Unitech Limited

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Regd. Office: 6, Community Centre, Saket,
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30th May, 2013

unitech

The Manager
(Listing Department)
National Stock Exchange of India Limited [NSE]
'Exchange Plaza', C/1, Block G,
Bandra-Kurla Complex,
Bandra (East),
Mumbai – 400 051

BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001

Sub. : Outcome of the Board meeting held on 30th May, 2013

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on 30th May, 2013, has *inter alia* approved the Standalone as well as Consolidated Financial Results for the quarter and year ended 31st March, 2013.

A copy of the said Consolidated and Standalone Financial Results along with the Press Release in this regard are enclosed herewith.

Further, the Board has not recommended any divided for the financial year 2012-2013.

This is for your information, record and compliance under applicable clauses of the Listing Agreement.

Thanking you,

Yours truly,
For **Unitech Limited**

Deepak Jain
Company Secretary

Encl.: a/a

UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Statement of Consolidated Results

for the Quarter & Year Ended March 31, 2013

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2012 (Unaudited)	31.03.2013 (Audited)	31.03.2012 (Audited)
1.	**Income from Operations**					
	(a) Net sales / Income from Operations (Net of Excise Duty)	**848.25**	644.72	716.29	**2,440.54**	2,418.30
	Total income from Operations (Net)	**848.25**	644.72	716.29	**2,440.54**	2,418.30
2.	**Expenses**					
	(a) Cost of Material Consumed	**87.33**	56.05	68.26	**215.74**	127.59
	(b) Real estate, Construction and Other Expenses	**486.70**	359.65	565.54	**1,395.32**	1,429.88
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	**4.79**	1.72	(40.37)	**(22.73)**	(32.08)
	(d) Employee Benefits Expense	**61.30**	45.39	53.26	**188.24**	163.50
	(e) Depreciation and Amortisation Expense	**10.42**	9.78	17.18	**39.84**	43.40
	(f) Other expenses	**128.40**	71.18	30.70	**336.97**	404.87
	Total Expenses	778.94	543.77	694.57	**2,153.38**	2,137.16
3.	**Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)**	**69.31**	100.95	21.72	**287.16**	281.14
4.	Other income	**85.66**	34.60	54.39	**188.76**	211.61
5.	**Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)**	**154.97**	135.55	76.11	**475.92**	492.75
6.	Finance Costs	**1.72**	8.40	25.18	**30.53**	56.28
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)**	**153.25**	127.15	50.93	**445.39**	436.47
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	**26.88**	0.04	(0.17)	**0.06**	(0.66)
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	**180.13**	127.19	50.76	**445.45**	435.81
11.	Tax Expense					
	(a) Current Tax					
	Current Year	**49.55**	35.61	33.07	**147.13**	183.59
	Earlier Years	**23.79**	0.48	0.91	**24.27**	0.94
	(b) Deferred Tax	**(27.09)**	5.41	13.50	**(33.62)**	5.06
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	**133.88**	85.69	3.28	**307.67**	246.22
13.	Less : Extraordinary items (Net of Tax Expense of ₹ Nil)	**103.52**	-	-	**103.52**	-
14.	**Net Profit/(Loss) for the Year (12-13)**	**30.36**	85.69	3.28	**204.15**	246.22
15.	Share of Profit/ (Loss) of associates	**0.10**	0.66	(0.20)	**0.60**	(0.77)
16.	Minority interest	**(0.13)**	(2.18)	(0.82)	**4.82**	(8.07)
17.	**Net Profit/(Loss) for the Year (14+15+16)**	**30.33**	84.17	2.26	**209.57**	237.38
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	**523.26**	523.26	523.26	**523.26**	523.26
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				**10,867.32**	11,500.58
20.i	**Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**					
	Basic and Diluted	**0.51***	0.32*	0.01*	**1.20**	0.91
20.ii	**Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**					
	Basic and Diluted	**0.11***	0.32*	0.01*	**0.80**	0.91

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UNITECH LIMITED GURGAON

Select Information for the Quarter & Year Ended March 31,2013

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
A	PARTICULARS OF SHAREHOLDING					
1	**Public Shareholding**					
	- Number of shares	**1351344179**	1351344179	1351344179	**1351344179**	1351344179
	- Percentage of shareholding	**51.65**	51.65	51.65	**51.65**	51.65
2	**Promoters and Promoter Group Shareholding**					
	a) Pledged / Encumbered					
	- Number of shares	**957920410**	970320908	862809729	**957920410**	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	**75.73**	76.71	68.21	**75.73**	68.21
	- Percentage of shares (as a % of the total share capital of the company)	**36.61**	37.09	32.98	**36.61**	32.98
	b) Non - encumbered					
	- Number of shares	**307036458**	294635960	402147139	**307036458**	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	**24.27**	23.29	31.79	**24.27**	31.79
	- Percentage of shares (as a % of the total share capital of the company)	**11.74**	11.26	15.37	**11.74**	15.37

B	**Investor Complaints**	Quarter Ended 31.03.2013
	- Pending at the beginning of the Quarter	**NIL**
	- Received during the Quarter	**22**
	- Disposed of during the Quarter	**22**
	- Remaining unresolved at the End of the Quarter	**NIL**

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Year Ended March 31,2013

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2012 (Unaudited)	31.03.2013 (Audited)	31.03.2012 (Audited)
1.	**Segment Revenue**					
	(a) Real estate and related activities	**629.82**	512.87	574.00	**1,892.86**	2,015.82
	(b) Transmission Towers	**117.60**	66.37	96.88	**267.90**	200.84
	(c) Property Management	**33.77**	32.55	26.05	**127.84**	117.61
	(d) Hospitality	**11.88**	11.96	7.35	**40.79**	24.77
	(e) Others	**55.18**	20.97	12.01	**111.15**	59.26
	Total	**848.25**	644.72	716.29	**2,440.54**	2,418.30
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	**848.25**	644.72	716.29	**2,440.54**	2,418.30
2.	**Segment Results**					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate and related activities	**160.60**	93.09	120.79	**364.18**	367.21
	(b) Transmission Towers	**6.90**	8.18	2.83	**23.66**	16.16
	(c) Property Management	**6.41**	10.34	5.82	**32.19**	30.47
	(d) Hospitality	**(0.57)**	(0.45)	(3.62)	**(7.06)**	(3.54)
	(e) Others	**(44.14)**	8.53	(3.11)	**(20.69)**	(11.87)
	Total	**129.20**	119.69	122.71	**392.28**	398.43
	Less:					
	(i) Finance Cost	**1.72**	8.40	25.18	**30.53**	56.28
	(ii) Unallocable Overheads net of unallocable Income	**(25.77)**	(15.86)	46.60	**(83.64)**	(94.32)
	(iii) Prior Period Adjustment	**(26.88)**	(0.04)	0.17	**(0.06)**	0.66
	Total profit before Tax	**180.13**	127.19	50.76	**445.45**	435.81
3.	**Capital employed**					
	-Unallocable	**11,390.58**	11,965.19	12,012.69	**11,390.58**	12,023.84

UNITECH LIMITED * GURGAON *

Unitech Limited

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Consolidated Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at March 31, 2013	As at March 31, 2012
A	**EQUITY AND LIABILITIES**		
1	**Shareholders' funds**		
	(a) Share Capital	**523.26**	523.26
	(b) Reserves and Surplus	**10,867.32**	11,500.58
	Sub-total - Shareholders' funds	**11,390.58**	12,023.84
2	**Minority Interest**	**59.29**	71.79
3	**Non-current Liabilities**		
	(a) Long-Term Borrowings	**2,878.62**	2,120.32
	(b) Deferred Tax Liabilities (Net)	**33.87**	24.76
	(c) Other Long-Term Liabilities	**1,607.59**	2,097.50
	(d) Long-Term Provisions	**21.20**	18.35
	Sub-total - Non-current Liabilities	**4,541.28**	4,260.93
4	**Current Liabilities**		
	(a) Short-Term Borrowings	**1,038.04**	1,085.76
	(b) Trade Payables	**1,224.44**	660.85
	(c) Other Current Liabilities	**5,583.82**	4,968.59
	(c) Short-Term Provisions	**48.12**	106.25
	Sub-total - Current Liabilities	**7,894.42**	6,821.45
	TOTAL- EQUITY AND LIABILITIES	**23,885.57**	23,178.01
B	**ASSETS**		
1	**Non-current Assets**		
	(a) Fixed Assets	**2,740.47**	2,315.57
	(b) Goodwill on Consolidation	**2,193.11**	2,139.75
	(c) Non-current Investments	**1,236.97**	1,579.12
	(d) Deferred Tax Assets (Net)	**54.16**	9.36
	(e) Long-Term Loans and Advancess	**220.62**	176.81
	(f) Other Non-current Assets	**4.72**	4.78
	Sub-total - Non-current Assets	**6,450.05**	6,225.39
2	**Current Assets**		
	(a) Current Investments	**65.10**	168.51
	(b) Inventories	**4402.54**	5026.58
	(c) Trade Receivables	**1554.48**	1838.42
	(d) Cash and Bank Balances	**406.36**	315.18
	(e) Short-Term Loans and Advancess	**3879.11**	4320.32
	(f) Other Current Assets	**7127.93**	5283.61
	Sub-total - Current Assets	**17435.52**	16952.62
	TOTAL- ASSETS	**23,885.57**	23,178.01

Note : Previous year figure(s) have been regrouped wherever considered necessary.

UNITECH LIMITED GURGAON

Notes:

I	The above Audited Consolidated Financial Results and the Audited Standalone Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30th May, 2013.
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the current financial year.
III	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
IV	Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the standalone results of the Company on its website (www.unitechgroup.com) or on the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
V	The above consolidated results have been prepared in accordance with the principles and procedures as set out in the Accounting Standard - 21 on 'Consolidated Financial Statements', Accounting Standard - 27 on 'Financial reporting of interests in Joint Ventures' and Accounting Standard - 23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
VI	The Company & its subsidiary have accounted for ₹ 103.52 crores with respect to diminution in the value of its investments in Unitech Wireless Companies and related losses on account of cessation of telecom operations of Unitech Wireless Companies post-cancellation of their telecom licenses and non-participation in recent spectrum auctions of DoT.
VII	The Auditors' in their report on the Audited Financial statements of the Company for the year ended 31st March, 2013 has stated the following qualification:- Of the total outstanding amount of ₹1,607.43 Crores as of 31.03.2012, company has recovered an amount of ₹682.55 Crores during the year 2012-13. An amount of ₹924.87 Crores is outstanding as at 31.03.2013 in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. Although significant portion has been adjusted/recovered during the current financial year, considering that the remaining balances as at balance sheet date are outstanding/unadjusted for long periods of time, we are unable to ascertain whether all of the remaining balances as at balance sheet date are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. The management in response of the above qualification states the following:- These advances have been given in the normal course of business for the purchase of land, projects pending commencement, joint ventures and collaborators. The management is confident of recovering/ adjusting the balance advances in due course.

UNITECH LIMITED GURGAON

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VIII	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

Date : May 30, 2013

For Unitech Limited

Ramesh Chandra

Chairman

Certified True Copy

For UNITECH LIMITED

DEEPAK JAIN

Company Secretary

UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Statement of Standalone Results

for the Quarter & Year Ended March 31, 2013

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2012 (Unaudited)	31.03.2013 (Audited)	31.03.2012 (Audited)
1.	**Income from Operations**					
	(a) Net sales / Income from Operations	**368.15**	254.03	273.67	**1,053.09**	1,287.91
	Total Income from Operations (Net)	**368.15**	254.03	273.67	**1,053.09**	1,287.91
2.	**Expenses**					
	(a) Real estate, Construction and Related Expenses	**253.46**	160.02	171.01	**717.14**	828.70
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	**2.11**	-	1.92	**4.12**	2.45
	(c) Employee Benefits Expense	**45.25**	33.78	35.80	**140.02**	128.51
	(d) Depreciation and Amortisation Expense	**1.22**	1.42	1.89	**5.60**	6.78
	(e) Other expenses	**38.84**	19.70	23.18	**88.78**	70.94
	Total Expenses	**340.88**	214.92	233.80	**955.66**	1,037.38
3.	**Profit from Operations before Other income, Finance costs and Exceptional items (1-2)**	**27.27**	39.11	39.87	**97.43**	250.53
4.	Other income	**121.25**	117.43	110.92	**473.35**	488.68
5.	**Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)**	**148.52**	156.54	150.79	**570.78**	739.21
6.	Finance Costs	**50.67**	91.92	70.33	**304.39**	279.94
7.	**Profit from Ordinary activities after Finance costs but before Exceptional Items (5-6)**	**97.85**	64.62	80.46	**266.39**	459.27
8.	Exceptional items	-	-	-	-	-
9	Prior Period Adjustments	**26.73**	-	-	-	(0.16)
10.	**Profit from Ordinary Activities before tax (7+8+9)**	**124.58**	64.62	80.46	**266.39**	459.11
11.	Tax Expense					
	(a) Current Tax					
	Current Year	**33.53**	25.50	29.72	**98.03**	135.04
	Earlier Years	**8.52**	-	-	**8.52**	(0.28)
	(b) Deferred Tax	**(15.50)**	(0.17)	8.29	**(26.64)**	(2.36)
12.	**Net Profit from Ordinary Activities after tax (10-11)**	**98.03**	39.29	42.45	**186.48**	326.71
13.	Less: Extraordinary Items (Net of Tax Expense of ₹ Nil)	**34.50**	-	-	**34.50**	-
14.	**Net Profit for the Year (12-13)**	**63.53**	39.29	42.45	**151.98**	326.71
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	**523.26**	523.26	523.26	**523.26**	523.26
16.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				**9,267.69**	9,115.73
17.i	**Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**					
	Basic and Diluted	**0.37***	0.15*	0.16*	**0.71**	1.25
17.ii	**Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**					
	Basic and Diluted	**0.24***	0.15*	0.16*	**0.58**	1.25

Select Information for the Quarter & Year Ended March 31,2013

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
A	**PARTICULARS OF SHAREHOLDING**					
1	**Public Shareholding**					
	- Number of shares	**1351344179**	1351344179	1351344179	**1351344179**	1351344179
	- Percentage of shareholding	**51.65**	51.65	51.65	**51.65**	51.65
2	**Promoters and Promoter Group Shareholding**					
	a) Pledged / Encumbered					
	- Number of shares	**957920410**	970320908	862809729	**957920410**	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	**75.73**	76.71	68.21	**75.73**	68.21
	- Percentage of shares (as a % of the total share capital of the company)	**36.61**	37.09	32.98	**36.61**	32.98
	b) Non - encumbered					
	- Number of shares	**307036458**	294635960	402147139	**307036458**	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	**24.27**	23.29	31.79	**24.27**	31.79
	- Percentage of shares (as a % of the total share capital of the company)	**11.74**	11.26	15.37	**11.74**	15.37

B	**Investor Complaints**	**Quarter Ended 31.03.2013**
	- Pending at the beginning of the Quarter	**NIL**
	- Received during the Quarter	**22**
	- Disposed of during the Quarter	**22**
	- Remaining unresolved at the End of the Quarter	**NIL**

UNITECH LIMITED GURGAON

Unitech Limited

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Standalone Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at March 31, 2013	As at March 31, 2012
A	**EQUITY AND LIABILITIES**		
1	**Shareholders' funds**		
	(a) Share Capital	**523.26**	523.26
	(b) Reserves and Surplus	**9,267.69**	9,115.73
	Sub-total - Shareholders' funds	**9,790.95**	9,638.99
2	**Non-current Liabilities**		
	(a) Long-Term Borrowings	**1,468.51**	1,271.88
	(b) Other Long-Term Liabilities	**493.66**	672.26
	(c) Long-Term Provisions	**18.72**	16.49
	Sub-total - Non-current Liabilities	**1,980.89**	1,960.63
3	**Current Liabilities**		
	(a) Short-Term Borrowings	**1,041.20**	1,243.97
	(b) Trade Payables	**746.19**	365.88
	(c) Other Current Liabilities	**3,378.16**	3,464.08
	(d) Short-Term Provisions	**3.69**	106.97
	Sub-total - Current Liabilities	**5,169.24**	5,180.90
	TOTAL- EQUITY AND LIABILITIES	**16,941.08**	16,780.52
B	**ASSETS**		
1	**Non-current Assets**		
	(a) Fixed Assets	**102.30**	88.63
	(b) Non-current Investments	**2,858.06**	2,424.81
	(c) Deferred Tax Assets (Net)	**30.84**	4.20
	(d) Long-Term Loans and Advancess	**116.26**	102.15
	Sub-total - Non-current Assets	**3,107.46**	2,619.79
2	**Current Assets**		
	(a) Current Investments	**20.25**	-
	(b) Inventories	**1131.81**	1,170.20
	(c) Trade Receivables	**1238.66**	1,622.57
	(d) Cash and Bank Balances	**160.40**	158.10
	(e) Short-Term Loans and Advancess	**7,282.44**	8,342.47
	(f) Other Current Assets	**4000.06**	2,867.39
	Sub-total - Current Assets	**13,833.62**	14,160.73
	TOTAL- ASSETS	**16,941.08**	16,780.52

Note : Previous year figure(s) have been regrouped wherever considered necessary.

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UNITECH LIMITED * GURGAON *

Notes:

I	The above Audited Standalone Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30th May, 2013.
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the current financial year.
III	The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further most of the business conducted is within the geographical boundaries of India. Accordingly, the company's business activities primarily represent a single business segment and the company's operations in India represent a single geographical segment.
IV	The Company has accounted for ₹34.50 crores with respect to diminution in the value of its investments in Unitech Wireless Companies and related losses on account of cessation of telecom operations of Unitech Wireless Companies post-cancellation of their telecom licenses and non-participation in recent spectrum auctions of DoT.
V	The Auditors' in their report on the Audited Financial statements of the Company for the year ended 31st March, 2013 has stated the following qualification:- Of the total outstanding amount of ₹1,607.43 Crores as of 31.03.2012, company has recovered an amount of ₹682.55 Crores during the year 2012-13. An amount of ₹924.87 Crores is outstanding as at 31.03.2013 in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. Although significant portion has been adjusted/recovered during the current financial year, considering that the remaining balances as at balance sheet date are outstanding/unadjusted for long periods of time, we are unable to ascertain whether all of the remaining balances as at balance sheet date are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. The management in response of the above qualification states the following:- These advances have been given in the normal course of business for the purchase of land, projects pending commencement, joint ventures and collaborators. The management is confident of recovering/ adjusting the balance advances in due course.
VI	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date : May 30, 2013

For Unitech Limited

Ramesh Chandra

Chairman

Certified True Copy

For UNITECH LIMITED

DEEPAK JAIN

Company Secretary

unitech

Press Release
For Immediate Dissemination

FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MAR 2013 (CONSOLIDATED)

Total Income for the Quarter was Rs. 933.91 Crores, up 21.18% YoY & 37.48% QoQ

PBT for the quarter was Rs. 180.13 Crores, up 254.87% YoY & 41.62% QoQ

PAT (from ordinary activities) for the quarter was Rs. 133.88 Crores, up 3981.71% YoY & 56.24% QoQ

Total Income for the Year was Rs. 2629.30 Crores

PBT for the Year was Rs. 445.45 Crores

PAT (from ordinary activities) for the Year was Rs. 307.67 Crores, up 24.96% YoY

Achieved sales bookings of 5.48 million sq ft valued at Rs. 2807 Crores during FY13

Delivered 3.20 million sq ft of completed property during FY13

Gurgaon, 30th May 2013: Unitech, India's leading business group involved in large-scale integrated real-estate development and infrastructure projects, today announced its consolidated financial results for the Quarter and Year ended 31st March 2013. The company recorded a total income of Rs. 933.91 Crores for the Quarter ended 31st March 2013. Profit after tax from ordinary activities for the same period stood at Rs. 133.88 Crores. During the quarter, company made a provision of Rs. 103.52 Crores towards dimunition in value of its investment in wireless business. Net profit for the quarter, therefore, was Rs. 30.33 Crores. For the year ended 31st Mar'13, total income stood at Rs. 2629.30 Crores while the profit after tax from ordinary activities for the same period was Rs. 307.67 Crores. Net profit for FY13 stood at Rs. 209.57 Crores.

The Earning per Share (EPS) for the Year ended 31st March 2013 stood at Rs. 1.20 (before extraordinary items) and Rs. 0.80 (after extraordinary items) on an equity base of Rs. 523.26 Crores. Total paid up capital is represented by 261.63 Crore equity shares of Rs. 2 each.

Company has a healthy balance sheet and its consolidated net debt as of 31st Mar'13 was Rs. 5,642 Crores. Net debt to equity ratio as of 31st Mar'13 was 0.50, one of the lowest in the industry.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"These results are clearly a reflection of the continuous ramp up in construction activity at our various project sites during the year. This is the fourth consecutive quarter of sequential growth in revenue, profit before tax and profit after tax. Going forward, our endeavor would be to maintain this momentum in construction activity. Exit from telecom investment has brought about a greater focus on the core business of real estate."*

He added, "Ensuring right balance between launches, sales bookings, construction activity and delivery of finished product is a key strategic priority for the company. Company is aiming at achieving a growth of 15 to 20 percent across all these parameters during the current fiscal. New project launches would be in keeping with our strategy of commencing construction prior to launch."

Key operational highlights for the Year ended 31st Mar'13 are

- Achieved sales bookings of 5.48 million sq ft
- Launched projects totaling an area of 3.98 million sq ft. during FY13
- Residential sales bookings of 5.03 million sq ft valued at Rs. 2231 Crores
- Non-residential sales bookings of 0.45 million sq ft valued at Rs. 576 Crores
- Total value of Sales bookings is Rs. 2807 Crores
- Delivered 3.20 million sq ft of completed area.

About Unitech

For more information on the company, please visit www.unitechgroup.com

Forward Looking Statement

This document contains statements about future events and expectations that are forward-looking statements. These statements typically contain words such as "expects" and 'anticipates" and words of similar import. Any statement in this document that is not a statement of historical fact is a forward looking statement that involves known or unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. None of the future projections, expectations, estimates or prospects in this document should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of the assumptions, fully stated in the document. The Company assumes no obligations to update the forward-looking statements contained herein to reflect actual results, changes in assumptions or changes in factors affecting these statements.

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