



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.



Company Overview



- HDIL Group
 - HDIL listed on BSE/NSE in July 2007
 - Over three Decades of expertise in the Real Estate Business
 - Developed over 100 million sq. ft. area
- Company Profile
 - A major player in Mumbai Realty with 90% land Reserves in the Mumbai Metropolitan Region (MMR)
 - Total Land Reserves (including TDR) of *231.63 million sq. ft. (saleable area) as on 31st March, 2012
- Market Leader in Residential and SRA projects in the Mumbai Metropolitan Region (MMR)
 - Currently executing the largest SRA project for rehabilitation of approx. 85,000 slum dwellers under expansion & modernization of Chhatrapati Shivaji International Airport, Mumbai
 - Approx. 33,000 housing units under construction for MIAL Slum Rehabilitation Project
 - Currently approx 88 million sq. ft. sale area of projects under construction
 - 22 ongoing projects with a combination of Residential, Commercial & SRA
 - Residential Portfolio of approx. 37 million sq.ft
 - More than 14 million sq. ft. of Residential apartments sold



Strong track record of performance, consistent growth and profitability

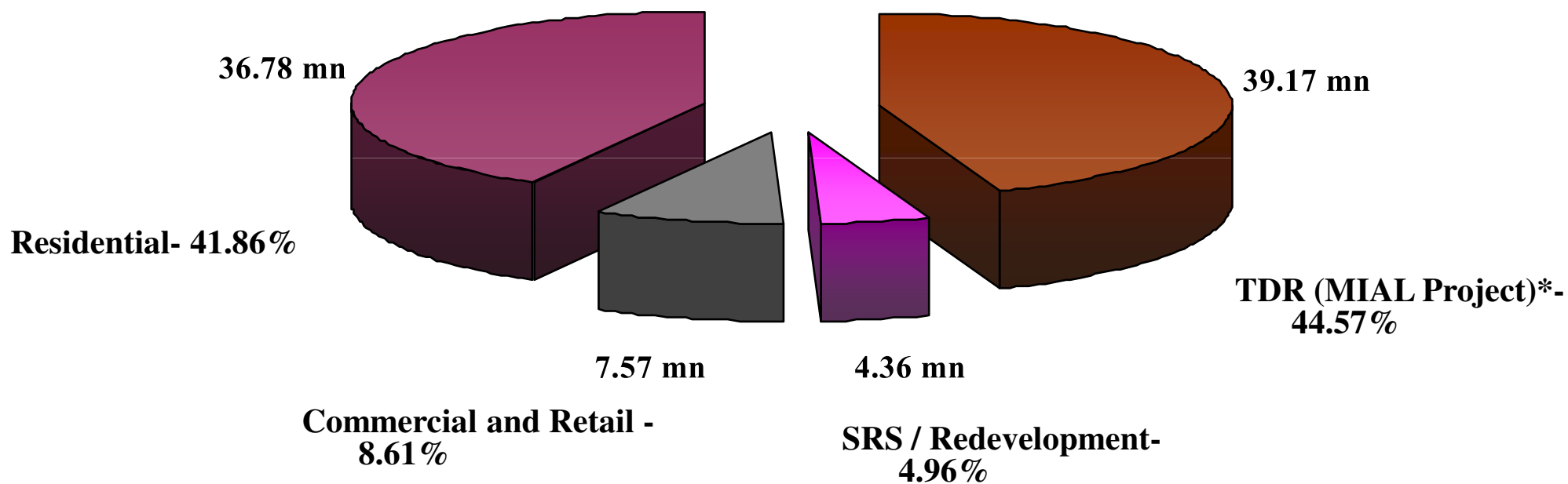
* Company estimates

Diversified Project Mix



Ongoing Projects (Saleable Area)

Segment wise Project Breakup



* Includes proposed TDR for Phase III

22 Ongoing Projects aggregating 87.88 million sq. ft.

Ongoing Projects-Residential



Residential Projects as on 31st March 12

Project	Location	Saleable Area (in sf)
Premier Residency- Phase I	Kurla	1,000,000
Metropolis	Andheri	7,00,000
Harmony	Oshiwara	43,858
Galaxy	Kurla	475,000
Majestic	Bhandup	1,300,000
Virar Residency	Virar	1,250,000
Meadows Phase I	Goregaon	1,000,000
Exotica	Kurla	700,000
Whispering Towers- Phase I	Mulund	800,000
Paradise City (Phase I and II)	Palghar	5,000,000
Whispering Towers- Phase II	Mulund	800,000
Total		13,068,858

Total Residential Portfolio of Approx. 37 mn sq.ft

Forthcoming Projects-Residential



Project	Location	Saleable Area (in sf)	Status
Ekta Nagar	Kandivali	1,500,000	Rehabilitation in progress, sales to be launched
Meadows- Phase II	Goregaon	1,602,290	MHADA Redevelopment in progress, sales to be launched
Daulat Nagar	Santacruz	800,000	Rehabilitation in progress, sales to be launched
Premier Residency- Phase II	Kurla	800,000	Planning and Approval stage, Sales to be launched
Ghatkopar	Ghatkopar	509,457	FSI Sales/Sales to be launched
Kochi	Kochi	6,299,640	Land Aggregation and site infrastructure in progress
Kharadi	Pune	400,000	Sales to be launched in Q4
Novinon Property (Shahad)	MMR	5,000,000	Site preparation and infrastructure work in progress
Paradise City (Phase III)	Palghar	6,797,089	Sales to be launched
Total		23,708,476	

Total Residential Portfolio of Approx. 37 mn sq.ft

Ongoing Projects- Commercial and Retail



Commercial and Retail Projects as of 31st March 12

Project	Location	Saleable/Lease Area (in sf)
Kurla Premier*	Kurla	2,000,000
Metropolis*	Andheri (West)	1,220,000
Kalamsarry-I.T SEZ (Phase I)***	Kochi	2,500,000
Harmony*	Oshiwara	349,456
HDIL Industrial Park**	Virar	1,100,000
Whispering Towers**	Mulund	400,000
Total		7,569,456

* Pre-leasing commenced

** Sale Model

*** Construction Commenced

Ongoing Projects- SRA



Slum Rehabilitation Projects as on 31st March 12

Project	Location	Saleable Area (in sf)
MIAL Slum Rehabilitation Project (TDR)*	Mumbai	37,775,000
Meadows (Phase I and II)	Goregaon	1,800,000
Ekta Nagar	Kandivali	950,000
Bandra (East) SRS Scheme I	Bandra-Kurla Complex	1,882,756
Bandra (East) SRS Scheme II	Bandra-Kurla Complex	159,074
Malad (West)	Malad	117,205
Ghatkopar	Ghatkopar	350,000
Daulat Nagar	Santacruz	500,000
Total		43,534,035

* Includes proposed TDR for Phase III

Residential Projects- Construction Update



Metropolis



Meadows

Construction Update- Major Residential Projects



December 11

Premiere Residencies- Kurla (W)



March 12

Premiere Residencies- Kurla (W)



Metropolis Residencies- Andheri (W)



Metropolis Residencies- Andheri (W)



Construction Update- Major Residential Projects



December 11

Galaxy Apartments- Kurla (E)



Majestic Towers- Nahur (W)



March 12

Galaxy Apartments- Kurla (E)



Majestic Towers- Nahur (W)



MIAL Rehabilitation Project- Phase 1 (Update on Families Shifting - More than 1500 Families Shifted So Far.)



 Financial Overview: Results

Housing Development and Infrastructure Limited

Financial Performance/ Ratios



Rs. In crores

Particulars	Consolidated									Yearly standalone
	Quarter ended		Growth %	Quarter ended		Growth %	Year ended		Growth %	3/31/2012
	3/31/2012	3/31/2011		3/31/2012	12/31/2011		3/31/2012	3/31/2011		
Turnover (Net)	625.12	552.65	13.11%	625.12	425.34	46.97%	2006.41	1,865.47	7.56%	917.42
Other Income	24.66	6.04	308.28%	24.66	13.27	85.83%	51.25	31.12	64.69%	149.25
Total Income	649.78	558.69	16.30%	649.78	438.61	48.15%	2057.66	1,896.59	8.49%	1,066.67
PBT&E	240.05	247.65	-3.07%	240.05	133.82	79.38%	838.54	981.39	-14.56%	415.36
PBT % to income	36.94%	44.33%		36.94%	30.51%		40.75%	51.74%		38.94%
EBIDTA	281.48	287.3	-2.03%	281.48	174.5	61.31%	999.56	1,145.96	-12.78%	495.96
EBIDTA % to income	43.32%	51.42%		43.32%	39.78%		48.58%	60.42%		46.50%
PAT	315.51	185.21	70.35%	315.51	155.78	102.54%	809.81	821.75	-1.45%	386.95
PAT % to income	48.56%	33.15%		48.56%	35.52%		39.36%	43.33%		36.28%
Net worth	10,309.67	9,487.04	8.67%	10,309.67	9,984.60	3.26%	10,309.67	9,487.04	8.67%	10,036.60
Debt	4,082.31	4,319.76	-5.50%	4,082.31	4,243.34	-3.79%	4,082.31	4,319.76	-5.50%	3,740.80
Debt Equity ratio	0.40	0.46		0.42	0.42		0.40	0.46		0.37
EPS -Basic	7.46	5.12		7.46	3.66		19.14	21.04		9.41
- Diluted	7.36	5.05		7.36	3.62		18.90	20.67		9.25
Inventories	11,671.71	11,415.24	2.25%	11,671.71	11,848.98	-1.50%	11,671.71	11,415.24	2.25%	10,569.15

*** Consolidated

Cash as on 31/03/2012: Rs. 226.78

Net Debt- Rs. 3855.53

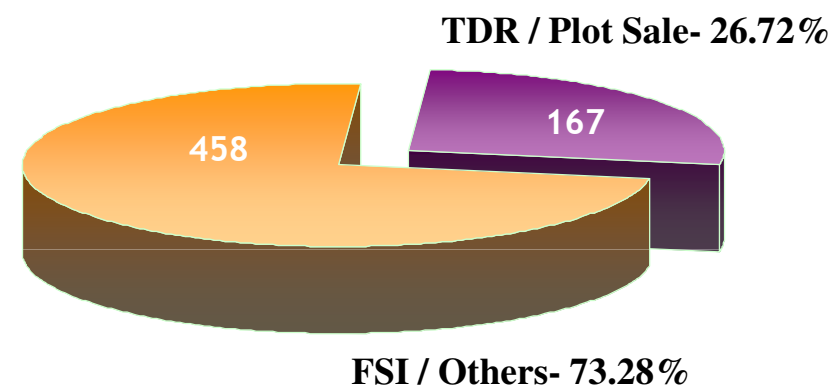
Net Debt/Equity- 0.37

Quarterly Highlights- Revenue (Consolidated)



Particulars	Rs. (In crores)	%
FSI* / Others	458	73.28
TDR / Plot Sale	167	26.72
Total	625	100

Approx. Rs. In crores



**Generated from Guru Ashish Constructions*

Total revenue generated during the quarter- Approximately Rs. 625 crores

Quarterly Highlights- Financials (Consolidated)

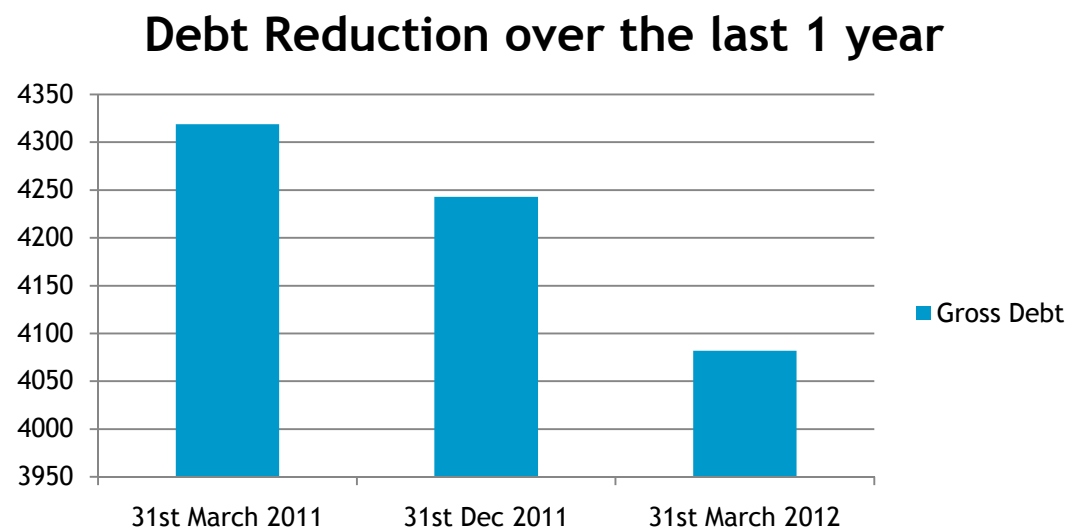


- 1) Turnover increased by approx 48 % to Rs 649.78 Crores as compared to previous quarter ended 31st December 2011
- 2) PBT increased by approx 79 % and stands Rs 240.05 Crores
- 3) EBITDA margin stands at 61.31% to Rs 281.48 Crores
- 4) PAT improved by 100 %, due to write back of excess TAX provisions and margins improvement on FSI sales
- 5) Consolidated Net Debt stands at Rs 3855.53 Crores as on 31st March 2012
- 6) Consolidated Debt includes Rs 225 Crores of self liquidating debt through receivable discounting.
- 7) Consolidated Net Debt minus self liquidating debt (receivable discounting) at Rs 3630.53 Crores
- 8) Consolidated Net debt post receivable discounting reduced by approx Rs 460 Crores as compared to 31st March 2011

Financial Highlights- Debt Reduction (Consolidated)



As On	Gross Debt (Rs. Crores)
31 st March 11	4319
31 st Dec 11	4243
31 st March 12	4082



Consolidated Gross Debt Reduced by 237 Crores YoY (Approximately 6%)

Housing Development and Infrastructure Limited

Consolidated Audited Balance Sheet as at 31/03/2012



HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED		
CONSOLIDATED BALANCE SHEET AS AT		
Particulars	Note No	31st March, 2012 (Audited) (Amount in `)
I. EQUITY AND LIABILITIES		
(1) Shareholder's Funds		
(a) Share Capital	2.01	4,19,00,39,860
(b) Reserves and Surplus	2.02	98,90,66,83,996
(c) Money received against share warrants	2.03	-
		1,03,09,67,23,856
(2) Share application money pending allotment		2,49,75,000
(3) Non-Current Liabilities		
(a) Long-term borrowings	2.04	13,73,13,17,711
(b) Deferred tax liabilities (Net)	2.05	14,13,57,118
(c) Long term provisions	2.06	2,17,98,656
		13,89,44,73,485
(4) Current Liabilities		
(a) Short-term borrowings	2.07	13,69,79,02,465
(b) Trade payables	2.08	5,81,36,20,466
(c) Other current liabilities	2.09	34,23,70,92,263
(d) Short-term provisions	2.10	1,80,42,14,955
		55,55,28,30,149
Minority Interest		4,60,74,052
Total		1,72,61,50,76,542
II. ASSETS		
(1) Non-current assets		
(a) Fixed assets	2.11	
(i) Tangible assets		2,24,25,74,265
(ii) Intangible assets		4,68,58,466
(iii) Capital work-in-progress		6,86,24,787
		2,35,80,57,518
Goodwill on consolidation	2.12	1,46,28,60,932
(b) Non-current investments	2.13	52,04,59,730
(c) Deferred tax assets (net)	2.14	7,62,732
(d) Long term loans and advances	2.15	32,53,10,785
(e) Other non-current assets	2.16	5,36,46,889
(2) Current assets		
(a) Current investments	2.17	5,99,99,980
(a) Inventories	2.18	1,16,71,70,94,889
(b) Trade receivables	2.19	8,68,58,29,013
(c) Cash and cash equivalents	2.20	2,26,78,91,285
(d) Short-term loans and advances	2.21	40,12,43,08,973
(e) Other current assets	2.22	3,88,53,816
		1,67,89,39,77,956
Total		1,72,61,50,76,542
Significant Accounting Policies and Notes		-

Housing Development and Infrastructure Limited

Consolidated Profit and Loss Statement as on 31/03/2012



HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED

Consolidated Profit and Loss statement for the period ended on

Particulars	Note No	31st March, 2012 (Audited) (Quarter) (Amount in `)	31st December, 2011 (Unaudited) (Quarter) (Amount in `)	31st March, 2011 (Audited) (Quarter) (Amount in `)	31st March, 2012 (Audited) (Year) (Amount in `)	31st March, 2011 (Audited) (Year) (Amount in `)
I. Revenue from operations	2.23	6,25,12,01,483	4,25,34,92,127	5,52,65,10,811	20,06,40,79,410	18,65,47,00,776
II. Other Income	2.24	24,66,93,024	13,27,13,118	6,04,06,441	51,25,06,688	31,12,51,058
III. Total Revenue (I + II)		6,49,78,94,507	4,38,62,05,245	5,58,69,17,252	20,57,65,86,098	18,96,59,51,834
IV. Expenses:						
Cost of construction, land and development expenses	2.25	1,35,08,04,458	1,45,44,16,040	4,48,93,66,981	7,64,32,74,113	28,43,04,50,475
Transfer to Investment / Fixed assets		-	-	(83,13,25,002)	-	(1,23,86,12,138)
Project specific interest		1,48,22,51,072	1,41,19,23,995	1,60,15,34,142	5,49,73,83,304	5,43,43,57,987
Changes in inventories of finished goods	2.26	2,33,56,112	(10,48,75,519)	30,38,31,757	(3,22,85,656)	(17,38,07,904)
Changes in inventories of work-in-progress	2.27	50,33,43,665	(41,79,15,806)	(3,19,00,49,471)	(3,77,84,91,207)	(26,32,89,43,831)
Employee benefit expense	2.27	9,01,08,048	9,94,91,760	11,81,70,441	40,96,13,874	46,39,17,462
Finance costs	2.28	19,93,26,602	19,13,39,385	18,03,07,824	75,20,26,691	80,82,63,562
Depreciation and amortization expense	2.11	21,50,89,791	21,55,17,848	21,62,38,817	85,82,59,490	83,75,64,262
Other expenses	2.29	15,47,90,504	19,80,73,532	22,20,87,850	76,31,48,502	87,35,97,863
Share of loss from partnership firm		-	-	3,03,691	-	3,03,691
Total Expenses		4,01,90,70,252	3,04,79,71,235	3,11,04,67,030.30	12,11,29,29,110	9,10,70,91,429
V. Profit before exceptional and extraordinary items and tax	(III - IV)	2,47,88,24,255	1,33,82,34,010	2,47,64,50,222	8,46,36,56,988	9,85,88,60,405
VI. Exceptional Items		7,82,33,681	-	-	7,82,33,681	4,49,57,074
VII. Profit before extraordinary items and tax (V - VI)		2,40,05,90,574	1,33,82,34,010	2,47,64,50,222	8,38,54,23,307	9,81,39,03,331
VIII. Extraordinary Items		-	-	-	-	-
VII. Profit before tax (V - VI)		2,40,05,90,574	1,33,82,34,010	2,47,64,50,222	8,38,54,23,307	9,81,39,03,331
VIII. Tax expense:	2.30					
(1) Current tax		(78,89,97,576)	(22,35,78,066)	62,16,52,638	22,12,32,948	1,57,27,52,638
(2) Deferred tax		3,71,55,878	39,60,645	1,18,65,581	6,91,96,852	1,77,09,322
		(75,18,41,698)	(21,96,17,421)	63,35,18,219	29,04,29,800	1,59,04,61,960
XI. Profit(Loss) from the period from continuing operations	(IX-X)	3,15,24,32,272	1,55,78,51,431	1,84,29,32,002	8,09,49,93,507	8,22,34,41,371
Less : Minority Interest		2,09,163	(90,964)	(89,98,199)	(2,52,623)	56,69,013
Share of profit/(loss) of Associates		29,03,406	5,567	2,09,232	28,99,592	(2,06,387)
		(26,94,243)	(96,531)	(92,07,431)	(31,52,215)	58,75,400
IX. Profit/(Loss) for the period (XI + XIV)		3,15,51,26,515	1,55,79,47,962	1,85,21,39,433	8,09,81,45,722	8,21,75,65,971
X. Earning per equity share:						
(1) Basic		7.46	3.66	5.12	19.14	21.04
(2) Diluted		7.36	3.62	5.05	18.90	20.67
Number of shares used in computing earnings per share						
Basic		42,30,03,986	42,51,77,899	36,18,31,687	42,30,03,986	39,21,40,256
Diluted		42,85,38,519	43,07,12,432	36,65,71,406	42,85,38,519	39,91,38,563

Housing Development and Infrastructure Limited

Consolidated Cash Flow Statement for the period ended 31/03/2012



HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED	
CASH FLOW STATEMENT FOR THE YEAR ENDED	
	Quarter ended 31st March, 2012 (Audited) (Amount in `)
A Cash flow from operating activities	
Net profit before tax	2,40,05,90,574
Adjustments for :	
(1) Depreciation and amortization expense	21,50,89,791
(2) Interest expenses	19,93,26,602
(3) Profit on sale of Investments/fixed assets	(11,21,31,694)
(4) Interest received	(12,58,70,752)
(5) Dividend received	-
(6) Loss by fire	-
(7) Preliminary/pre-operative expenses written off	-
(8) Loss on sale of fixed assets	17,64,13,947
Operating profit before working capital changes	2,57,70,04,521
Movements in working capital :	
Decrease / (Increase) in inventory	2,60,98,33,330
Decrease / (Increase) in trade receivable	(2,59,79,55,995)
Decrease / (Increase) in other receivables	(1,95,02,55,743)
(Decrease) / Increase in trade and other payables	1,41,72,38,910
Net movement in working capital	(52,11,39,498)
Cash generated from operations	2,05,58,65,023
Less : Direct taxes paid (net of refunds)	8,45,29,894
Net cash from operating activities	1,97,13,35,129
B Cash flows from investing activities	
(1) (Increase) / Decrease in capital work in progress	(1,17,55,537)
(2) (Increase) / Decrease in investments (net)	(5,99,99,980)
(3) Interest received	12,58,70,752
(4) Dividend received	-
(5) Purchase of fixed assets	(90,32,864)
(6) Profit on sale of units of mutual funds	-
(7) Sale of fixed assets	12,41,80,000
Net cash from investing activities	16,92,62,371
C Cash flows from financing activities	
(1) Proceeds from borrowings	78,37,17,001
(2) Repayment of borrowings	(2,39,39,22,939)
(3) Proceeds from share warrants	-
(4) Increase in share capital including share premium	-
(5) Share application money pending allotment	-
(6) Share issue expenses	-
(7) Interest paid	(19,93,26,602)
Net cash used in financing activities	(1,80,95,32,540)
Net increase in cash and cash equivalents (A + B + C)	33,10,64,961
Cash and cash equivalents at the beginning of the year	1,93,68,26,324
Less : Delink of subsidiary	-
Cash and cash equivalents at the end of the year	2,26,78,91,285
Components of cash and cash equivalents as at	31st March, 2012
Cash on hand	31,55,50,413
With banks - on current account	5,63,60,866
- on deposit account	1,89,59,80,006
Total	2,26,78,91,285

Disclaimer

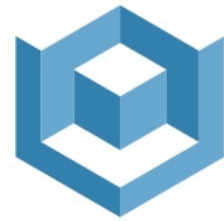


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HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.



The new face of real estate

Thank You