Sunteck Realty Ltd.

Sunteck

SRL/NSE/1707/11-12 **Date: 30th May, 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

Yours Faithfully,

For Sunteck Realty Limited

Company Secretary

Encl:a/a

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 Q4 AND FY12 RESULTS

Sunteck follows Project Completion method for revenue recognition.

FINANCIAL HIGHLIGHTS OF Q4 FY12 and FY12

- Consolidated Total Revenue recognized for Q4 FY12 stood at ~Rs. 7.86 crores (which includes only the rental income and other income recognized as per the accounting policy) as compared to ~Rs. 7.75 crores for Q4 FY11
- Consolidated Net Profit reported on the basis of accounting policy is ~Rs. 6.61 crores in Q4 FY12 with EBIDTA of ~Rs. 1.11 crores
- Consolidated Total Revenue recognized for FY12 stood at ~Rs. 30.37 crores with Net Profit reported at ~Rs. 3.10 crores in FY12
- Total New Sales booked in Q4 FY12 is ~Rs. 132 crores with customer advances received ~Rs. 81 crores
- Total Cumulative Sales for projects under development as on FY12 ~Rs. 2,057 crores (Not recognized in Profit and Loss account).
- Total Customer advances received till FY12 ~Rs. 930 crores.

Mumbai, May 30, 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 fourth quarter and year ended March 31, 2012.

Sunteck has clocked New Bookings worth ~Rs. 132 crores in Q4 FY12 with customer advances of ~Rs. 81 crores.

Since Sunteck follows Project completion method the current profits and revenues booked would include only the rental income and other income.

Commenting on the financial performance of Q4 & FY12, Mr. Kamal Khetan, CMD, Sunteck Realty Limited, said:

"*It gives me great pleasure to share the strong response we have received for our Pre-Launch offer at 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. Our flagship and ultra-luxurious Residential projects in Bandra Kurla complex, Mumbai, continue to garner interest from the Business Community because of its unique location and its positioning.With our Flagship project Signature Island nearing completion we see a good interest from the High-end customer segment for the project.*

We have continued working on our strong principles of High visibility of strong cash flows in terms of customer advances and low 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 since we place minimal reliance on Debt financing"

BUSINESS HIGHLIGHTS – FY12

- Pre-launch of residential complex by the name 'Signia Orion' in Airoli, Navi Mumbai. The company has achieved consolidated Sales of ~Rs. 70 crores as on March 31, 2012 for a sale of about 1.05 lacs sqft.
- Pre-launch of residential complex by the name 'Sunteck City' in Goregaon (W), Mumbai. The company has achieved consolidated sales of ~Rs. 139 crore as on March 31, 2012 for a sale of about 1.40 lacs sqft.
- Acquired ~16 acres of land in Goregaon (W), Mumbai. Post acquisition, the company's total land bank in Goregaon (W) increased to ~23 acres
- Association with Vertu, market leader in luxury mobile phones for 'Signature Concierge Services' for the residents of the company's flagship project 'Signature Island' located in the heart of Bandra Kurla Complex, Mumbai
- Tree Line Asia Master Fund (Singapore) Pte Ltd. acquired 1.11% stake in the company through Open Market
- College Retirement Equities Fund, a leading retirement provider for people increased its stake in the company from 1.26% in March 2011 to 4.36% in March 2012 through open market

- Kotak Private Equity Fund, one of the most prominent funds invested ~INR150 crore at the project level

Cash flow highlights: Sunteck's Cash flow receivable is highlighted below:

(Rs. Crores)

	Cumulative Cash flow up to 31st December 2011	Cumulative Cash flow up to 31st March 2012	Incremental Cash flow for Q4 FY 12
Gross Sales Value	1,925	2,057	132
Customer Advances	837	930	93

ABOUT SUNTECK

Sunteck Realty Limited is a leading Mumbai focused real estate player with a presence in the Premium and Super-Luxury segment. Sunteck is part of the BSE Realty index and 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. Kotak Realty Fund holds about 8.78% in the company as one of the major shareholders.

Sunteck follows Project completion method and the revenues in the Profit & Loss account primarily includes rental incomes from its 4 commercial assets. Sunteck has 11 projects under execution currently with 6 projects in Mumbai and others outside Mumbai. **Currently, Sunteck has 8 premium residential projects in Mumbai and 3 Commercial projects in Mumbai and Goa each under execution for which Sunteck has booked Sales worth ~Rs. 2057 crores till FY12 on a consolidated basis. The company has received customer advances of ~Rs.930 crores from these Sales.**

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:

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