

FINANCIAL RESULTS FOR THE FINANCIAL YEAR ENDED 31st MAR 2011
(AUDITED, CONSOLIDATED)

Achieved sales bookings of 9.16 million sq ft, valued at Rs. 4,323 Crores

Total Income for the Year at Rs. 3292.12 Crores

Profit After Tax for the Year at Rs. 567.65 Crores

New Delhi, May 29, 2011: Unitech, India's leading business group involved in large-scale integrated real-estate development and infrastructure projects, today announced its audited consolidated financial results for the full year ended 31st March 2011. The company recorded a growth of 9.18% (Y-o-Y) in total income, which stood at Rs. 3,292.12 Crores for the year ended March 31, 2011. Net profit for the same period stood at Rs. 567.65 Crores.

The Earning per Share (EPS) for the year ended 31st March 2011 stood at Rs. 2.24 on an expanded equity base of Rs. 523.26 Crores. Total paid up capital is represented by 261.63 Crore equity shares of Rs. 2 each.

Company's debt, net of cash, reduced by Rs. 228 Crores during the year. Company has a healthy balance sheet with a real estate net debt to equity ratio of 0.46. As of 31st March 2011, company had a net worth of Rs. 11,614 Crores..

Announcing the results, Mr. Ajay Chandra, Managing Director, Unitech Ltd. said, "Company's focus remains firmly on monetization of its geographically diversified land bank through rapid launch and execution of projects, mostly in the mid-income and affordable housing segments. In keeping with its goal, as announced earlier, of launching 10 million sq ft of projects; Company has launched over 6 million sq ft since January 2011 spread across 16 projects. Apart from continuing to launch projects in existing cities, Company entered some new cities such as Ambala, Rewari & Dehradun."

He added, “Encouraged by the healthy response to its recently launched projects across cities, Company is targeting sales bookings of Rs. 5000 Crores for the fiscal 2011-12.”

Key operational highlights for the year are

- Achieved sales bookings of 9.16 million sqft at an average realization of Rs. 4720/sqft
- Launched projects totaling an area of 10.44 million sqft.
- Residential sales bookings of 7.61 million sq ft valued at Rs. 3305 Crores
- Non-residential sales bookings of 1.55 million sq ft valued at Rs. 1019 Crores
- Total value of Sales bookings is Rs. 4323 Crores
- Delivered 4.25 million sq ft of completed area during the year

Projects launched recently include Espace Premiere, Arcadia 2, South Park, Nirvana Courtyard 2 in Gurgaon; Residences, Unihomes in Noida; Fresco in Kolkata; Great India Place in Bhopal and Dehradun; Aspen Greens in Mohali; Greenwood City, Birch Court, Chaitanya in Chennai; Unihomes in Rewari and Ambala; Palace Court in Mysore.

We would like to clarify that the ongoing telecom matter pertains to Unitech Wireless Tamilnadu Pvt. Ltd. (Uninor), which is a separate legal entity engaged in the telecom business, and will not impact Unitech Limited (the real estate Company). Company would continue to focus on its real estate business, in the normal course.

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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