

Omaxe Ltd.

Turning Dreams Into Reality

Q 2 FY11 Investors' Update

10th November, 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 real estate area of 17.82 million sq. ft. till 30th Sept. 2010;
- Presently having 52 projects comprising of 21 Integrated Townships, 20 Group Housings, 9 Commercials & 2 Hotel Projects;
- Land bank of more than 4500 acres comprising of 163 million sq. ft. of saleable area spread across 30 cities of 9 States;
- As on 30th September 2010, Contractual Business order book stands Rs. 1250 Crores Approx.

Update

- Area under development, area booked and advances received:

	Area under development (mn Sq. ft.)	Area booked (mn Sq. ft.)	Advances Received (Rs. in Crores)
Township	86.75	36.55	1,972
Residential	22.58	16.79	2,579
Commercial	3.53	1.36	557
Total	112.86	54.70	5108

- Improved cash flows and promising sales for the quarter;
- Net Area Sold during the quarter 2.39 million sq. ft. worth Rs. 550 Crore;
- Recovery from customers and booking advance received during the quarter Rs. 400 Crores;
- Area delivered 2.63 million sq ft during the quarter. Including this total area delivered in H1 FY11 is 7.14 million sq. ft.

New Projects Launched during the Quarter

S. No.	Name of the Project	Location	Segment	Area Sold (mn Sq. ft.)	Value of Sold (Rs. Crores)
1	Forest SPA- Suraj Kund	Faridabad	Group Housing	0.41	204.58
2	Happy Homes	Palwal	Floors	0.26	43.74
3	Luxury Floors	Chandigarh	Floors	0.23	54.50
4	Shops & Commercial Offices & Booths	Chandigarh	Commercial	0.01	25.63
5	Orchid Avenue	Greater Noida	Group Housing	0.11	20.23
	Total			1.01	348.68

Major Projects Under Delivery

S. No.	Name of Project	Location	State	Saleable Area (mn Sq. ft.)	Estimated Sales Value (Rs. In Crores)	Value of Area Sold (Rs. In Crores)
Residential						
1	Omaxe Grand woods	Sec. 93, Noida	Uttar Pradesh	3.03	1,338.44	1,108.30
2	Omaxe Heights	Faridabad	Haryana	2.41	627.33	443.84
3	Omaxe Riviera	Pant Nagar	Uttrakhand	2.45	352.56	387.24
4	Omaxe Heights	Lucknow	Uttar Pradesh	1.26	207.97	199.07
5	Omaxe North Avenue-I	Bahadurgarh	Haryana	0.85	176.61	173.01
Townships						
6	Omaxe City	Jaipur	Rajasthan	10.20	807.76	430.45
7	Omaxe City	Sonepat	Haryana	9.26	902.47	566.74
8	Omaxe City	Palwal	Haryana	3.05	340.71	216.51
9	Omaxe City, Mayakheri	Indore	Madhya Pradesh	2.87	176.95	133.85
	Total			35.38	4930.80	3659.01

Financial Highlights

Consolidated Financial Performance

Rs. In Crores				
	Q 2 FY11	Q2 FY10	6 M FY11	6 M FY10
Financials				
Net Sales	354.40	223.92	607.33	342.83
EBIDTA	83.71	60.15	135.69	106.50
PBT	53.62	28.29	82.97	47.97
Tax	16.88	5.78	24.50	10.49
PAT	36.75	22.51	58.47	37.48
EPS	2.12	1.30	3.37	2.16
Key Ratios				
EBIDTA Margin	23.62%	26.86%	22.34%	31.07%
PAT Margin	10.37%	10.05%	9.63%	10.93%
Debt / Equity Ratio	1.02	1.30	1.02	1.30

Update on Balance Sheet as on 30.09.2010

	Rs. In Crores
Net Worth	1643.86
Debt (incl. deferred land payment)	1674.15
Cash & Bank Balance	150.84
Net Debt	1523.31
Net Current Assets	3213.44
Work In Progress	7335.17
Sundry Debtors	53.23
Cumulative Net Customer Advances	4780.26

Debt Profile as on 30.09.2010

Break Up	Rs. In Crores
Term Loan	1,105.89
NCDs	200.00
Cash Credit Limit	143.18
Deferred Payments Credits	204.51
Vehicle Loan	2.05
Interest accrued and due	18.51
Total	1,674.15
Less :Cash & Bank Balance	150.84
Net Debt	1523.31
Balance Debt repayable (up to 31.03.2011)	330.00
Average cost of capital (%)	13.50%

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Thank You