

Corporate Relations Department
Bombay Stock Exchange Limited,
1st Floor, New Trading Wing
Rotunda Building, P J Towers
Dalal Street, Fort
Mumbai 400 001

Fax Nos : 22723121 / 22722041

The Market Operations Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No C/1, G Block
Bandra-Kurla Complex
Bandra (E), Mumbai 400 051

Fax Nos : 26598237 / 38

23rd January, 2013

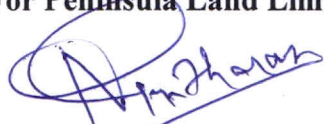
Dear Sir,

Unaudited Financial Results for the quarter ended 31st December, 2012

The Board of Directors at its meeting held on 23rd January, 2013 has approved the Unaudited Financial Results of the Company for the quarter ended 31st December, 2012, pursuant to Clause 41 of the Listing Agreement. Copy of the said Unaudited Financial Results for the quarter ended 31st December, 2012 along with the Limited Review Report dated 23rd January, 2013 of our Auditors M/s. Haribhakti & Co., in respect of the said Results is enclosed

Kindly take note of the same.

For Peninsula Land Limited



N. Gangadharan
Compliance Officer

Encl : as above

PENINSULA LAND LIMITED

1, Peninsula Spenta,
Mathuradas Mills,
Senapati Bapat Marg,
Lower Parel, Mumbai 400 013. India.

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PENINSULA LAND LIMITED

Statement of Unaudited Financial Results for the Quarter / Nine Months ended 31st December 2012

PART I		(Rs in Crores)					
Sr No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		Dec-12	Sep-12	Dec-11	Dec-12	Dec-11	Mar-12
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 (a)	Income from operations	138.11	286.68	45.36	558.06	200.71	477.76
1 (b)	Other operating income	0.05	0.07	0.08	0.26	0.19	0.22
	Total Income from Operation (1a+ 1b)	138.16	286.75	45.44	558.32	200.90	477.98
2	Total Expenditure :						
	a) Realty cost	33.00	219.15	27.76	287.63	133.87	184.64
	b) Changes in Realty Inventories	35.08	(69.99)	(20.38)	(7.86)	(82.21)	17.55
	c) Employees benefits expenses	15.23	18.52	13.33	49.42	39.95	57.16
	d) Depreciation	1.51	1.50	1.18	4.34	3.23	4.85
	e) Other Expenditure	11.41	17.61	9.64	37.72	25.10	37.82
	f) Total (a+b+c+d+e)	96.23	186.79	31.53	371.25	119.94	302.02
3	Profit from operations before other income, finance costs & exceptional items	41.93	99.96	13.91	187.07	80.96	175.96
4	Other Income	54.32	28.96	53.29	140.07	138.77	166.44
5	Profit from Ordinary Activities before finance costs and exceptional items	96.25	128.92	67.20	327.14	219.73	342.40
6	Finance Cost	54.35	37.31	52.09	146.83	129.64	160.04
7	Profit from ordinary activities after finance costs but before exceptional items	41.90	91.61	15.11	180.31	90.09	182.36
8	Exceptional Items	-	-	-	-	-	-
9	Profit from Ordinary Activities before Tax	41.90	91.61	15.11	180.31	90.09	182.36
10	Provision for Taxation						
	a) Current tax	8.60	18.00	3.15	36.41	17.90	36.40
	b) MAT Credit (entitlement) / Utilisation	(3.00)	(8.70)	1.58	(16.30)	(1.37)	(10.87)
		5.60	9.30	4.73	20.11	16.53	25.53
	c) Deferred Tax	(0.20)	(0.40)	(0.14)	(0.93)	(0.57)	(0.06)
	Total Provision for Tax (a+b+c)	5.40	8.90	4.59	19.18	15.96	25.47
11	Net Profit After Tax (9 - 10)	36.50	82.71	10.52	161.13	74.13	156.89
12	Paid Up Equity Capital (Face Value of equity shares : Rs. 2/- each)	55.84	55.84	55.84	55.84	55.84	55.84
13	Reserve excluding revaluation reserves						1,555.41
14	Basic and Diluted EPS(Rs) (Not Annualised)						
	Basic	1.31	2.96	0.38	5.77	2.66	5.62
	Diluted	1.31	2.96	0.38	5.77	2.66	5.62

PART II							
A	PARTICULARS OF SHAREHOLDING :						
1	Public Shareholding :						
	Number of Shares	12 36 19 448	12 36 19 448	12 36 19 448	12 36 19 448	12 36 19 448	12 36 19 448
	Percentage of Shareholding	44.28%	44.28%	44.28%	44.28%	44.28%	44.28%
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	Number of shares	4 26 66 914	4 26 66 914	4 26 66 914	4 26 66 914	4 26 66 914	4 26 66 914
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	27.42%	27.42%	27.42%	27.42%	27.42%	27.42%
	Percentage of shares (as a % of total share capital of the Company)	15.28%	15.28%	15.28%	15.28%	15.28%	15.28%
	b) Non-encumbered						
	Number of shares	11 29 14 858	11 29 14 858	11 29 14 858	11 29 14 858	11 29 14 858	11 29 14 858
	Percentage of shares (as a % of total shareholding of promoter & promoter group)	72.58%	72.58%	72.58%	72.58%	72.58%	72.58%
	Percentage of shares (as a % of total share capital of the Company)	40.44%	40.44%	40.44%	40.44%	40.44%	40.44%

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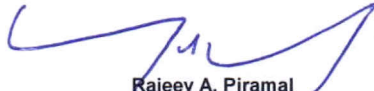
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B	INVESTOR COMPLAINTS	Dec-12
	Pending at the beginning of the quarter	-
	Received during the quarter	3
	Disposed of during the quarter	3
	Remaining unresolved at the end of the quarter	-

Notes:

- 1 The above results for the quarter ended 31st December 2012, which have been subjected to a limited review by the auditors of the Company, were reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on 23rd January 2013 in terms of Clause 41 of the Listing Agreement.
- 2 The Company is engaged in Real Estate Development business only. Hence, there is no reportable segment as required by Accounting Standard AS -17
- 3 The previous quarter / year figures have been regrouped and arranged wherever found necessary.

For Peninsula Land Limited



Rajeev A. Piramal
 Vice Chairman & Managing Director

Place: Mumbai
 Date : 23rd January 2013

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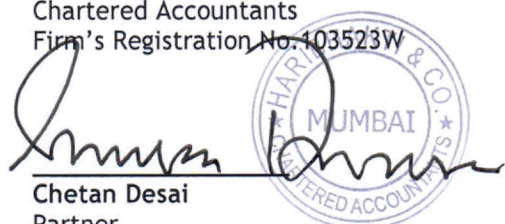
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Limited Review Report

Review Report to
The Board of Directors,
Peninsula Land Limited,
'Peninsula Spenta', Mathuradas Mills Compound,
Senapati Bapat Marg,
Lower Parel,
Mumbai 400 013

1. We have reviewed the accompanying statement of unaudited financial results of **Peninsula Land Limited**, ('the Company') for the quarter ended 31st December, 2012 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Without qualifying our assurance, attention is invited to recognition of expense and income for ongoing projects which is based upon estimated costs, as per the judgment of management and certificate of architect, which have been relied upon by us, these being technical matters.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards [Standards notified pursuant to Companies (Accounting Standards) Rules, 2006 and/or Accounting Standards issued by Institute of Chartered Accountants of India] and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Haribhakti & Co.
Chartered Accountants
Firm's Registration No. 103523W



Chetan Desai
Partner
Membership No.: 17000

Mumbai
Date: 23rd January, 2013