HDIL Creating Value

Microstructures | Megastructures | Infrastructure

Housing Development and Infrastructure Ltd.

Company Overview

- HDIL
  - 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 *226.30 million sq. ft. (saleable area) as on 30^{th} September, 2013
- Market Leader in Residential projects in the Mumbai Metropolitan Region (MMR)
  - Currently approx 65.51 million sq. ft. sale area of projects under construction
  - 23 ongoing projects with a combination of Residential, Commercial & SRA
  - Residential Portfolio of approx. 53.3 million sq.ft
  - More than 14 million sq. ft. of Residential apartments sold

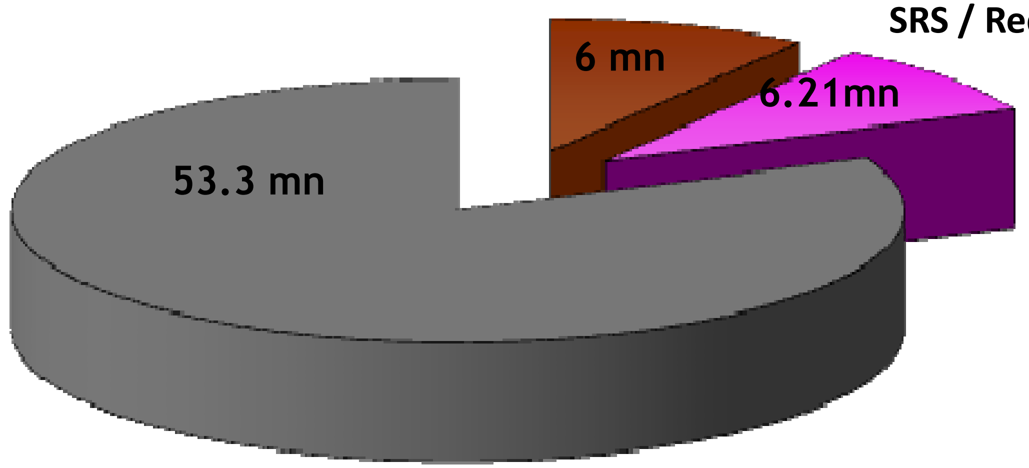
Strong track record of performance, consistent growth and profitability

* Company estimates

Diversified Project Mix

Ongoing Projects (Saleable Area)

Segment wise Project Breakup



23 Ongoing Projects aggregating 65.51 million sq. ft.

Ongoing Projects-Residential

Residential Projects as on September 30, 2013

Project	Location	Saleable Area (in sf)
Premier Residency- Phase I	Kurla	300,000
Metropolis	Andheri	700,000
Harmony	Oshiwara	43,858
Galaxy	Kurla	475,000
Majestic	Bhandup	1,300,000
Residency Park - Phase I	Virar	500,000
Residency Park - Phase II	Virar	600,000
Meadows Phase I	Goregaon	1,000,000
Premier Exotica – Phase I	Kurla	700,000
Premier Exotica - Phase II	Kurla	800,000
Whispering Towers- Phase I	Mulund	800,000
Paradise City (Phase I and II)	Palghar	5,000,000
Whispering Towers- Phase II	Mulund	800,000
Mega Township Virar II (Kopari)	Virar	15,882,810
The Era, Ekta Nagar	Kandivali	1,500,000
Total		**30,401,668**

Total Residential Portfolio of Approx. 53.3 mn sq.ft

Forthcoming Projects-Residential

Project	Location	Saleable Area (in sf)	Status
Project Grande	Bandra (W)	100,000	FSI Sales/Sales to be launched
Berkeley Square	Ghatkopar (E)	900,000	Construction in Full Swing /Sales to be launched
Premier Exotica Phase III	Kurla (W)	600,000	Construction in Full Swing.
Meadows- Phase II	Goregaon (W)	1,602,290	MHADA Redevelopment in progress, sales to be launched
Kannamwar Nagar Project	Vikhroli (E)	1,200,000	Final stages of approval. Redevelopment started.
Kochi	Kochi	6,299,640	Land Aggregation and site infrastructure in progress
Kharadi	Pune	400,000	FSI Sales / Sales to be launched
Novinon Property (Shahad)	MMR	5,000,000	Final stages of approval.
Paradise City (Phase III)	Palghar	6,797,089	Sales to be launched
Total		**22,899,019**	

Total Residential Portfolio of Approx. 53.3 mn sq.ft

Ongoing Projects- Commercial and Retail

Commercial and Retail Projects as of September 30, 2013

Project	Location	Saleable/Lease Area (in sf)	Status
Kurla Premier	Kurla	2,000,000	Converted to Residential / TDR
Metropolis	Andheri (W)	200,000	Retail
54 Corporate Park Phase I	Santacruz (W)	250,000	Sales Launched
Kalamsarry-I.T SEZ (Phase I)***	Kochi	2,500,000	Proposal for J.V / P.E under consideration.
Harmony*	Oshiwara	349,456	Nearing Completion – Expected Possession
HDIL Industrial Park**	Virar	300,000	Nearing Completion – Expected Possession in FY 13 - 14
Whispering Towers	Mulund	400,000	Converted to Residential
Total		**5,999,456**	

*** Pre-leasing commenced**

**** Sale Model**

***** Construction Commenced**

Ongoing Projects- SRA

Slum Rehabilitation Projects as on September 30, 2013

Project	Location	Saleable Area (in sf)
Meadows (Phase I and II)	Goregaon	1,800,000
Kannamvar Nagar Project	Vikhroli (E)	450,000
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
Berkeley Square	Ghatkopar	350,000
54 Corporate Park	Santacruz	500,000
Total		**6,209,035**

Residential Projects- Construction Update

Construction Update - Premier Residencies, Kurla (W)

Possession Given

Possession Given. Revenue Recognized as per Project Completion Method of Accounting.

Construction Update – Residency Park, Virar (West)

Possession Given

Possession Given. Revenue Recognized as per Project Completion Method of Accounting.

Land Bank

Total Saleable Area

- **Residential**
  - Ongoing Projects – 53,300,687 sq.ft.
  - Planned Projects - 89,936,465 sq.ft.
- **Commercial**
  - Ongoing Projects – 5,050,000 sq.ft.
  - Planned Projects - 6,960,000 sq.ft.
- **Retail**
  - Ongoing Projects – 949,456 sq.ft.
  - Planned Projects - 16,727,821 sq.ft.
- **SRA**
  - Ongoing Projects – 6, 209,035 sq.ft.
  - Planned Projects - 47,175,000sq.ft.*

Total Land Bank aggregating to 226.30 million sq. ft. (* Includes proposed TDR for MIAL Phase II &III)

Annexure

Housing Development and Infrastructure Limited

Financial Performance/ Ratios

Rs. In crores

Housing Development and Infrastructure Limited

Particulars	Standalone						Consolidated	Consolidated
	Quarter ended		Growth %	Quarter ended		Growth %	30/09/2013	30/09/2012
	30/09/13	30/06/13		30/09/13	30/06/12			
Turnover (Net)	415.75	118.39	251.17%	415.75	246.40	68.73%	433.47	258.55
Other Income	36.58	30.44	20.17%	36.58	59.15	-38.16%	10.42	8.87
Total Income	**452.33**	**148.83**	203.92%	**452.33**	**305.55**	48.04%	**443.89**	**267.42**
PBT&E	**76.82**	**35.68**	115.30%	**76.82**	**182.74**	-57.96%	**73.88**	**165.01**
PBT % to income	16.98%	23.97%		16.98%	59.81%		16.64%	61.70%
EBIDTA	**105.36**	**66.53**	58.36%	**105.36**	**209.5**	-49.71%	**121.71**	**210.79**
EBIDTA % to income	23.29%	44.70%		23.29%	68.56%		27.42%	78.82%
PAT	**49.59**	**24.16**	105.26%	**49.59**	**158.56**		**42.70**	**140.54**
PAT % to income	10.96%	16.23%	-32.46%	10.96%	51.89%		9.62%	52.55%
Net worth	10,255.51	10,205.92	0.49%	10,255.51	10,159.85	0.94%	10,441.81	10,555.42
Debt	2,881.12	2,940.01	-2.00%	2,881.12	3,669.44	-21.48%	4,017.20	4,025.01
Debt Equity ratio	0.28	0.29		0.28	0.36		0.38	0.38
EPS -Basic	1.18	0.58		1.18	3.78		1.02	3.36
- Diluted	1.18	0.58		1.18	3.78		1.02	3.36
Inventories	10,557.05	10,711.27	-1.44%	10,557.05	10,805.85	-2.30%	12,227.44	11,992.82

*** Consolidated

Cash as on 30/09/2013: Rs. 201.11 Crores
Net Debt- Rs. 3816.09 Crores
Net Debt/Equity- 0.36

Key Business Highlights – Q2FY14

- Possession given for the Projects of Premier Residency, Kurla (West) and remaining part of Residency Park (Phase I), Virar (West).
- Approximately 7 Lacs sq.ft of turnover for 2nd Quarter recognized for Premier Residency, Kurla (West) and 2.5 Lacs sq.ft for Residency Park (Phase I), Virar (West) under Project Completion Method of Accounting.
- Environmental Clearance received for Mega Township located at Kopari, Virar. It is the Largest Township Project in entire Mumbai Metropolitan Region (MMR). Sales to launched in this quarter. Construction commenced.
- Construction in full swing at Berkeley Square Project, located at Pant Nagar, Ghatkopar (East). Prelaunch sales response has been good. Project saleable area of approximately 9.0 lacs sq.ft
- Customer advances of approximately Rs. 185 Crores during Q2 (July – September'13)
- Improved customer advances due to faster execution and possession of completed projects.
- Current TDR prices are above Rs. 4000/sq.ft. Expected inventory of 2 million sq.ft in next 6 months.
- Approx 1.5 Lacs sq.ft of residential space sold during the quarter, average realization of approx Rs 7500 per sqft across MMR.
- Kurla commercial leasing to commence for approximately 1.2 million sq.ft from Q4 onwards.

Housing Development and Infrastructure Limited

Consolidated Balance Sheet as on September 30, 2013

Particulars	Note No		As at 30th September, 2013 (Unaudited) (Amount in `)
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	2	4,190,039,860	
(b) Reserves and Surplus	3	100,228,116,519	104,418,156,379
(2) Minority Interest			72,339,773
(3) Non-Current Liabilities			
(a) Long-term borrowings	4	15,278,537,076	
(b) Deferred tax liabilities (Net)	5	173,284,509	
(c) Long term provisions	6	13,684,504	15,465,506,089
(4) Current Liabilities			
(a) Short-term borrowings	7	19,922,092,957	
(b) Trade payables	8	4,875,648,414	
(c) Other current liabilities	9	25,712,804,434	
(d) Short-term provisions	10	1,716,262,404	52,226,808,209
Total			**172,182,810,450**
II.ASSETS			
(1) Non-current assets			
(a) Fixed assets	11		
(i) Tangible assets		2,099,918,311	
(ii) Intangible assets		19,464,884	
(iii) Capital work-in-progress		155,517,086	2,274,900,281
(b) Goodwill on consolidation	12		398,039,292
(c) Non-current investments	13		519,997,990
(d) Long term loans and advances	14		887,786,300
(2) Current assets			
(a) Current investments	15	157,548	
(b) Inventories	16	122,274,424,024	
(c) Trade receivables	17	7,264,859,074	
(d) Cash and bank balances	18	2,011,184,122	
(f) Short-term loans and advances	19	36,551,461,819	168,102,086,587
Total			**172,182,810,450**

Housing Development and Infrastructure Limited
Standalone Balance Sheet as on September 30, 2013

Particulars	Note No.		30th September 2013 (Unaudited) (Amount in `)
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	2	4,190,039,860	
(b) Reserves and Surplus	3	98,365,121,946	102,555,161,806
(2) Non-Current Liabilities			
(a) Long-term borrowings	4	7,590,295,540	
(b) Deferred tax liabilities (Net)	5	156,781,013	
(c) Long term provisions	6	12,546,467	7,759,623,020
(3) Current Liabilities			
(a) Short-term borrowings	7	16,247,808,578	
(b) Trade payables	8	4,390,366,255	
(c) Other current liabilities	9	28,566,328,880	
(d) Short-term provisions	10	1,651,983,121	50,856,486,834
Total			**161,171,271,660**
II.ASSETS			
(1) Non-current assets			
(a) Fixed assets	11		
(i) Tangible assets		1,623,625,518	
(ii) Intangible assets		10,595,812	
(iii) Capital work-in-progress		118,240,174	1,752,461,504
(iv) Intangible assets under development			
(b) Non-current investments	12		8,388,795,365
(c) Long term loans and advances	13		20,884,490
(2) Current assets			
(a) Current investments	14	157,548	
(b) Inventories	15	105,570,578,886	
(c) Trade receivables	16	4,460,803,152	
(d) Cash and bank balances	17	1,975,095,965	
(e) Short-term loans and advances	18	39,002,494,750	151,009,130,301
Total			**161,171,271,660**

Housing Development and Infrastructure Limited
Consolidated Profit and Loss Statement as on September 30, 2013

Particulars	Note No.	Quarter ended 30th September, 2013 (Unaudited) (Amount in `)	Quarter ended 30th June, 2013 (Unaudited) (Amount in `)	Quarter ended 30th September, 2012 (Unaudited) (Amount in `)	Six months ended 30th September, 2013 (Unaudited) (Amount in `)
Revenue:					
Revenue from operations	20	4,334,772,648	1,506,607,540	2,583,665,902	5,841,380,188
Other Income	21	104,262,258	101,826,412	88,729,848	206,088,670
Total Revenue		**4,439,034,906**	**1,608,433,952**	**2,672,395,750**	**6,047,468,858**
Expenses :					
Cost of material consumed	22	977,837,696	1,281,124,546	354,459,202	2,258,962,242
Changes in inventories of finished goods, work in progress and stock in trade	23	416,199,509	(2,260,841,438)	(1,405,346,185)	(1,844,641,929)
Employee benefits expense	24	92,397,597	106,729,308	87,255,015	199,126,905
Finance costs	25	1,833,809,739	1,693,422,130	1,542,699,158	3,527,231,869
Depreciation and amortisation expense	11	200,807,280	200,865,579	209,872,565	401,672,859
Other expenses	26	179,112,255	284,594,497	233,292,718	463,706,752
Total Expenses		**3,700,164,076**	**1,305,894,622**	**1,022,232,473**	**5,006,058,698**
Profit before exceptional items and tax		**738,870,830**	**302,539,330**	**1,650,163,277**	**1,041,410,160**
Exceptional Items	23	-	-	-	-
Profit before tax		**738,870,830**	**302,539,330**	**1,650,163,277**	**1,041,410,160**
Tax expense:					
Current tax		299,348,005	145,686,838	239,700,000	445,034,843
Deferred tax		12,719,483	(5,575,909)	2,181,660	7,143,574
		312,067,488	**140,110,929**	**241,881,660**	**452,178,417**
Profit after tax		**426,803,342**	**162,428,401**	**1,408,281,617**	**589,231,743**
Less : Minority Interest		(177,873)	(59,446)	(112,430)	(237,319)
Add: Share of profit/(loss) of Associates		22,151	(4,915)	(2,944,032)	17,236
Profit for the period/year		**427,003,366**	**162,482,932**	**1,405,450,015**	**589,486,298**
Earnings per equity share of ` 10/-	27				
(1) Basic		1.02	0.39	3.36	1.41
(2) Diluted		1.02	0.39	3.36	1.41

Housing Development and Infrastructure Limited
Standalone Profit and Loss Statement as on September 30, 2013

Particulars	Note No.	Quarter ended 30th September, 2013 (Unaudited) (Amount in `)	Quarter ended 30th June, 2013 (Unaudited) (Amount in `)	Quarter ended 30th September, 2012 (Unaudited) (Amount in `)	Six months ended 30th September, 2013 (Audited) (Amount in `)
Revenue:					
Revenue from operations	19	4,157,590,235	1,183,973,307	2,464,074,898	5,341,563,542
Other Income	20	365,818,955	304,444,394	591,501,026	670,263,349
Total Revenue		**4,523,409,190**	**1,488,417,701**	**3,055,575,924**	**6,011,826,891**
Expenses:					
Cost of material consumed	21	666,344,641	784,961,090	310,186,358	1,451,305,731
Changes in inventories of finished goods and work-in-progress	22	1,542,206,002	(1,233,546,483)	(688,982,883)	308,659,519
Employee benefits expense	23	82,812,731	95,883,350	79,644,074	178,696,081
Finance costs	24	1,358,820,301	1,280,407,275	1,375,593,138	2,639,227,576
Depreciation and amortisation expense	11	19,631,933	19,442,043	19,740,763	39,073,976
Other expenses	25	85,388,702	184,399,640	131,991,760	269,788,342
Total Expenses		**3,755,204,310**	**1,131,546,915**	**1,228,173,210**	**4,886,751,225**
Profit before exceptional items and tax		**768,204,880**	**356,870,786**	**1,827,402,714**	**1,125,075,666**
Exceptional Items	22	-	-		-
Profit before tax		**768,204,880**	**356,870,786**	**1,827,402,714**	**1,125,075,666**
Tax expense:					
Current tax :					
Income tax		261,112,839	121,300,380	239,700,000	382,413,219
Deferred tax charge		11,175,440	(6,055,478)	2,015,106	5,119,962
		272,288,279	**115,244,902**	**241,715,106**	**387,533,181**
Profit for the period/year		**495,916,601**	**241,625,884**	**1,585,687,608**	**737,542,485**
Earnings per equity share of ` 10/- each	29				
Basic		1.18	0.58	3.78	1.76
Diluted		1.18	0.58	3.78	1.76

Housing Development and Infrastructure Limited

Consolidated Cash Flow Statement as on September 30, 2013

	Particulars		Quarter ended 30th September, 2013 (Unaudited) (Amount in `)
A	**Cash flow from operating activities**		
	Net profit before tax		738,870,830
	Adjustments for :		
	(1) Depreciation and amortisation expense	200,807,280	
	(2) Interest expenses	1,833,809,739	
	(3) Profit on sale of fixed assets	(11,579)	
	(4) Interest received	(97,972,427)	
	(5) Dividend received	(1,472,659)	
	(6) Loss on sale of investments	-	
	(7) Fixed asset discarded	-	
	(8) Loss on sale of fixed assets	14,950	1,935,175,304
	Operating profit before working capital changes		2,674,046,134
	Movements in working capital :		
	Decrease / (Increase) in inventory	416,092,494	
	Decrease / (Increase) in trade receivable	(309,783,836)	
	Decrease / (Increase) in other receivables	986,545,217	
	(Decrease) / Increase in trade and other payables	(4,159,065,307)	
	Net movement in working capital		(3,066,211,432)
	Cash generated from operations		(392,165,298)
	Less : Direct taxes paid (net of refunds)		(127,800,468)
	Net cash from operating activities		**(264,364,830)**
B	**Cash flows from investing activities**		
	(1) (Increase) / Decrease in capital work in progress	(42,698,677)	
	(2) (Increase) / Decrease in investments (net)	200,000,000	
	(3) Interest received	97,972,427	
	(4) Dividend received	1,472,659	
	(5) Purchase of fixed assets	(1,895,353)	
	(6) Sale of fixed assets	320,373	
	Net cash from investing activities		**255,171,429**
C	**Cash flows from financing activities**		
	(1) Proceeds from borrowings	6,440,838,370	
	(2) Repayment of borrowings	(4,572,085,158)	
	(3) Increase in share capital from minority shareholders	-	
	(4) Share issue expenses	-	
	(5) Interest paid	(1,833,809,739)	
	Net cash used in financing activities		**34,943,473**
	Net increase in cash and cash equivalents (A + B + C)		25,750,072
	Cash and cash equivalents at the beginning of the year		1,985,434,050
	Cash and cash equivalents at the end of the year		2,011,184,122

Components of cash and cash equivalents as at	Quarter ended 30th September, 2013
Cash on hand	40,946,351
With banks - on current account	86,415,167
- on escrow account	17,810,752
- on deposit account *	1,866,011,852
Total	2,011,184,122

Housing Development and Infrastructure Limited
Standalone Cash Flow Statement as on September 30, 2013

				Quarter ended 30th September, 2013 (Unaudited) (Amount in `)
A	**Cash flow from operating activities**			
	Net profit before tax			768,204,880
	Adjustments for :			
	(1)	Depreciation and amortisation expense	19,631,933	
	(2)	Interest expenses	1,358,820,301	
	(3)	Profit on sale of fixed assets	(11,579)	
	(4)	Interest received	(363,495,530)	
	(5)	Dividend received	(572,400)	
	(6)	Loss on sale of fixed assets	-	
	(7)	Fixed asset discarded	-	
	(8)	Loss on sale of investments	-	1,014,372,725
	Operating profit before working capital changes			1,782,577,605
	Movements in working capital :			
		Decrease / (Increase) in inventory	1,542,206,002	
		Decrease / (Increase) in trade receivable	(585,877,119)	
		Decrease / (Increase) in other receivables	902,054,066	
		(Decrease) / Increase in trade and other payables	(2,324,097,881)	
	Net movement in working capital			(465,714,932)
	Cash generated from operations			1,316,862,673
	Less : Direct taxes paid (net of refunds)			(129,163,649)
	Net cash from operating activities			**1,446,026,322**
B	**Cash flows from investing activities**			
	(1)	(Increase) / Decrease in capital work in progress	(21,461,909)	
	(2)	(Increase) / Decrease in investments (net)	200,000,000	
	(3)	Interest received	363,495,530	
	(4)	Dividend received	572,400	
	(5)	Purchase of fixed assets	(560,125)	
	(6)	Sale of fixed assets	20,373	
	Net cash from investing activities			**542,066,269**
C	**Cash flows from financing activities**			
	(1)	Proceeds from borrowings	3,905,838,370	
	(2)	Repayment of borrowings	(4,494,784,788)	
	(3)	Interest paid	(1,358,820,301)	
	Net cash used in financing activities			**(1,947,766,719)**
	Net increase in cash and cash equivalents (A + B + C)			40,325,872
	Cash and cash equivalents at the beginning of the period/year			1,934,770,093
	Cash and cash equivalents at the end of the period/year			1,975,095,965

	30th September 2013
Components of cash and cash equivalents as at	
Cash on hand	28,359,973
With banks - on current account	63,530,258
- on Escrow account	17,810,752
- on deposit account *	1,865,394,982
Total	**1,975,095,965**

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