

SRL/SE/17/16-17

Date: 14<sup>th</sup> September, 2016

To  
Corporate Relation Department  
BSE Limited  
P. J. Tower, Dalal Street,  
Mumbai – 400 001  
Scrip Code: 512179

To  
National Stock Exchange of India Ltd  
Listing Department  
Exchange Plaza,  
Plot no. C/1, G Block,  
Bandra-Kurla Complex  
Bandra (East), Mumbai- 400 051  
Scrip Code: SUNTECK

To  
Metropolitan Stock Exchange of India Limited  
(Formerly known as MCX Stock Exchange Limited)  
Vigbyor Towers, 4<sup>th</sup> Floor,  
Plot No.C 62, G Block,  
Opp.Trident Hotel, BKC,  
Bandra (East),  
Mumbai – 400 098  
Scrip Code: 512179

**Sub: Press Release**

Dear Sir/Ma'am,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, kindly find enclosed press release with regard to Unaudited Financial Results for the quarter ended 30<sup>th</sup> June, 2016 as approved by the Board of Directors of the Company in their meeting held today i.e. 14<sup>th</sup> September, 2016.

The copy of the same is enclosed herewith for your records.

Kindly acknowledge the receipt of the same.

Thanking you

Yours Faithfully,  
For Sunteck Realty Limited

  
Rachana Hingarajia  
Company Secretary  
Encl: a/a



Email add: [cosec@sunteckindia.com](mailto:cosec@sunteckindia.com)

## Sunteck Realty Limited

**Sunteck Realty Announces Q1FY17 Results and reports a nine-fold increase in Income from Operations to Rs. 525 crores.**

| Particulars (Rs cr.)   | Q1 FY17 | Q1 FY16* | % change yoy |
|------------------------|---------|----------|--------------|
| Income from Operations | 525     | 53       | ↑ 889%       |
| EBITDA                 | 115     | 18       | ↑ 528%       |
| Net Profit**           | 60      | 14       | ↑ 329%       |

\* re-stated as per IndAS. \*\* includes other comprehensive income

| Particulars (Rs cr.)     | H1 FY17 YTD | H1 FY16 | % change yoy |
|--------------------------|-------------|---------|--------------|
| Pre-sales (new bookings) | 339         | 232     | ↑ 46%        |
| Collections              | 276         | 165     | ↑ 67%        |

**Mumbai, September 14, 2016:** Sunteck Realty Limited, Mumbai's premier real estate developer catering to the premium and ultra premium segment today announced its financial results for the quarter ended June 30, 2016.

### Business Highlights during Q1FY17

- ✓ The revenue recognition has been done applying **percentage completion method** as prescribed by the Institute of Chartered Accountants of India under Ind-AS.
- ✓ **Full Occupation Certificate received for Signia Isles,BKC** and the project is now habitable.
- ✓ **Collections** from Customers YTD showed **sturdy growth of 67%**.
- ✓ **Launch of new towers** in Sunteck City project located at Goregaon (W), Mumbai.
- ✓ **Sunteck City** at Goregaon (W) recording more than **three-fold jump in pre-sales to Rs. 202 crores** in 1HFY17 (YTD) from Rs. 59 crores in 1HFY16.

### Financial Highlights - Consolidated

#### Q1FY17 v/s Q1FY16 (re-stated)

- ✓ Income from operations stood at Rs.525 crores v/s Rs.53 crores in 1Q16.
- ✓ Operating profit stood at Rs.115 crores v/s Rs.18 crores in 1Q16.
- ✓ Net Profit (incl. other comprehensive income) stood at Rs.60 crores v/s Rs.14 crores in 1Q16.

**Commenting on the Q1FY17 performance, Mr. Kamal Khetan, Chairman and Managing Director at Sunteck Realty said:**

"Multiple policy changes and initiatives like RERA by the government have ensured that the real estate business is institutionalized. The fundamentals of Indian real estate sector remains strong with an advantage for reputed brands. This financial year marks adoption of percentage completion method by Sunteck. The company has started booking profits from our third project in BKC – Signia Pearl this quarter under the new accounting policy. Our operational performance has shown a remarkable growth with higher sales and collections. With the market sentiments looking positive for established real estate brands and for projects nearing completion, we look forward to sustaining this strong performance for the rest of this year."

### **About Sunteck Realty**

Sunteck Realty Limited (SRL) is a Mumbai-based real estate development company, catering to the ultra-luxury and luxury residential segment. SRL boasts of a city centric development portfolio of about 23 million square feet spread across 25 projects at various stages of development and 4 rented assets.

SRL works with renowned brands like Walt Disney, L&T and Talati & Panthaky to name a few to provide a unique residential experience to its customers.

Flagship projects of the group include 3 residential projects spread across 1.5 million square feet at the CBD of Mumbai, Bandra Kurla Complex namely Signature Island, Signia Isles and Signia Pearl which are home to some of the head honchos of top global conglomerates. Other key projects include 23 acres of mixed-use development in Goregaon (W) in the form of Sunteck City. SRL also has projects in Andheri, Sion, Airoli (Navi Mumbai) and Borivali amongst other locations in Mumbai; Jaipur, Nagpur and Goa in India. Listed on BSE and NSE, SRL is backed by respected strategic partners like Ajay Piramal, Kotak Realty Fund and noted pension funds, FIIs and Private Equity. Being in the real estate industry, it boasts of having one of the strongest balance sheets and high visibility on cash flows. More information is available on [www.sunteckindia.com](http://www.sunteckindia.com)

### **Disclaimer**

*Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.*

### **For further details, please contact:**

| <b>Investor Relations</b>                                           | <b>Corporate Communications</b>                                                                     |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
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