



PASSION AT WORK

August 08, 2013

To,

The Deputy Manager Department of Corporate Services, The Bombay Stock Exchange Limited Floor 25, P.J Towers, Dalal Street, Mumbai – 400 001 Scrip Code: 532784	The Manager National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051 Scrip Code: SOBHA
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Dear Sir/ Madam,

Sub: Outcome of the Board Meeting held on August 08, 2013

This is to inform that the Board of Directors of the Company at their meeting held today, i.e., August 08, 2013 took on record the unaudited financial results for the quarter ended June 30, 2013.

In this connection, please find enclosed herewith:

1. Unaudited Consolidated Financial Results for the quarter ended June 30, 2013 along with the Limited Review Report in terms of Clause 41 of the Listing Agreement.
2. Unaudited Standalone Financial Results for the quarter ended June 30, 2013 along with the Limited Review Report in terms of Clause 41 of the Listing Agreement.
3. Press Release, the Company intends to disseminate through the media.

Kindly take the aforesaid information on record for dissemination through your website.

Thanking you.

Yours sincerely,

FOR SOBHA DEVELOPERS LIMITED


KISHORE KAYARAT
COMPANY SECRETARY AND COMPLIANCE OFFICER

SOBHA DEVELOPERS LTD.

Limited Review Report

Review Report to the Board of Directors
Sobha Developers Limited

1. We have reviewed the unaudited consolidated financial results for the quarter ended June 30, 2013 included in the accompanying statement of unaudited financial results of Sobha Developers Limited ('the Company') and its subsidiaries (together, 'the Group') being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the Company's management and have not been reviewed 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 the financial results based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. In respect of unaudited quarterly consolidated financial results, we did not review the financial results of three subsidiaries whose audited quarterly financial results (after eliminations) reflect total revenue of Rs 641 million for the quarter ended June 30, 2013 and total assets of Rs 3,551 million as at June 30, 2013. The financial information for these subsidiaries have been audited by the other auditors whose reports have been furnished to us, and our conclusion on the quarterly financial results is based solely on the reports of the other auditors.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

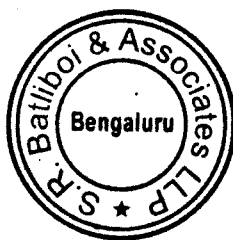
4. Based on our review conducted as above and on consideration of reports of other auditors on the unaudited separate quarterly financial results and on the other financial information of the components, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited consolidated financial results prepared in accordance with recognition and measurement principles laid down in Accounting Standard 25 Interim Financial Reporting [notified pursuant to the Companies (Accounting Standards) Rules, 2006, (as amended)] 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 S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm registration number: 101049W
Chartered Accountants



per Adarsh Ranka
Partner
Membership No.: 209567

Bengaluru, India
August 08, 2013



SOBHA DEVELOPERS LIMITED

Regd. Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560 103

Statement of unaudited consolidated financial results for the quarter ended on June 30, 2013

(₹ in million)

	Particulars	Quarter ended 30.06.2013 [Unaudited]	Preceding Quarter ended 31.03.2013 [Audited] (refer note 5)	Corresponding Quarter ended 30.06.2012 [Unaudited]	Previous accounting year ended 31.03.2013 [Audited]
1	Income from operations				
	(a) Net sales/ income from operations (net of excise duty)	4,610	5,854	4,320	18,602
	(b) Other operating income	6	13	12	43
	Total operating income	4,616	5,867	4,332	18,645
2	Expenditure				
	(a) (Increase)/decrease in finished goods, stock in trade and work in progress	(929)	51	50	(2,232)
	(b) Land cost	30	265	1	2,045
	(c) Cost of materials consumed	345	318	281	1,078
	(d) Purchase of project materials	1,492	1,612	1,006	5,045
	(e) Subcontractor and labour charges	994	811	767	3,166
	(f) License fees and plan approval charges	190	214	134	456
	(g) Employee benefit expense	490	422	412	1,635
	(h) Depreciation and amortization expense	165	160	140	594
	(i) Other expenditure	614	548	483	1,969
	Total expenses	3,391	4,401	3,274	13,756
3	Profit from operations before other income, finance cost and exceptional items (1-2)	1,225	1,466	1,058	4,889
4	Other income	14	11	16	55
5	Profit from operations before finance costs and exceptional items (3+4)	1,239	1,477	1,074	4,944
6	Finance costs	396	446	377	1,705
7	Profit after finance costs but before exceptional items (5-6)	843	1,031	697	3,239
8	Exceptional items	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	843	1,031	697	3,239
10	Tax expense	342	336	247	1,068
11	Net profit from ordinary activities after tax (9-10)	501	695	450	2,171
12	Extraordinary items (net of tax expenses)	-	-	-	-
13	(Add)/ Less: Minority interest	-	(1)	-	(1)
14	Net profit for the period (11-12-13)	501	696	450	2,172
15	Paid-up equity share capital (Face value per share - ₹ 10)	981	981	981	981
16	Reserves excluding revaluation reserves as per balance sheet				20,386
17	Earnings Per Share (EPS) - (in ₹)				
	a) Basic and diluted EPS before extraordinary items	5.11	7.10	4.59	22.15
	b) Basic and diluted EPS after extraordinary items	5.11	7.10	4.59	22.15

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Select information for the quarter ended on June 30, 2013

	Particulars	Quarter ended 30.06.2013 [Unaudited]	Preceding Quarter ended 31.03.2013 [Audited]	Corresponding Quarter ended 30.06.2012 [Unaudited]	Previous accounting year ended 31.03.2013 [Audited]
A	Particulars of Shareholding				
1	Public shareholding				
	- Number of equity shares	38,654,568		38,687,518	38,654,568
	- Percentage of shareholding	39.42%		39.45%	39.42%
2	Promoters and promoter group shareholding				
a)	Pledged/encumbered				
	- Number of shares	10,700,000		10,700,000	10,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18.01%		18.02%	18.01%
	- Percentage of shares (as a % of the total share capital of the company)	10.91%		10.91%	10.91%
b)	Non-encumbered				
	- Number of shares	48,709,300		48,676,350	48,709,300
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	81.99%		81.98%	81.99%
	- Percentage of shares (as a % of the total share capital of the Company)	49.67%		49.64%	49.67%

Particulars	Quarter ended 30.06.2013
B Investor Complaints	
Pending at the beginning of the quarter	-
Received during the quarter	2
Disposed of during the quarter	2
Remaining unresolved at the end of the quarter	-

Notes :

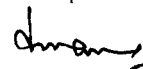
- (1) As the business activity of the Company and its subsidiaries, primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (2) The figures of standalone financial results are as follow:

Particulars	Quarter ended 30.06.2013 [Unaudited]	Preceding Quarter ended 31.03.2013 [Audited] (refer note 5)	Corresponding Quarter ended 30.06.2012 [Unaudited]	Previous accounting year ended 31.03.2013 [Audited]
Income from operations	4,748	5,564	4,247	18,030
Profit before tax	824	865	680	2,879
Profit after tax	527	582	460	1,967
Basic and diluted EPS (in ₹)	5.37	5.93	4.69	20.06

The standalone audited financial results for the quarter ended June 30, 2013 can be viewed on the Company website www.sobhadevelopers.com and can also be viewed on the website of NSE and BSE.

- (3) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on August 8, 2013.
- (4) The auditors have conducted a Limited review of the above financial results for the quarter ended June 30, 2013.
- (5) The figures for the preceding three months ended March 31, 2013 represent the derived figures between the audited figures in respect of the financial year ended March 31, 2013 and the published year-to-date figures up to December 31, 2012, being the date of the end of the third quarter of the financial year ended March 31, 2013, which were subjected to a limited review, as required under Clause 41(1)(d) of the Listing Agreement.
- (6) The figures of the previous year/ period have been regrouped/ reclassified, wherever necessary.

For and on behalf of the Board of Directors of
Sobha Developers Limited



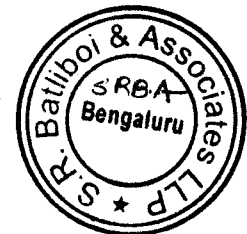
J. C. Sharma
Vice Chairman and Managing Director

Bangalore, India
August 8, 2013

Limited Review Report

Review Report to the Board of Directors,
Sobha Developers Limited

1. We have reviewed the unaudited financial results for the quarter ended June 30, 2013, included in the accompanying statement of unaudited financial results of Sobha Developers Limited ('the Company'), 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 reviewed 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 the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. In respect of unaudited quarterly financial results, we did not review the financial information as regards Company's share in profits of partnership firm (post tax) amounting to Rs.64 million for the quarter ended June 30, 2013. The financial information has been audited by other auditors whose reports have been furnished to us, and the Company's share in profits of partnership firm investments has been included in the unaudited quarterly financial results solely based on the report of other auditors.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

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 recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting", [notified pursuant to the Companies (Accounting Standards) Rules, 2006, (as amended)] 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 S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm registration number: 101049W
Chartered Accountants



per Adarsh Ranka
Partner
Membership No.: 209567

Bengaluru, India
August 08, 2013



SOBHA DEVELOPERS LIMITED

Regd. Office: 'SOBHA', Sarjapur - Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560 103

Statement of unaudited standalone financial results for the quarter ended on June 30, 2013

(₹ in million)

	Particulars	Quarter ended 30.06.2013 [Unaudited]	Preceding Quarter ended 31.03.2013 [Audited] (refer note 4)	Corresponding Quarter ended 30.06.2012 [Unaudited]	Previous accounting year ended 31.03.2013 [Audited]
1	Income from operations				
	(a) Net sales/ income from operations (net of excise duty)	4,678	5,522	4,215	17,856
	(b) Share of profits in a subsidiary partnership firm	64	29	20	131
	(c) Other operating income	6	13	12	43
	Total operating income	4,748	5,564	4,247	18,030
2	Expenditure				
	(a) (Increase)/decrease in finished goods, stock in trade and work in progress	(641)	(218)	71	(1,488)
	(b) Land cost	30	264	1	1,136
	(c) Cost of materials consumed	346	318	281	1,078
	(d) Purchase of project materials	1,492	1,612	1,006	5,045
	(e) Subcontractor and labour charges	982	1,071	713	3,465
	(f) License fees and plan approval charges	167	214	134	418
	(g) Employee benefit expense	490	422	412	1,635
	(h) Depreciation and amortization expense	157	152	126	560
	(i) Other expenditure	623	541	497	1,950
	Total expenses	3,646	4,376	3,241	13,799
3	Profit from operations before other income, finance cost and exceptional items (1-2)	1,102	1,188	1,006	4,231
4	Other income	28	25	15	77
5	Profit from operations before finance costs and exceptional items (3+4)	1,130	1,213	1,021	4,308
6	Finance costs	306	348	341	1,429
7	Profit after finance costs but before exceptional items (5-6)	824	865	680	2,879
8	Exceptional items	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	824	865	680	2,879
10	Tax expense	297	283	220	912
11	Net profit from ordinary activities after tax (9-10)	527	582	460	1,967
12	Extraordinary items (net of tax expenses)	-	-	-	-
13	Net profit for the period (11-12)	527	582	460	1,967
14	Paid-up equity share capital (Face value per share - ₹ 10)	981	981	981	981
15	Reserves excluding revaluation reserves as per balance sheet				20,187
16	Earnings Per Share (EPS) - (in ₹)				
	a) Basic and diluted EPS before extraordinary items	5.37	5.93	4.69	20.06
	b) Basic and diluted EPS after extraordinary items	5.37	5.93	4.69	20.06

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Select information for the quarter ended on June 30, 2013

Particulars		Quarter ended 30.06.2013 [Unaudited]	Preceding Quarter ended 31.03.2013 [Audited]	Corresponding Quarter ended 30.06.2012 [Unaudited]	Previous accounting year ended 31.03.2013 [Audited]
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	- Percentage of shareholding	39.42%		39.45%	39.42%
2	Promoters and promoter group shareholding				
	a) Pledged/encumbered				
	- Number of shares	10,700,000		10,700,000	10,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18.01%		18.02%	18.01%
	- Percentage of shares (as a % of the total share capital of the company)	10.91%		10.91%	10.91%
	b) Non-encumbered				
	- Number of shares	48,709,300		48,676,350	48,709,300
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	81.99%		81.98%	81.99%
	- Percentage of shares (as a % of the total share capital of the Company)	49.67%		49.64%	49.67%

Particulars	Quarter ended 30.06.2013
B Investor Complaints	
Pending at the beginning of the quarter	-
Received during the quarter	2
Disposed of during the quarter	2
Remaining unresolved at the end of the quarter	-

Notes :

- (1) As the Company's business activity primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (2) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on August 8, 2013.
- (3) The auditors have conducted a Limited review of the above financial results for the quarter ended June 30, 2013.
- (4) The figures for the preceding three months ended March 31, 2013 represent the derived figures between the audited figures in respect of the financial year ended March 31, 2013 and the published year-to-date figures up to December 31, 2012, being the date of the end of the third quarter of the financial year ended March 31, 2013, which were subjected to a limited review, as required under Clause 41(I)(d) of the Listing Agreement.
- (5) The figures of the previous year/ period have been regrouped/ reclassified, wherever necessary.

Bangalore, India
August 8, 2013

For and on behalf of the Board of Directors of
Sobha Developers Limited



J. C. Sharma
Vice Chairman and Managing Director



**Press Release
For immediate publication**

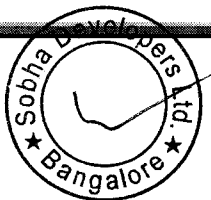
Sustained Sales Momentum, Positive Cash Flows feature in an Impressive Q1 performance by Sobha

Key highlights

- **Registers new Sales Volume of 0.92 Million Square Feet, up 10% Yr on Yr**
- **Registers new Sales Value of ₹ 6.03 Billion, up 26% Yr on Yr**
- **Achieved average price realisation of ₹ 6,548 per Square Feet, up 14% Yr on Yr**
- **Core Revenues at ₹ 4.63 Billion on a consolidated basis, up 37% Yr on Yr**
- **Revenues up by 7%, PBT by 21% and PAT by 12% Yr on Yr**
- **PBT at ₹ 843 Million, up 55% Yr on Yr excluding profit on account of land monetization in the previous year**
- **PAT at ₹ 501 Million, up 46% Yr on Yr excluding profit on account of land monetization in the previous year**
- **No land monetization during Q1 14 as compared to ₹ 956 Million in Q1 13**
- **Bagged 2 prestigious contractual orders from DELL and BOSCH, approx. order valued at ₹1.63 Billion.**
- **Launched 2 new projects**
- **Targets sales value of ₹ 26 Billion for FY 2013-14**
- **Debt-Equity Ratio at 0.56 on a consolidated basis**
- **Received 7 awards in Q1 FY 2013-14 from various institutes of repute**

Bangalore, August 8, 2013:

Realty major Sobha Developers Limited, on a consolidated basis, registered a turnover of ₹ 4.63 Billion during the 1st Quarter of FY 2013-14, which ended on June 30, 2013. The Profit before Tax (PBT) stood at ₹ 843 Million, and the Profit after Tax (PAT) was ₹ 501 Million on a consolidated basis. The revenues increased by 37% and both PBT and PAT increased by 55% and 46% respectively, Yr on Yr, on core operations.



Commenting on the results, **Mr. J.C. Sharma, Vice Chairman and Managing Director, Sobha Developers Limited**, said, "The Company performed credibly well during the first quarter of the financial year 2013-14 especially in Bangalore, Chennai and Thrissur. Notwithstanding a slowing economy and sliding rupee, there was a sustained momentum in sales. The Company during the quarter sold 0.92 million square feet of new space compared to 0.84 million square feet in the corresponding period of last year. The average sales price realisation improved to ₹ 6,548 per square feet as compared to ₹ 5,737 per square feet in the year-ago period.

The value of new sales has increased by 25.7% and the new area sold by 10.2% compared to Q1 FY 2012-13. The average sales realization has gone up 14.1% compared to Q1 of the last fiscal year and 4.02% sequentially."

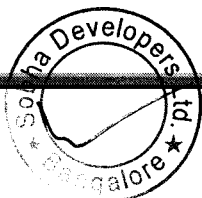
Mr. J C Sharma explained, "The core revenues have increased by 37 % year on year while PBT and PAT have increased by 55% and 46% respectively. There was no land monetization during the first quarter of the financial year 2013-14 as compared to ₹ 956 Million in the corresponding quarter of the previous year. The growth in revenues, PBT and PAT, on including land monetization, stands at 7%, 21% and 12% respectively."

Mr. J C Sharma also stated, "The unbilled revenue as of 30th June, 2013 is ₹ 19.70 Billion on the sales made so far, out of which we expect a minimum of ₹ 5.11 Billion to be recognized during the next 3 quarters of FY 13-14. In addition to this, income from new sales will also contribute to the revenue."

Elaborating further on the performance, Mr. J C Sharma stated, "The Company has been able to consistently generate positive cash flows on a quarter on quarter basis. During Q1 of FY 14, the Company generated ₹ 1.32 Billion of operational cash flows compared to ₹ 72 Million (excluding land monetization) in the previous year. "

New Launches in Q1 FY 2013-14

"During Q1-14, we launched 2 new projects measuring 0.40 million square feet. In addition to this, we released about 0.53 million square feet of area from existing projects for sale. We also completed and handed over 2 contractual projects measuring 0.13 million square feet of developable area." said Mr. J C Sharma.



During the quarter, Sobha launched two projects in Bangalore, Sobha Landscape, a plotted development project measuring 0.20 million square feet and a Commercial Project at St. Mark's Road, Bangalore comprising of a total developable area of 0.36 million square feet (including 5 basement area) and a super-built up area of 0.20 million square feet.

"The recent launch of Sobha Indraprastha, a mixed development project having a total super built up area of 1.51 million square feet at Rajajinagar in Bangalore has been very successful, allaying concerns of a slowdown in the Bangalore real estate market." added Mr. J C Sharma.

Growth Plans and Project Launches in the Current Quarter

In the past 3-4 years, the Company has strategically diversified its operations into new cities such as Chennai, NCR etc. The sales performance of the Company in the new markets has shown a steady growth. The Company has during the quarter generated 35% of its new area sold outside of Bangalore. The products launched by the Company in the new markets have been well received and the Company reaffirms its strategy to tap the potential of various micro-markets like Kozhikode and Kochi during this financial year.

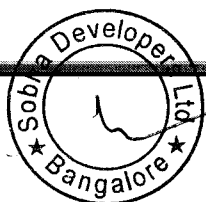
As a step toward this direction, the Company plans to launch three new residential projects in Bangalore, Kozhikode and Mysore during Q2 FY 2013-14. Mr. J C Sharma stated, "We would be launching three projects during the current quarter, namely, HAL Road Property in Bangalore, Palazhi Property in Calicut and Nadanahalli Property in Mysore, comprising a total saleable area of 1.20 million square feet (out of which the Company's share is 0.85 million square feet)."

Exceptional Execution

Sobha's superior execution capability is its core strength. Since inception, Sobha has completed 85 real estate projects and 230 contractual projects covering about 56.38 million square feet of area.

The Company currently has 45 ongoing residential projects aggregating to 26.79 million square feet of developable area and 18.90 million square feet of saleable area, and 40 ongoing contractual projects aggregating to 11.41 million square feet under various stages of construction.

The Company has a real estate presence in seven cities, viz. Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. Overall, Sobha has a footprint in 23 cities and 13 states across India.

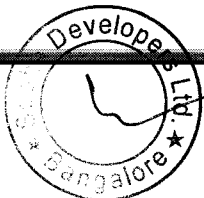


Recognition & Awards

This quarter saw Sobha being honored with seven different recognitions by various institutions of repute.

The key awards won during FY 2013-14 to date are as listed below:

- Sobha was recognized as the Top Indian Real Estate Company by Dun & Bradstreet (D&B) at the D&B Corporate Awards
- Mr. PNC Menon, Chairman Emeritus was bestowed with the Lifetime Achievement Award at the first edition of the NDTV Property Awards
- Mr. Ravi PNC Menon, Chairman was awarded the Pathfinders Award for the Most Enterprising CXO at the Realty Plus Excellence Awards
- Mr. J.C.Sharma, Vice Chairman and Managing Director was voted Asia's Best CEO in the Property Category by the Institutional Investor Magazine
- Sobha was ranked second for "Best Investor Relations by the Institutional Investor Magazine
- Sobha's Annual Report for FY 2012-13 won six awards at the League of American Communications Professionals (LACP) 2012 Vision Awards. It was ranked at No. 20 among the Best Annual Reports Worldwide, No. 8 in the Asia Pacific region and was ranked 1st among the Best Annual Reports in India. It also won the Platinum Award for Excellence within the Industry
- Sobha Lifestyle project at Bangalore has been recognized as the Luxury Project of the Year at the Realty Plus Excellence Awards and has won the Ultra Luxury Project of the Year at the Bangalore Real Estate Awards by Silicon India
- Sobha was honoured with the Best PR Award titled 'Image Champions - Public Relations Programs' in the Real Estate Sector by Paul Writer
- Sobha was recognized as the Excellent Developer of the year by Council for Media and Satellite Broadcasting



About Sobha Developers Ltd.:

Founded in 1995, Sobha Developers Limited, a Rs. 20 Billion company, is one of the fastest growing and foremost backward integrated real estate players in the country. It means the Company has all the key competencies and in-house resources to deliver a project from its conceptualization to completion.

Sobha is primarily focused on residential and contractual projects. The Company's residential projects include presidential apartments, villas, row houses, luxury, super luxury & moderately priced apartments and plotted development. In all its residential projects, the Company lays strong emphasis on environmental management, water harvesting and highest safety standards.

On the contractual projects side, the Company has constructed a variety of structures for corporates including offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres, and club houses.

For further information, please contact:

Sobha Developers Limited

Mr. R. Raman

Vice President - Corporate Communications

Mob: 9902006465

raman.r@sobha.com

