Sunteck Realty Ltd.

Sunteck

SRL/NSE/297/13-14

Date: 12th August 2013

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: Outcome of Board Meeting

Dear Sir,

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

Press Release
For Immediate Publication

SUNTECK REALTY LIMITED

Sunteck Realty Announces Q1FY14 Results

Sunteck's new sales booking stood at ~INR 91 crore during the quarter

Particulars	UOM	Q1 FY14	Q4 FY13	Q-o-Q	Q1 FY13	Y-o-Y
Sale Value (New Bookings)	**INR Cr**	91	90	1%	122	(25%)
Collections	**INR Cr**	105	107	(2%)	39	168%

Mumbai, August 12, 2013: Sunteck Realty Limited, Mumbai's premier real-estate company singularly catering to the premium and ultra premium segment in the residential and commercial space today announced its financial results for the first quarter ended June 30, 2013.

Financial Highlights – Q1FY14

- Sunteck follows **Project Completion Method** of accounting for revenue recognition
- Consolidated Total Revenue recognized in Q1FY14 stood at ~INR 16 crore as compared to ~INR 4 crore in Q1FY13
- Consolidated EBITDA stood at ~INR 8 crore in Q1FY14 as compared to ~INR 1 crore in Q1FY13
- Consolidated Net Profit (adjusted) stood at ~INR 5.4 crore in Q1FY14 as compared to ~(INR 1 crore) in Q1FY13

Business Highlights – Q1FY14

- Area sold during the quarter stood at **~0.33 lac.sq.ft.** aggregating to Sale Value of **~INR 91 crore** with an average realisation of **~INR 27,925 per sq.ft.**

- Collections increased significantly by **~168% (y-o-y)** to **~INR 105 cr**
  - Major collections from BKC on account of new sales & progress in construction
- Revenue recognition of ~INR 12.25 crore during the quarter from completed commercial project **i.e. Sunteck Grandeur, Andheri**
- Awarded construction contract to Larsen & Toubro for Sunteck City, Avenue 1, Goregaon (W). The company has achieved Consolidated Sales of **~INR 265 crore** as on June 30, 2013 for a sale of **over 2.38 lac.sq.ft.** It is expected to launch 'Avenue 2' soon which will have a developable area potential of ~0.8 mn.sq.ft.
- Strong execution visibility in **3 BKC residential projects** has lead to incremental sales of **~INR 73 crore in Q1FY14** primarily from the company's flagship project **'Signature Island'** which is scheduled for completion in the current financial year

Commenting on the financial & operational performance of Q1FY14, Mr. Kamal Khetan, CMD, Sunteck Realty Limited, said:

"We continue to focus on our philosophy to strengthen our cash flows by focusing on execution. Sales have remained subdued during the quarter due to stagnant market conditions but our collections have grown considerably on the back of strong execution. We look forward to launch 3 new projects in the next 2-3 quarters which will further strengthen the cash flows.

We continue to have one of the strongest balance sheets in real estate with negligible debt levels. With high cash flow visibility from the ongoing projects, the company will continue to look for opportunities to judiciously deploy its cash flows and leverage its strong brand to grow to the next level in near future".

Awards & Accolades during Q1FY14

- **Sunteck City, Goregaon (W)** wins **'Real Estate Marketing Campaign of the Year'** award at Realty Plus Excellence Awards 2013

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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) and National Stock Exchange (NSE). It is also amongst the Top listed Real Estate developer of the country.

Sunteck has a portfolio of 25 projects under various stages of development with ~28.20 mn.sq.ft. 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. Some of prominent real estate fund and FIIs are the major shareholders in the company.

The company has also tie-ups 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. 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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