Sunteck Realty Ltd.

Sunteck

SRL/NSE/60/14-15 **Date: 14th November, 2014**

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

Script Code: 512179
Sub: Press Release

Sirs,

With reference to clause 36 of Listing Agreement we hereby intend to intimate you that the Company is giving a press release. The copy of the same is enclosed herewith for your records.

Kindly acknowledge the receipt of the same.

Thanking you

Yours Faithfully,

For Sunteck Realty Limited

Rachana Hingarajia
Company Secretary
Encl:a/a

SUNTECK REALTY LIMITED MUMBAI

Press Release
For Immediate Publication

SUNTECK REALTY LIMITED

SUNTECK REALTY ANNOUNCES Q2 & H1FY15 RESULTS

- **Revenue of ~INR 80 cr in Q2FY15 vs ~INR 4 cr in Q2FY14**
- **PBT of ~INR 33 cr in Q2FY15 vs (~INR 1 cr) in Q2FY14**
- **Revenue of ~INR 98 cr in H1FY15 vs ~INR 19 cr in H1FY14**
- **PBT of ~INR 37 cr in H1FY15 vs ~INR 8 cr in H1FY14**
- **New Sale Transactions of ~INR 204 cr and collections of ~INR 244 cr during H1FY15**

Mumbai, November 14 2014: Sunteck Realty Limited, Mumbai's premier real-estate developer catering to the premium and ultra premium segment in the residential and commercial space today announced its financial results for the second quarter and six months ended September 2014.

Financial Highlights (Consolidated)

Observing a **Project Completion Method** of accounting for revenue recognition.

Q2FY15 vs Q2FY14

- Total Revenue recognized stood at ~INR 80 crore as compared to ~INR 4 crore
- EBITDA stood at ~INR 37 crore as compared to (~INR 1 crore); EBITDA Margin stood at ~47%
- Net Profit stood at ~INR 15 crore as compared to (~INR 1 crore); PAT Margin stood at ~18%

H1FY15 vs H1FY14

- Total Revenue recognized stood at ~INR 98 crore as compared to ~INR 19 crore
- EBITDA stood at ~INR 37 crore as compared to ~INR 7 crore; EBITDA Margin stood at ~37%
- Net Profit stood at ~INR 16 crore as compared to ~INR 5 crore; PAT Margin stood at ~14%

Business Highlights – Q2 & H1FY15

- Achieved operating margins of ~56% during H1FY15 from new sale transactions of INR 72 cr from the completed ultra premium residential project i.e. **Signature Island, BKC, Mumbai**
- 6 projects have been completed till date with a developed area of ~19.22 lac.sq.ft.
- Approvals have been received for a residential project **Signia High, Borivali, Mumbai**. Construction in full swing
- Achieved sales of ~ 0.38 lac.sq.ft. in Q2FY15 aggregating to sale value of about INR 101 cr. Average Realization stood at ~INR 26,353 per sq.ft. Total area sold in H1FY15 stood at 0.80 lac.sq.ft. aggregating to sale value of about INR 204 cr
- Collected ~INR 113 cr as advances from the customers in Q2FY15 from completed & ongoing projects. Total collections of ~INR 244 cr in H1FY15
- Cumulative sales achieved (since inception) till date stood at ~INR 3,129 cr from completed and ongoing projects
    - Revenues of about INR 1,018 cr have been recognized from the completed projects and balance to be recognized in the next 2-3 years from current ongoing projects which are under various stages of development
- Cumulative collections from the tied-up sales stood at ~INR 1,980 cr and balance receivables of ~INR 1,149 cr to be collected in next 2-3 years

Commenting on the financial & operational performance of Q2 & H1FY15, Mr. Kamal Khetan, CMD, Sunteck Realty Limited, said: *"Mumbai market has always been one of the most resilient real estate markets of the country. In the last two years, the markets have been a bit subdued due to the global economy and political uncertainty. It is now expected that the centre government will sync with the newly formed state government resulting in the betterment of the state and hence Mumbai market will witness a strong revival in the coming quarters. We look forward to strengthen our position and view this as an opportunity for exploring acquisitions on the back of our strong balance sheet and steady cash flows visibility with focused execution".*

Awards & Accolades during Q2 & H1FY15

- Mr. Kamal Khetan won 'Young Achiever's Award' at Lokmat's National Awards for Excellence in Real Estate and Infrastructure, 2014
- Signature Island, BKC (company's flagship project) awarded as 'Luxury Project of the Year 2014' by Lokmat's National Awards for Excellence in Real Estate and Infrastructure

About Sunteck Realty limited

Sunteck Realty Limited is amongst the top listed real estate development company, singularly catering to the ultra-luxury and luxury segment. The company has over 25 million square feet of

city centric developments across 24 projects at various stages of development and 4 rented assets. The financial strength of the company is well reflected from its 'Negligible Debt' status, visible cash flows and also on board some of the world renowned pension funds, FII's and Private Equity. It also has proud tie ups with well known brands as Walt Disney, Vertu and The Charcoal Project for providing unique residential experience. The company has strong projectexecution skills through an in-house project management team and tie-ups with domestic and International contractors, architects and engineers. The company takes pride in serving the affluent gentry of the Ultra High Net Worth individuals and the head honchos of top global conglomerates. More information about the company 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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