

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

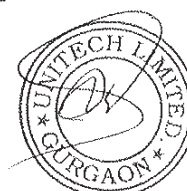
Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding					
	- Number of shares	1351344179	1351344179	1351344179	1351344179	1351344179
	- Percentage of shareholding	51.65	51.65	51.65	51.65	51.65
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

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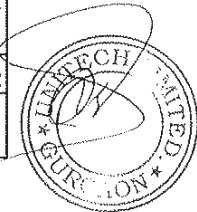
Consolidated Statement of Assets & Liabilities

(₹ 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.

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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 30 th 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.



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

Date : May 30, 2013

For Unitech Limited



Ramesh Chandra

Chairman

Certified True Copy

For UNITECH LIMITED



DEEPAK JAIN
Company Secretary

UNITECH LIMITED

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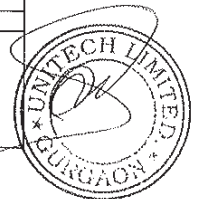
**Statement of Standalone Results
for the Quarter & Year Ended March 31, 2013**

(₹ 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				



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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.



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 30 th 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

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 diminution 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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