Sunteck Realty Ltd.

Sunteck

SRL/NSE/69/12-13

Date: 10th November, 2012

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: SUNTECK
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 same.

Thanking You,

For Sunteck Realty Limited

Rachana Hingarajia
(Company Secretary)
Encl. As stated above

SUNTECK REALTY LIMITED

Registered office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai – 400 057

Press Release: For immediate publication

SUNTECK REALTY ANNOUNCES Q2 AND H1FY13 RESULTS

Sunteck's new sales booking grows by 105% to INR 361 crore in H1FY13

Sunteck follows **Project Completion method** for revenue recognition.

Particulars	UOM	Q2FY13	Q2FY12	Growth (y-o-y)	H1FY13	H1FY12	Growth (y-o-y)
Sale Value (New Bookings)	**INR Cr**	240	154	56%	361	176	105%
Collections	**INR Cr**	132	92	44%	172	143	20%

FINANCIAL HIGHLIGHTS - Q2 and H1FY13

- Consolidated Total Revenue recognized for Q2FY13 stood at ~INR 8 crore (which includes only the rental income and other income recognized as per the accounting policy) as compared to ~Rs. 7.97 crore for Q2FY12
- Consolidated Net Profit (adjusted) stood at ~(INR 0.89) crore in Q2FY13 with EBIDTA of ~INR 1.11 crore
- Consolidated Total Revenue recognized for H1FY13 stood at ~INR 14.88 crore with Net Profit (adjusted) of ~(INR 1.77) crore and EBITDA of ~INR 1.76 crore
- Secured debt has reduced to INR 156 crores in H1FY13 from 264 Crore in in FY12, a decrease of 41%

OPERATIONAL HIGHLIGHTS - Q2 and H1FY13

- New Sales booked in Q2FY13 stood at ~INR 240 crore with customer advances received ~INR 132 crore
- Total New Sales booked in H1FY13 stood at **~INR 361 crore** with customer advances received **~INR 172 crore**

Mumbai, November 10, 2012: Sunteck Realty Limited is a leading Mumbai focused real estate player with a presence in the Premium and Super-Luxury Residential segment and Commercial Developments today announced its financial results for the second quarter and half year ended September 30, 2012.

Sunteck has clocked New Bookings worth ~INR 240 crore in Q2FY13 against ~INR 154 crore booked in Q2FY12, resulting a growth of over 56%. The customer advances received stood at ~INR 132 crore in Q2FY13 against ~INR 92 crore received in Q2FY12, resulting a growth of over 44%.

Total new bookings clocked in H1FY13 stood at ~Rs. 361 crore against ~INR 176 crore booked in H1FY12, resulting a growth of over 105%. The customer advances received in H1FY13 stood at ~INR 172 crore against ~INR 143 crore in H1FY12, resulting a growth of over 21%.

Since Sunteck follows Project completion method the current profits and revenue recognized in P&L would include only the rental income and other income.

Commenting on the financial & operational performance of Q2 & H1FY13, Mr. Kamal Khetan, CMD, Sunteck Realty Limited, said:

"Our flagship and ultra-luxurious Residential projects in Bandra Kurla complex, Mumbai, continue to garner interest from the Business Community because of the unique positioning of the project. With our Flagship project Signature Island nearing completion we continue to see a good interest from the High-end customer segment for the project. It also gives me great pleasure to share the strong response we have received for our 'Sunteck City' project in Goregaon and Signia Orion in Airoli, Navi Mumbai within the Institutional and Corporate community. We have made an attempt to offer high-end and luxury product in the mid-size segment of residential space with a focus on our new customer base in the middle-income and high middle-income group.

We have continued working on our strong principles of High visibility of strong cash flows in terms of customer advances and negligible levels of Debt. We believe that we would be able to grow further based on these fundamentals by deploying these cash flows in a prudent manner for new acquisitions".

BUSINESS HIGHLIGHTS – Q2 & H1FY13

- The company has tied-up with Walt Disney to offer 'Disney Inspired Homes' in its project Sunteck City, Goregaon(W). The company has achieved consolidated Sales of **~INR 175 crore** as on September 30, 2012 for a sale of over **1.7 lac.sq.ft.** in the 1st phase of the project
- Strong execution visibility in **BKC projects** has lead to incremental sales of **~INR 308 crore in H1FY13**
- Sunteck Realty won 3 Merit Awards in APREA (Asia Pacific Real Estate Association Limited) Best Practices Awards 2012:
  - **Emerging Markets:** Best Country Submission – India (across 9 regions of Asia-Pacific)
  - **Emerging Markets:** Best 1st Year Entrant
  - **Emerging Markets:** Property Valuation

About Sunteck Realty limited

Sunteck Realty Limited is a leading Mumbai focused real estate player with a presence in the Premium and Super-Luxury segment. The company is listed on both Bombay Stock Exchange (BSE) & National Stock Exchange (NSE) and also amongst the Top listed Real Estate developer of the country.

Sunteck has a portfolio of 26 projects under various stages of development with ~36.13 mn sqft of development potential. In addition to these projects, Sunteck has a portfolio of 4 commercial properties generating steady rental income for the company which is reflected in the Profit and Loss account. Sunteck has a strategic 50:50 Joint Venture with the renowned Ajay Piramal group for developing several projects. holds about 8.78% in the company as one of the major shareholders. Some of the major shareholders in the company include marquee investors like **Kotak Realty Fund**, Singaporean hedge-fund **Tree-Line Capital** and US based pension fund **TIAA CREF.**

The companies has also tied-up with international brands like **Vertu** and **Walt Disney** for its BKC and Goregaon projects respectively to deliver niche living spaces to discerning customers and create more value for them.

Forward Looking Statement

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:

Sumesh Mishra / Prashant Chaubey / Abhinav Srivastava
Sunteck Realty Limited
Tel: +91 22 2626 7800
Fax: +91 22 2626 7890
Email: sumesh.mishra@sunteckindia.com
Prashant.chaubey@sunteckindia.com
abhinav.srivastava@sunteckindia.com
ir@sunteckindia.com