets	3,763	5,122	
Sub-total	46,747	40,811	
Total	55,096	48,598	

- (2) As the business activity of the Company and its subsidiaries, primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (3) The Company has not received any show cause notice pursuant to search under Section 132 of the Income Tax Act conducted on October 10, 2013. The Company believes that it has adequately complied with the applicable provisions of the Act.
- (4) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on May 22, 2014.
- (5) The consolidated financial results of the Company for the year ended March 31, 2014 have been audited by the statutory auditors of the Company.
- (6) The Board of Directors of the Company have recommended a dividend of ₹ 7 per equity share of ₹ 10 each for the year ended March 31, 2014.
- (7) The figures for the quarter ended March 31, 2014 represent the derived figures between the audited figures in respect of the current full financial year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review, as required under Clause 41(I)(d) of the Listing Agreement.
- (8) The figures of standalone financial results are as follow:

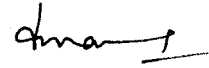
Particulars	Quarter ended 31.03.2014 [Audited] (refer note 7)	Preceding Quarter ended 31.12.2013 [Unaudited]	Corresponding Quarter ended 31.03.2013 [Audited] (refer note 7)	Year ended 31.03.2014 [Audited]	Previous accounting year ended 31.03.2013 [Audited]
Income from operations	5,691	5,378	5,564	21,129	18,030
Profit before tax	728	808	865	3,136	2,879
Profit after tax	483	539	582	2,065	1,967

The standalone audited financial results for the quarter ended March 31, 2014 can be viewed on the Company website www.sobhadevelopers.com and can also be viewed on the website of NSE and BSE.

- (9) The figures of the previous year/ period have been regrouped/ reclassified, wherever necessary.

Bangalore, India
May 22, 2014

For and on behalf of the Board of Directors of
Sobha Developers Limited

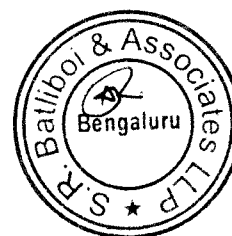


J. C. Sharma
Vice Chairman and Managing Director

Auditor's Report On Quarterly Financial Results and Year to Date Financial Results of the Company Pursuant to the Clause 41 of the Listing Agreement

To
Board of Directors of
Sobha Developers Limited,

1. We have audited the quarterly financial results of Sobha Developers Limited, for the quarter ended March 31, 2014 and the financial results for the year ended March 31, 2014, attached herewith, being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, 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. The quarterly financial results are the derived figures between the audited figures in respect of the year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subject to limited review. The financial results for the quarter ended March 31, 2014 have been prepared on the basis of the financial results for the nine-month period ended December 31, 2013, the audited annual financial statements as at and for the year ended March 31, 2014, and the relevant requirements of Clause 41 of the Listing Agreement, which are the responsibility of the company's management and have been approved by the Board of Directors of the Company. Our responsibility is to express an opinion on these financial results based on our review of the financial results for the nine-month period ended December 31, 2013 which was prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, notified under the Companies Act, 1956 read with General Circular 8/2014 dated April 04, 2014 issued by the Ministry of Corporate Affairs and other accounting principles generally accepted in India; our audit of the annual financial statements as at and for the year ended March 31, 2014; and the relevant requirements of Clause 41 of the Listing Agreement.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. We did not audit the financial information as regards Company's share in profits of partnership firm (post tax) amounting to Rs.38 million and Rs.183 million for the quarter ended March 31, 2014 and year ended March 31, 2014 respectively. The financial information has been audited by other auditors whose reports have been furnished to us, and the Company's share in profits of partnership firm investments has been included in the accompanying financial results solely based on the report of other auditors. Our opinion is not qualified in respect of this matter.

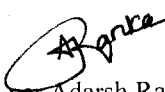


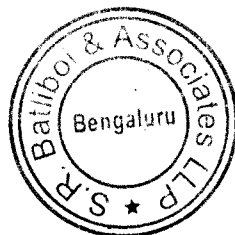
S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

4. In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date financial results:
 - i. are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
 - ii. give a true and fair view of the net profit and other financial information for the quarter ended March 31, 2014 and for the year ended March 31, 2014.
5. Further, read with paragraph 1 above, we report that the figures for the quarter ended March 31, 2014 represent the derived figures between the audited figures in respect of the financial year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review as stated in paragraph 1 above, as required under Clause 41(I)(d) of the Listing Agreement.
6. Further, read with paragraph 1 above, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For S.R. Batliboi & Associates LLP
Chartered Accountants
Firm registration number: 101049W


per Adarsh Ranka
Partner
Membership No.: 209567



Place: Bangalore
Date: May 22, 2014

SOBHA DEVELOPERS LIMITED

Regd. Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560 103

Statement of standalone audited financial results for the quarter and year ended on March 31, 2014

(₹ in million)

	Particulars	Quarter ended 31.03.2014 [Audited] (refer note 7)	Preceding Quarter ended 31.12.2013 [Unaudited]	Corresponding Quarter ended 31.03.2013 [Audited] (refer note 7)	Year ended 31.03.2014 [Audited]	Previous accounting year ended 31.03.2013 [Audited]
1	Income from operations					
	(a) Net sales/ income from operations (net of excise duty)	5,640	5,316	5,522	20,905	17,856
	(b) Share of profits in a subsidiary partnership firm	38	48	29	183	131
	(c) Other operating income	13	14	13	41	43
	Total operating income	5,691	5,378	5,564	21,129	18,030
2	Expenditure					
	(a) (Increase)/ decrease in finished goods, stock in trade and work in progress	(1,733)	(1,702)	(218)	(4,850)	(1,488)
	(b) Land cost	787	1,043	264	2,319	1,136
	(c) Cost of materials consumed	524	434	318	1,725	1,078
	(d) Purchase of project materials	2,160	1,725	1,612	7,000	5,045
	(e) Subcontractor and labour charges	1,536	1,360	1,071	5,169	3,465
	(f) License fees and plan approval charges	11	46	214	233	418
	(g) Employee benefit expense	464	503	422	1,865	1,635
	(h) Depreciation and amortization expense	172	164	152	656	560
	(i) Other expenditure	742	658	541	2,666	1,950
	Total expenses	4,663	4,231	4,376	16,783	13,799
3	Profit from operations before other income, finance cost and exceptional items (1-2)	1,028	1,147	1,188	4,346	4,231
4	Other income	53	26	25	159	77
5	Profit from operations before finance costs and exceptional items (3+4)	1,081	1,173	1,213	4,505	4,308
6	Finance costs	353	365	348	1,369	1,429
7	Profit after finance costs but before exceptional items (5-6)	728	808	865	3,136	2,879
8	Exceptional items	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	728	808	865	3,136	2,879
10	Tax expense	245	269	283	1,071	912
11	Net profit from ordinary activities after tax (9-10)	483	539	582	2,065	1,967
12	Extraordinary items (net of tax expenses)	-	-	-	-	-
13	Net profit for the period (11-12)	483	539	582	2,065	1,967
14	Paid-up equity share capital (Face value per share - ₹ 10)	981	981	981	981	981
15	Reserves excluding revaluation reserves as per balance sheet				21,449	20,187
16	Earnings Per Share (EPS) - (in ₹)					
	a) Basic and diluted EPS before extraordinary items	4.93	5.50	5.93	21.06	20.06
	b) Basic and diluted EPS after extraordinary items	4.93	5.50	5.93	21.06	20.06

Select information for the quarter ended on March 31, 2014

	Particulars	Quarter ended 31.03.2014	Preceding Quarter ended 31.12.2013	Corresponding Quarter ended 31.03.2013	Year ended 31.03.2014	Previous accounting year ended 31.03.2013
A	Particulars of Shareholding					
1	Public shareholding					
	- Number of equity shares	38,654,568	38,654,568	38,654,568	38,654,568	38,654,568
	- Percentage of shareholding	39.42%	39.42%	39.42%	39.42%	39.42%
2	Promoters and promoter group shareholding					
a)	Pledged/ encumbered					
	- Number of shares	10,700,000	10,700,000	10,700,000	10,700,000	10,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18.01%	18.01%	18.01%	18.01%	18.01%
	- Percentage of shares (as a % of the total share capital of the Company)	10.91%	10.91%	10.91%	10.91%	10.91%
b)	Non-encumbered					
	- Number of shares	48,709,300	48,709,300	48,709,300	48,709,300	48,709,300
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	81.99%	81.99%	81.99%	81.99%	81.99%
	- Percentage of shares (as a % of the total share capital of the Company)	49.67%	49.67%	49.67%	49.67%	49.67%

	Particulars	Quarter ended 31.03.2014
B	Investor Complaints	
	Pending at the beginning of the quarter	-
	Received during the quarter	-
	Disposed off during the quarter	-
	Remaining unresolved at the end of the quarter	-

Notes :

(1) Statement of assets and liabilities

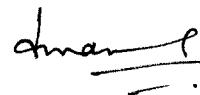
(₹ in million)

Particulars	As at 31.03.2014 [Audited]	As at 31.03.2013 [Audited]
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	981	981
(b) Reserves and surplus	21,449	20,187
Sub-total	22,430	21,168
2 Non-current liabilities		
(a) Long term borrowings	390	149
(b) Deferred tax liabilities (net)	1,010	638
(c) Other long term liabilities	178	178
(d) Long term provisions	20	14
Sub-total	1,598	979
3 Current liabilities		
(a) Short term borrowings	10,692	10,784
(b) Trade payables	5,630	4,073
(c) Other current liabilities	10,478	8,425
(d) Short term provisions	1,371	1,265
Sub-total	28,171	24,547
Total	52,199	46,694
B ASSETS		
1 Non-current assets		
(a) Fixed assets	3,660	3,169
(b) Non-current investments	2,324	2,478
(c) Long term loans and advances	4,405	4,288
(d) Trade receivables	123	20
(e) Other non-current assets	67	89
Sub-total	10,579	10,044
2 Current assets		
(a) Inventories	20,620	15,880
(b) Trade receivables	2,468	1,647
(c) Cash, cash equivalents and other bank balances	742	545
(d) Short term loans and advances	14,453	13,977
(e) Other current assets	3,337	4,601
Sub-total	41,620	36,650
Total	52,199	46,694

- (2) As the Company's business activity primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (3) The Company has not received any show cause notice pursuant to search under Section 132 of the Income Tax Act conducted on October 10, 2013. The Company believes that it has adequately complied with the applicable provisions of the Act.
- (4) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on May 22, 2014.
- (5) The financial results of the Company for the year ended March 31, 2014 have been audited by the statutory auditors of the Company.
- (6) The Board of Directors of the Company have recommended a dividend of ₹ 7 per equity share of ₹ 10 each for the year ended March 31, 2014.
- (7) The figures for the quarter ended March 31, 2014 represent the derived figures between the audited figures in respect of the current full financial year ended March 31, 2014 and the published year-to-date figures up to December 31, 2013, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review, as required under Clause 41(I)(d) of the Listing Agreement.
- (8) The figures of the previous year/ period have been regrouped/ reclassified, wherever necessary.

Bangalore, India
May 22, 2014

For and on behalf of the Board of Directors of
Sobha Developers Limited



J. C. Sharma
Vice Chairman and Managing Director



**Press Release
For immediate publication**

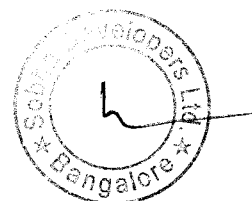
Highest ever Cash Flows for Sobha in FY 14

"Sobha Developers: recognised as the 'Builder of the Year' by CNBC Awaaz"

Bangalore, Thursday, 22nd May, 2014:

Key Highlights – FY 14

- Revenues at ₹ 21.84 billion on a consolidated basis, up 17% YoY
- EBITDA of ₹ 6.13 billion, up 11% YoY
- PBT at ₹ 3.71 billion, up 14% YoY
- PAT at ₹ 2.35 billion, up 8% YoY
- Debt-Equity Ratio at 0.54 on a consolidated basis
- Highest ever Cash inflow of ₹ 26.89 billion
- Net operational cash flow of ₹ 6.61 billion
- Registered new sales value of ₹ 23.43 billion, up 6% YoY
- Registered new sales volume of 3.59 million square feet
- Achieved average price realisation of ₹ 6,534 per square feet, up 11% YoY
- Expanded operations in 2 new geographies – Calicut and Cochin
- Launched 10 new projects: 7.73 million square feet of developable area and 5.57 million square feet of saleable area
- Completed and handed-over 7 real estate projects of 2.34 million square feet of developable area
- Revenue of ₹ 6.45 billion from Contractual and Manufacturing business, up 44% YoY
- Received about ₹ 3.42 billion of non-Infosys contractual orders
- Completed 19 contractual projects of 4.34 million square feet of developable area
- CARE has rated 'A', ICRA upgraded rating to 'A-' from 'BBB+' and BRICKWORK rating has upgraded to 'BWR A' from 'BWR A-' for the various long term borrowings of the Company
- Board recommends dividend of ₹ 7 per equity share of ₹ 10 each



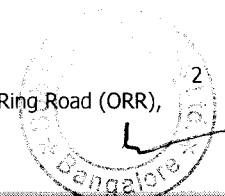
Key Highlights – Q4 FY 14

- Revenues at ₹ 6.31 billion on a consolidated basis, up 7% YoY and 16% sequentially
- EBITDA of ₹ 1.75 billion, up 7.1% YoY
- PBT at ₹ 1.12 billion, up 8% YoY and 26% sequentially
- PAT at ₹ 703 million, up 1% YoY and 21% sequentially
- Cash inflow of ₹ 7.84 billion
- Net operational cash flow of ₹ 2.41 billion
- Registered new sales value of ₹ 6.05 billion
- Registered new sales volume of 0.92 million square feet
- Achieved average price realisation of ₹ 6,568 per square feet
- Launched 4 new projects: 4.35 million square feet of developable area and 3.57 million square feet of saleable area
- Received 6 awards in Q4 FY 2013-14 from various institutes of repute

Realty major Sobha Developers Limited, on a consolidated basis, registered a turnover of ₹ 6.31 billion during the 4th Quarter of FY 2013-14, which ended on Monday, 31st March, 2014. The Profit before Tax (PBT) stood at ₹ 1.12 billion, and the Profit after Tax (PAT) was ₹ 703 million on a consolidated basis. The revenues increased by 7% and both PBT and PAT increased by 8% and 1% respectively, YoY.

Speaking on the occasion, **Mr. J.C. Sharma, Vice Chairman and Managing Director, Sobha Developers Limited**, said, "The previous year was filled with challenges for the Indian economy as also the real estate sector. With the economy growing at sub 5%, all the major industries such as manufacturing, services and real estate did not receive the required encouragement to exhibit the desired growth potential. Overall, the Company's performance in the fiscal has been better than the average industry performance. With the conclusion of the general elections, we are optimistic about the new Government and its development plans. The year ahead looks promising and we hope to see the long-pending reforms materialise that will assist in the growth of the Indian economy and our industry."

Elaborating further, **Mr. J.C. Sharma** stated, "Sobha has been able to consistently generate positive cash flows on a quarter on quarter as well as year on year basis. This financial year has been the best ever for Sobha as far as the collections are concerned. During Q4 of FY 14, the Company generated ₹ 2.41 billion of operational cash flows compared to ₹ 1.62 billion in the previous quarter. Our cash inflow for FY 14 was ₹ 26.89 billion compared to ₹ 20.20 billion last year, which is a 33% increase YoY. For the last 7 quarters, we have been able to successfully generate positive cash flows post interest and tax pay-out. We have also been able to generate quarterly net operational cash flow in excess of ₹ 1 billion for the last 6 consecutive quarters. Our current debt-equity ratio is 0.54 and our net debt is ₹ 12.34 billion."



"In this quarter, we have completed and handed over 2 projects in real estate and 5 projects in contracts aggregating to total area of 1.20 million square feet. During Q4, CARE has given us a rating of 'A' to indicate our financial stability," added Mr. Sharma.

New Launches in Q4 FY 2013-14

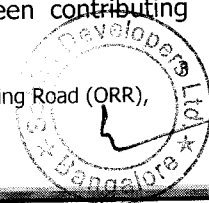
During the quarter, Sobha Developers Ltd. launched 4 new projects measuring 3.57 million square feet of saleable area in the southern market, out of which 3 were launched in the second fortnight of March 2014. This quarter, the Company also expanded its operations to a new geography – Cochin. "We are pleased to inform you that we have entered the Cochin market and the residents of Kerala's commercial capital will now have access to Sobha's world-class quality products. Sobha Isle is a 1.09 million square feet development in Vyttila," added Mr. Sharma.

Sobha Rio Vista, with a total saleable area of 0.51 million square feet, is the Company's second project in Calicut. The Company also launched 2 new projects in its core market- Bangalore. Sobha Silicon Oasis is a 1.5 million square feet development near Bangalore's IT hub – Electronic City. It is a unique development designed to provide tropical resort experience to its residents. Sobha Valley View is located in Banashankari and has a total saleable area of 0.49 million square feet.

Growth Plans and Project Launches in the Coming Quarters

Commenting on the future, Mr. J.C. Sharma said, "The expectations from the new government have positively influenced the market, which has translated to appreciation in the Indian rupee and an upward trend in the capital market. While these positive sentiments are motivating the economy to perform better and push the limits, it may take a few months before the growth in the real estate industry is actually visible. As long as the government's action plans will focus on a progressive economy, we believe that the industry operations will revive in the coming few quarters. We hope that the government will focus on policies that will reduce the burden on the real estate builders by accelerating the approval process, reducing the interest costs and taxes levied and controlling the trending inflationary pressures. Keeping that in mind, we have set our sales guidance during the fiscal at ₹ 27 billion in value and 4 million square feet of volume terms which is a 15% increase in sales value and an 11% increase in volume compared to the values achieved in FY 13-14."

Delineating the Company's growth strategy, Mr. Sharma said, "We are certain that the year ahead will bring positive changes in the economy and support the growth of all the key industries, ours included. We continue to remain optimistic about our key southern markets, which have been contributing



significantly to our growth. Our strong delivery pipeline has propelled our growth despite the prevailing headwinds. We have about 10 million square feet of new project launches planned for the coming year in our existing geographies. Our core market - Bangalore is a resilient real estate market with the demand being end-user driven. This has been mostly due to the availability of land parcels at reasonable rates. Even the investors are looking at Bangalore as a favorable option to generate good returns. The city is also witnessing the growth of new real estate pockets and hence, the scope for development remains high."

Exceptional Execution

Sobha's superior execution capability is its core strength. Since inception, Sobha has completed 92 real estate projects and 247 contractual projects covering about 62.93 million square feet of area. The Company currently has 48 ongoing residential projects aggregating to 30.61 million square feet of developable area and 21.98 million square feet of saleable area, and 31 ongoing contractual projects aggregating to 9.67 million square feet under various stages of construction. The Company has a real estate presence in nine cities, viz. Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur, Calicut, Cochin and Mysore. Overall, Sobha has a footprint in 24 cities and 13 states across India.

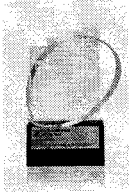
Recognition & Awards

Sobha Developers Ltd. and its senior management have been honoured with over 130 prestigious awards so far. This quarter saw the Company being honoured with six different recognitions by various institutions of repute. The key awards won during the quarter are as listed below:

- **Mr. Ravi Menon** - Chairman, Sobha Developers Ltd. was awarded the '**EY Entrepreneur of the Year – Real Estate, Energy & Infrastructure**' by EY
- Sobha Developers Ltd. received '**Achievement Award for Best Professionally Managed Company** (Turnover > INR 1000 crores)' at the 6th CIDC Vishwakarma Awards 2014
- Sobha Developers Ltd. received '**Achievement Award for Social Development and Impact - Sri Kurumba Trust**' for its CSR activities at the 6th CIDC Vishwakarma Awards 2014
- International City – Sobha's project in Gurgaon received the '**Achievement Award for Construction Health, Safety and Environment**' at the 6th CIDC Vishwakarma Awards 2014
- Sobha Developers Ltd. was presented the '**Excellence Award in Environment, Health & Safety (EHS) - 3 star rating**' by Confederation of Indian Industry (CII)
- **Mr. J.C. Sharma** – Vice Chairman & Managing Director, Sobha Developers Ltd. was bestowed with '**The Legend of Bangalore Award**' by Chamber of Commerce for India and International Business and Industries (CIBI)



About Sobha Developers Ltd.:



Mr. Ravi Menon – Chairman, Sobha Developers
EY Entrepreneur of the Year – Energy, Real estate & Infrastructure



Winner of the Prestigious "Builder of the Year"
Award by CNBC Awaaz

Founded in 1995, Sobha Developers Limited, a ₹ 22 billion company, is one of the fastest growing and foremost backward integrated real estate players in the country. It means the Company has all the key competencies and in-house resources to deliver a project from its conceptualization to completion. Sobha is primarily focused on residential and contractual projects. The Company's residential projects include presidential apartments, villas, row houses, luxury, super luxury & moderately priced apartments and plotted development. In all its residential projects, the Company lays strong emphasis on environmental management, water harvesting and highest safety standards. On the contractual projects side, the Company has constructed a variety of structures for corporates including offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres, and club houses. For more information on Sobha Developers Ltd., please visit: www.sobha.com

For further information, please contact:

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