

Omaxe Ltd.

Turning Dreams Into Reality

Q 1 FY11 Investors' Update

29th July, 2010



Integrated Township

Group Housing

Commercial - Shopping Malls / Office Space

Hotels

Business Overview

- Presence across key verticals consisting integrated townships, residential, commercial and hotels;
- Delivered total area of 15.18 mn sq. ft.;
- Presently having 53 projects comprising of 21 Integrated Townships, 21 Group Housings, 9 Commercials & 2 Hotel Projects;
- Land bank of more than 4500 acres comprising of 164 mn sq. ft. of saleable area spread across 30 cities of 9 States;
- Diversified land bank with 75% land bank in non NCR region;
- As on 30th June 2010, Contractual Business order book stands Rs. 850 Crores Approx.

Update

- Vertical wise area under development, booked area & advances received

	Total Area under development (mn Sq. ft.)	Booked/sold Area (mn Sq. ft.)	Advances Received (Rs. in Crores)
Township	88.06	35.84	1,807
Residential	22.52	15.20	2,364
Commercial	3.37	1.27	536
Total	113.94	52.31	4,708

- Higher Cash inflows and increasing fresh sales trend in last 3 months.
- Net Area Sold during the quarter 2.54 million sq. ft. with tied-up Sales of Rs.354 Crores.
- Net Advances received during the quarter Rs. 305 Crores.

New Projects Launched during the 1st Quarter FY11

S. No.	Name of the Project	Location	Segment	No. of Units sold	Area Sold (mn Sq. ft.)	Value of Sold (Rs. Crores)
1	Commercial SCO at PDA Omaxe City, Patiala	Patiala	SCO	60	0.05	38
2	LIG Housing At PDA Omaxe City, Patiala	Patiala	Flats	960	0.34	30
3	My Homes , Omaxe City, Bhiwadi-II	Bhiwadi	Floors	215	0.19	26
4	Duplex Villas, Omaxe City, Bhiwadi-II	Bhiwadi	Villas	27	0.04	5
5	Omaxe Residency, Sultanpur Road	Lucknow	Flats	716	0.82	140
6	LIG Homes at Omaxe Waterfront Hitech City, Allahabad	Allahabad	Flats	637	0.28	23
7	India Trade tower at Chandigarh Extn., Mullanpur	Mullanpur	Retail Space	14	0.02	7
8	Rohtak Commercial	Rohtak	Commercial	49	0.07	11
9	Naffhil Homes at Omaxe Waterfront Hi-tech City, Allahabad	Allahabad	Flats	142	0.15	22
	Total			2,820	1.95	302

Major Projects under fast track

S. No.	Name of Project	Location	State	Saleable Area (mn Sq. ft.)	Estimated Sales Value (Rs. In Crores)	Booked Value (Rs. In Crores)
Residential						
1	Omaxe Grand woods	Sec. 93-,Noida	Uttar Pradesh	3.03	1,338.44	1,059.34
2	Omaxe Heights	Faridabad	Haryana	2.41	466.35	442.15
3	Omaxe Riviera	Pant Nagar	Uttrakhand	2.45	352.56	289.24
4	Omaxe Heights	Lucknow	Uttar Pradesh	1.26	207.97	192.18
5	Omaxe North Avenue-I	Bahadurgarh	Haryana	0.85	176.61	172.99
Townships						
6	Omaxe City	Jaipur	Rajasthan	10.20	678.62	416.45
7	Omaxe City	Sonepat	Haryana	9.21	891.99	578.47
8	Omaxe City	Palwal	Haryana	2.84	289.80	174.32
9	Omaxe City, Mayakheri	Indore	Madhya Pradesh	2.75	176.95	134.14

Financial Highlights

Consolidated Financial Performance

	Rs. In Crores			
	Q 1 FY11	Q1 FY10	FY10	FY09
Financials				
Net Sales	252.93	118.91	1001.22	798.79
EBIDTA	51.98	46.35	210.09	164.20
PBT	29.34	19.68	103.43	50.74
Tax	7.62	4.02	-9.12	4.01
PAT	21.72	15.66	112.56	46.73
EPS	1.25	0.90	6.48	2.69
Key Ratios				
EBIDTA Margin	20.55%	38.98%	19.64%	18.55%
PAT Margin	8.59%	13.17%	11.24%	5.85%
Debt / Equity Ratio	1.10	1.33	1.15	1.34

Update on Balance Sheet as on 30.06.2010

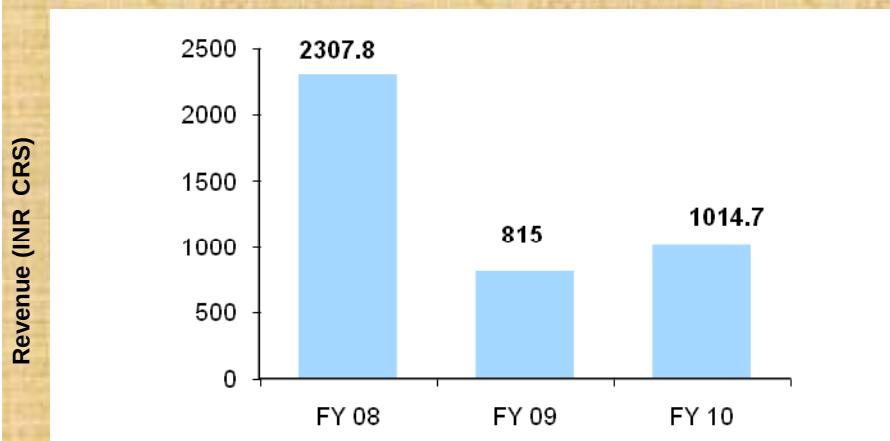
	Rs. In Crores
Net Worth	1603.50
Debt (incl. deferred land payment)	1757.83
Cash & Bank Balance	164.56
Net Debt	1593.27
Net Current Assets	3262.95
Work In Progress	7010.15
Sundry Debtors	63.84
Cumulative Net Customer Advances	4488.33

Debt Profile as on 30.06.2010

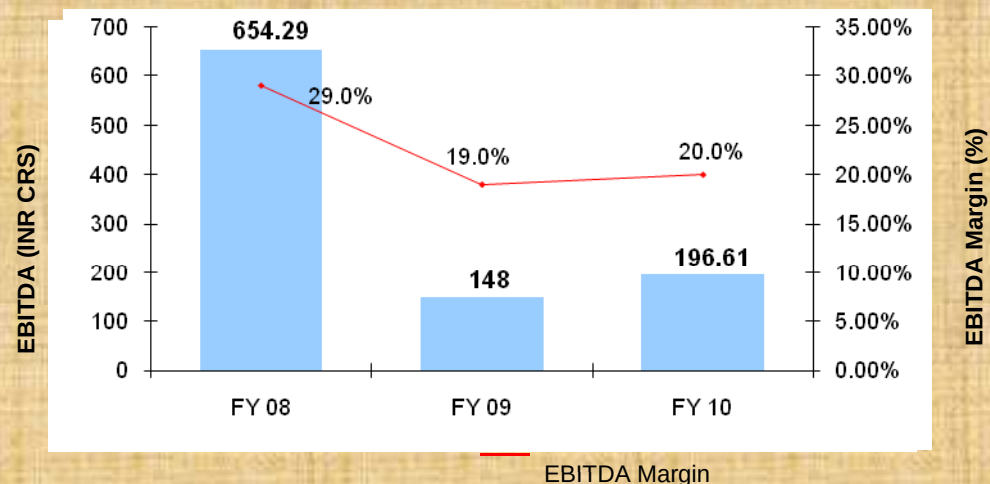
Break Up	Rs. In Crores
Term Loan	1,200.66
NCDs	205.00
Cash Credit Limit	130.20
Deferred Payments Credits	151.66
Vehicle Loan	0.78
Interest accrued and due	69.53
Total	1,757.83
Less :Cash & Bank Balance	164.56
Net Debt	1593.27
Balance Debt repayable (up to 31.03.2011)	437.00
Average cost of capital (%)	13.50%

Financial Results (Consolidated Financials)

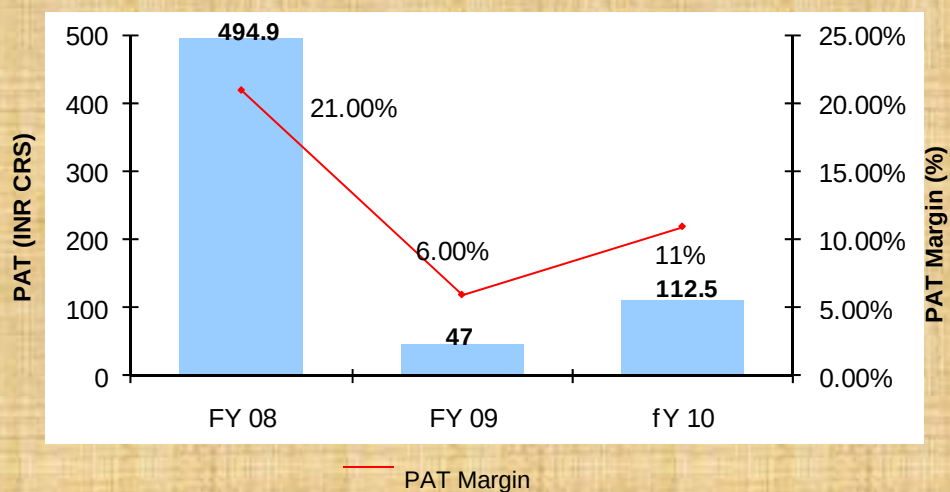
Total Revenue



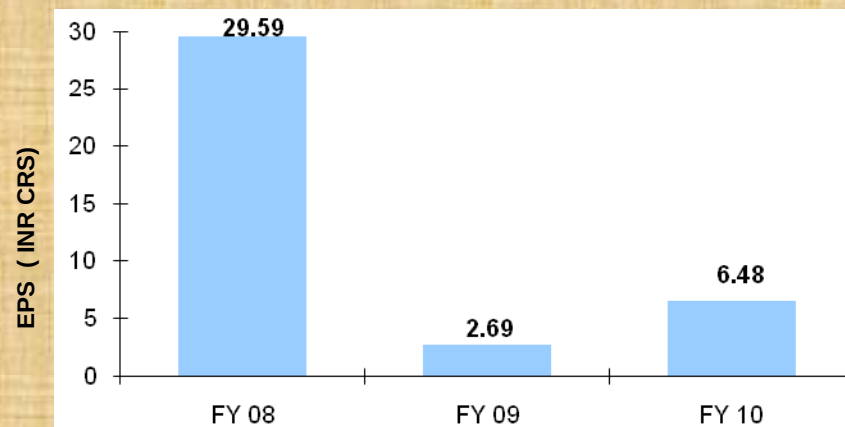
Profit before depreciation, finance cost and taxation (EBITDA) and Total EBITDA Margin



PAT and PAT Margin



Earnings Per Share



Growth Drivers

- Adopting joint development model with land owners thereby reducing fund requirement for development;
- Improve operating cash flow by strong focus on completion of existing projects, and new launches in affordable housing segment on pan India basis;
- Cost of construction commitment for the next 12 months would be at Rs. 800 Crores, which is proposed to be funded through internal accruals from old and fresh bookings.

Disclaimer

- This document has been prepared by Omaxe Ltd, for information purposes only
- You must independently determine, with your own advisors, the appropriateness for you of the securities/transaction before investing or transacting. Omaxe accepts no liability whatsoever for any consequential losses arising from the use of this document or reliance on the information contained herein
- Omaxe does not guarantee the accuracy or completeness of information which is contained in this document and which is stated to have been obtained from or is based upon trade and statistical services or other third party sources. All opinions and estimates are given as of the date hereof and are subject to change. The value of any investment may fluctuate as a result of market changes. The information in this document is not intended to predict actual results and no assurances are given with respect thereto.
- This document does not disclose all the risks and other significant issues related to an investment in the securities / transaction. Prior to transacting, potential investors should ensure that they fully understand the terms of the securities / transaction and any applicable risks
- You acknowledge that you will be solely responsible for your own assessment of the market and the market position of the Company and that you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the business of the Company

Thank You