

By Courier/E-mail

Ref.No.APIL/Secy/BM

07th February, 2014

National Stock Exchange
of India Ltd.
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai - 400 051

The Delhi Stock
Exchange Association
Ltd.
D.S.E. House,
Turkman Gate,
3/1, Asaf Ali Road,
New Delhi 110 002

Bombay Stock Exchange
Ltd.
25th Floor, P. J. Towers,
Dalal Street,
Mumbai - 400 001

Reg.: Press Release – Un-Audited Financial Results which have been subjected to Limited Review for the 3rd Quarter/ Nine Months period ended on the 31st December, 2013 of the Financial Year 2013-14.

Dear Sirs,

Please find attached herewith, a copy of the Press Release with regard to the Un-Audited Financial Results subjected to Limited Review for the 3rd Quarter/ Nine Months period ended on the 31st December, 2013 of the Financial Year 2013-14.

This is for your information and records please.

Thanking You,

Yours faithfully,

for **Ansal Properties & Infrastructure Ltd.**


(Amitav Ganguly)
Sr. Group Company Secretary



Encl: as above

Ansal Properties & Infrastructure Limited
Audited Standalone and Consolidated Results for
Quarter / Nine months ended 31st December 2013

Consolidated Performance

9MFY14 versus 9MFY13

Revenue stood at Rs. 1064.64 crore vs. Rs. 874.53 crore
Gross Profit stood at Rs. 307.08 crore vs. Rs. 280.71 crore
EBITDA stood at Rs. 131.64 crore vs. Rs. 110.17 crore
PAT stood at Rs. 42.60 crore vs. Rs. 32.16 crore
Area sold stood at ~10.69 mn.sq.ft. vs ~15.70 mn.sq.ft.

Consolidated Performance

Q3FY14 versus Q3FY13

Revenue stood at Rs. 267.09 crore vs. Rs. 277.66 crore
Gross Profit stood at Rs. 79.15 crore vs. Rs. 94.28 crore
EBITDA stood at Rs. 21.08 crore vs. Rs. 44.36 crore
PAT stood at Rs. 1.48 crore vs. Rs. 15.85 crore
Area sold stood at ~2.64 mn.sq.ft. vs ~7.04 mn.sq.ft.

NEW DELHI, India, 7th February , 2013 – Ansal Properties and Infrastructure Limited (referred to as “Ansal API” or the “Company”, NSE: ANSALAPI, BSE: 500013), one of the oldest and leading real estate developers in Northern India, announces its limited reviewed standalone and Consolidated for 9M FY14 and Q3FY14 results, in accordance with Indian GAAP.

Commenting on the results and performance, Mr. Pranav Ansal, Vice Chairman and Managing Director of Ansal Properties and Infrastructure Limited said:

“The company successfully sold ~ 2.64 mn sqfts during 3rd Quarter of FY 14 and ~ 10.69 mn sqfts during Nine months ended 31st December 2013 with the better realisation achieved for sale excluding FSI sales than achieved 9M FY13 . The realisation (excluding FSI Sales) for Q3 FY14 improved by almost 12% to Rs 2,281/- per sq ft from Rs 2,025/- per sq ft. In addition during the Quarter Company managed to sell 2.64 mn sqfts for a total value of INR 326 crores despite lethargic conditions in the real estate market. The profit for 9MFY14 rose by almost 32% from INR 32.16 crores to INR 42.60 crores. This was mainly due to profit booked from bulk sale of one of our slow moving project in Greater Noida.”.



Financial Highlights*Rs. Crore*

Particulars	Standalone			FY13
	Q3FY14	Q3FY13	Change	
Sales & Operating Income	216.32	239.96	(9.85%)	1043.82
Gross Profit	52.11	70.16	(25.73%)	304.61
EBITDA	16.25	35.26	(53.91%)	137.21
PAT	3.63	12.63	(71.26%)	44.28
Basic EPS (Rs.)	0.23	0.80		2.81

Particulars	Consolidated			FY13
	Q3FY14	Q3FY13	Change	
Sales & Operating Income	267.09	277.66	(3.81%)	1227.54
Gross Profit	79.15	94.28	(16.05%)	351.45
EBITDA	21.08	44.36	(52.48%)	116.86
PAT	1.48	15.85	(90.66%)	4.75
Basic EPS (Rs.)	0.09	1.01		0.30

Operational Highlights**Sales**

- Sold an area of ~2.64 Mn sq ft in Q3FY14, aggregating to sale value of over ~Rs.326 crore;
- Total area sold stood at ~10.69 Mn sq ft during 9M FY14, aggregating to sale value ~Rs.1,345 crore;
- Total area sold till FY13 stood at over 86 Mn sq ft yet to be delivered out of the balance land reserves post area exhaustion.

Realizations

- Achieved average realization (including FSI sales) of ~Rs.1,235 per sq ft during Q3FY14 against ~Rs.1,064 per sq ft during Q3FY13, whereas average realization (excluding FSI sales) stands at Rs 1,985/- per sq ft in Q3FY14 against Rs 1,962/- per sq ft during Q3FY13.

Strategic Outlook

The Company will continue to focus on high growth markets in NCR as well as in other states of Northern India by expanding its existing townships to increase returns through economies of scale as well as entering into collaboration for new projects in order to conserve capital deployment in land aggregation and to achieve better realizations. Further, the Company has accelerated its cash flows by monetizing its assets from finished stock sales and sale/exit from non-core assets /slow moving investments to free up cash reserves and reduce the debt. Further company is in active dialogue with various parties and negotiations for the monetization of certain assets are under way and various aspects of the deal are being deliberated to conclude these deals.

As per the business plan, the Company is focusing on the Northern India Territory for township development and has accelerated the development and sales efforts in all the townships that were launched in the past few quarters. The Company is in an aggressive mode of completing and delivering the projects in the four states of Northern India (viz. Haryana, Uttar Pradesh, Rajasthan & Punjab) and build on the further saleable area in these states by expanding the existing townships.

In addition, the Company will continue to seek private equity participation to increase execution and further mitigate risk for existing shareholders.



Company Background

Ansal Properties & Infrastructure Limited is one of the oldest and leading real estate developers in Northern India with a track record of over four decades in the real estate development business. It is an integrated township developer with focus on mid-income housing space across various cities of Northern India (Haryana, Uttar Pradesh, Rajasthan & Punjab) wherein the Company acts as a master developer for its integrated township and Hi-Tech Township projects, starting from project conceptualization, planning, designing, construction and delivery.

Till date, the company has developed and delivered an area of over ~250 mn.sq.ft. across the real estate verticals including residential, commercial, retail, hospitality & integrated townships. Currently, the Company has land reserves of ~9,731 acres out of which ~ 7,156 acres (~73%) has been acquired or agreed to be acquired by third parties till 31st March 2013. The company is currently developing 18 integrated townships (including two Hi-Tech townships) with maximum saleable area being in 'residential' segment. Majority of the total saleable area is being developed in Company's two largest townships (Hi-Tech) viz. Sushant Golf City, Lucknow (~ 3,530 acres) and Megapolis Dadri, Greater Noida (~2,504 acres).

More information about the Company is available on www.ansalapi.com

DISCLAIMER:

Certain statements in this communication may be forward-looking statements within the meaning of applicable laws and regulations. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, significant changes in political and economic environment in India and Overseas, technological risks, tax laws, litigation and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Ansal Properties & Infrastructure Limited undertakes no obligation to publicly revise any forward looking statements to reflect subsequent events or circumstances.

