

Results – 30 Sep 2011



Contents

- Board of Directors and Management
- Corporate Profile
- Corporate Overview
- Shareholding Pattern
- Land Portfolio
- Sales
- Current Project Status
- Audited Financial Statements
- Debt
- Execution Update of Projects
- Disclaimer

Board Of Directors and Management



Ravi Puravankara

Chairman and Managing Director

- Over 35 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter Paris



R.V.S. Rao

Independent Director

- Bachelor's degree in Commerce and Law
- Over 37 years of experience in banking and finance



Nani R. Choskey

Deputy Managing Director

- Experience of over 33 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Anup Shah

Independent Director

- Bachelor's degree in law
- Over 26 years of experience in the legal field



Ashish Puravankara

Joint Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon
- Head of Operations and Business in Bangalore



Pradeep Guha

Independent Director

- Management Diploma from Asian Institute of Management, Manila
- Over 33 years of experience in marketing and advertising



Jackbastian Kaitan Nazareth

Chief Executive Officer

- Bachelor's degree in Civil Engineering and an MBA from the Goa Institute of Management
- Over 20 years of experience in Real Estate

Corporate Profile

- Over 35 years of experience in property development, real estate and construction
- Operations across major cities in South India, Kolkata, Colombo and UAE
- Experienced Management Team with proven track record
- Unparalleled execution capability with focus on quality and premium realization with superior brand image
- Successfully completed 34 residential projects
- Simplified corporate structure and commitment to disclosures

Corporate Overview

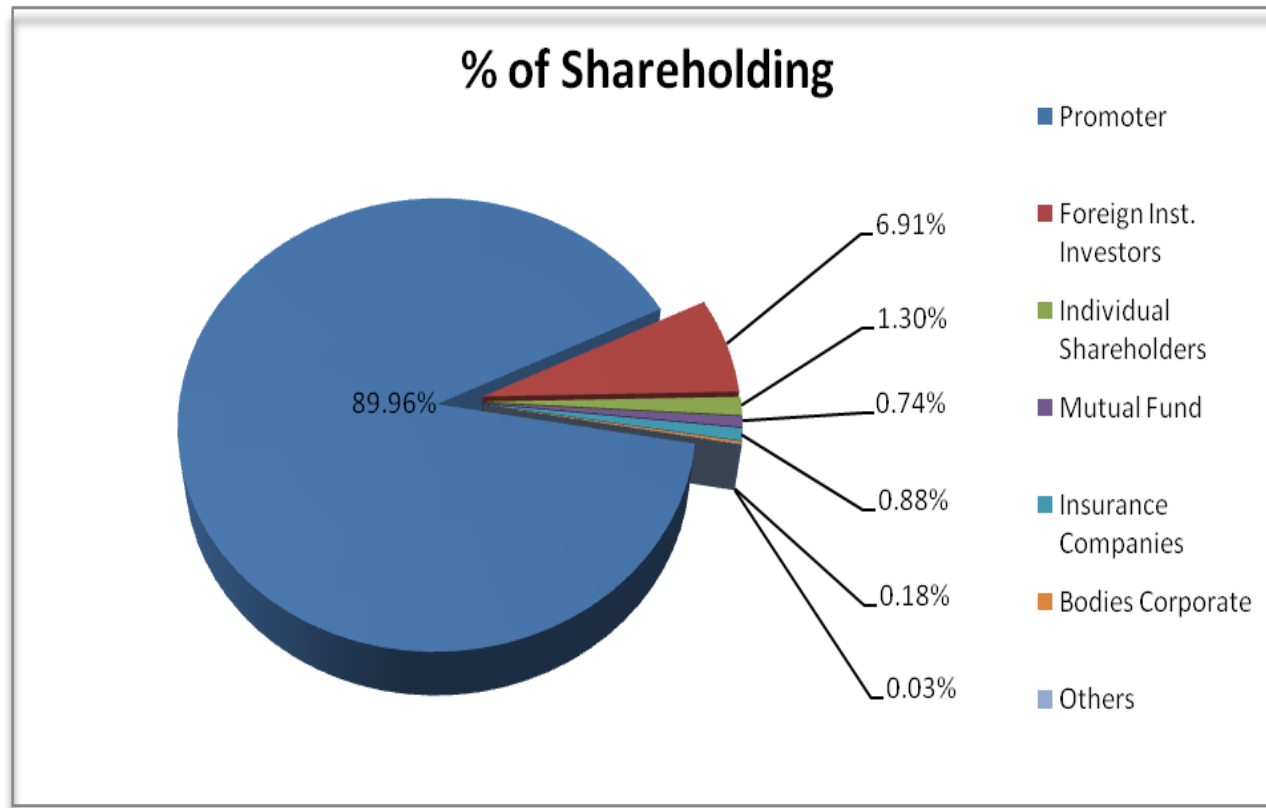
- Development Potential

	Developable Area (Msft)		Saleable Area (Msft)	
Future				
- Proposed Launches*	19.76		18.07	
-Balance	96.68		70.17	
		116.44		88.24
Current (20 projects)		27.33		24.14
Total		143.77		112.38

**Approval and planning activity in progress*

- Future Developable area will be a mix of Residential and Commercial Business
- JV with Keppel Land of Singapore
- First mover advantage with 100% affordable housing subsidiary, Provident Housing Limited
- Infrastructure and contracting, 100% subsidiary, Starworth Infrastructure & Construction Ltd.

Shareholding Pattern – as at 30 Sep 2011



Notes

Promoter Shares are unencumbered

Prominent FII's

- HSBC Global Investment Funds A/C ,
- The Master Trust Bank Of Japan, Ltd.
- College Retirement Equities Fund
- HDFC Trustee Company Limited
- LIC
- Atyant Capital Management Ltd,
- SBIMF – SBI One India Fund
- Deutsche Securities Mauritius Limited
- General Insurance Corporation

Land Portfolio

- Land in Msft represents land which has been acquired
- FSI cost of land per sft is ₹100/-
- Development, Saleable Area are indicative in nature and is subject to change post receipt of regulatory approvals

	Ongoing	Future	Total
Developable Area	27.33	116.44	143.76
Saleable Area	24.14	88.24	112.38
Land Area	12.33	48.99	61.32

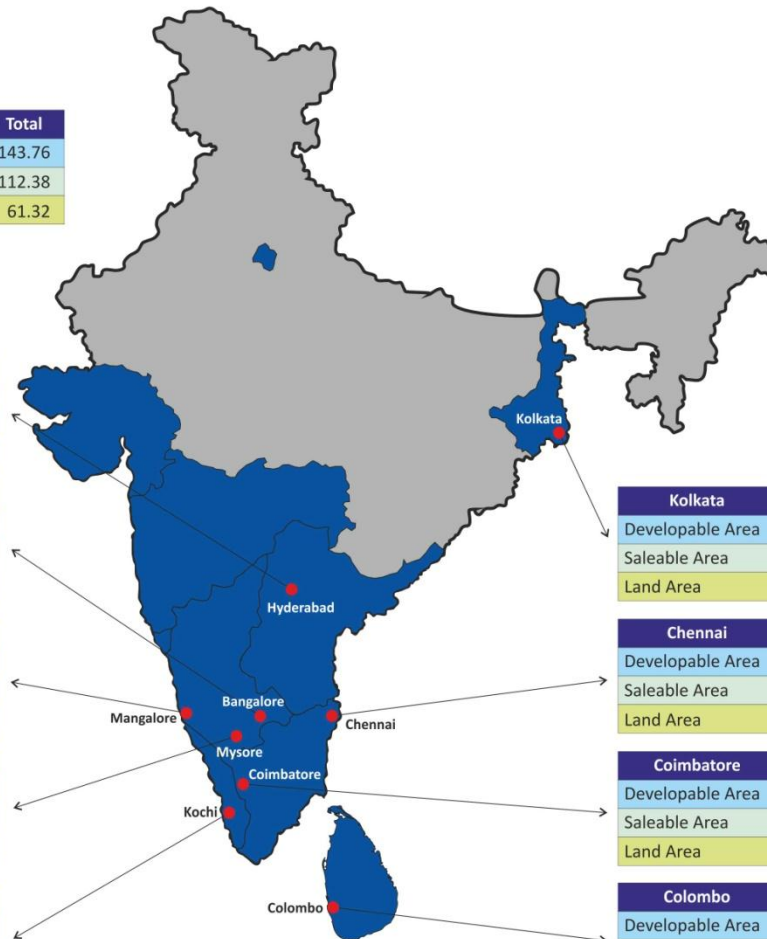
Hyderabad	Ongoing	Future
Developable Area	-	4.64
Saleable Area	-	4.24
Land Area	-	1.00

Bangalore	Ongoing	Future
Developable Area	13.01	91.06
Saleable Area	11.35	63.76
Land Area	5.55	41.08

Mangalore	Ongoing	Future
Developable Area	-	0.58
Saleable Area	-	0.42
Land Area	-	0.19

Mysore	Ongoing	Future
Developable Area	-	1.47
Saleable Area	-	1.30
Land Area	-	0.67

Kochi	Ongoing	Future
Developable Area	2.12	9.09
Saleable Area	2.12	9.09
Land Area	0.59	1.66



Kolkata	Ongoing	Future
Developable Area	2.28	-
Saleable Area	0.83	-
Land Area	1.08	-

Chennai	Ongoing	Future
Developable Area	8.08	7.11
Saleable Area	8.00	7.11
Land Area	4.37	2.72

Coimbatore	Ongoing	Future
Developable Area	1.84	1.11
Saleable Area	1.84	0.93
Land Area	0.74	0.61

Colombo	Ongoing	Future
Developable Area	-	1.38
Saleable Area	-	1.38
Land Area	-	1.06

All figures in million sq. ft.

New Launches - Schedule

S. No.	City	Development Model	Developable Area (Msft)	PPL Share in JD	Saleable Area (Msft)	Current Status	Expected Approval date	Tentative Completion date
PURAVANKARA - RESIDENTIAL								
1	Bengaluru	Joint Development	1.24	59%	0.74	Detailed plan approval received	Q3 - FY 12	Q1 - FY 15
2	Bengaluru	Joint Development	0.28	65%	0.19	Development planning in progress	Q3 - FY 12	Q2 - FY 14
3	Bengaluru	Own	0.51	100%	0.51	Development planning in progress	Q3 - FY 12	Q1 - FY 15
4	Bengaluru	Own	0.40	100%	0.40	Development planning in progress	Q3 - FY 12	Q3 - FY 15
5	Bengaluru	Own	2.01	100%	2.01	Plan approved	Q3 - FY 12	Q1 - FY 16
6	Bengaluru	Own	0.72	100%	0.72	Plan approved	Q3 - FY 12	Q1 - FY 16
7	Chennai	Own	2.01	100%	2.01	Development planning in progress	Q1 - FY 13	Q4 - FY 15
8	Chennai	Own	0.08	100%	0.08	Development planning in progress	Q1 - FY 13	Q4 - FY 15
PURAVANKARA - Total			7.25		6.66			
PROVIDENT - RESIDENTIAL								
9	Bengaluru	Own	5.88	100%	5.88	Final stages of approval	Q4 - FY 12	Q4 - FY 18
10	Bengaluru	Own	2.98	100%	2.98	Development planning in progress	Q4 - FY 12	Q4 - FY 15
11	Bengaluru	Joint Development	0.54	67.5%	0.36	Building plan approval awaited	Q2 - FY 12	Q2 - FY 14
12	Bengaluru	Joint Development	1.77	70%	1.24	Development planning in progress	Q4 - FY 12	Q1 - FY 15
13	Mysore	Joint Development	0.17	72%	0.12	Development planning in progress	Q1 - FY 13	Q2 - FY 14
14	Mangalore	Joint Development	0.58	73%	0.42	Development planning in progress	Q3 - FY 12	Q3 - FY 14
15	Coimbatore	Joint Development	0.59	70%	0.41	Awaiting Development plan approval	Q4 - FY 12	Q4 - FY 14
PROVIDENT - Total			12.51		11.41			
GRAND TOTAL			19.76		18.07			

Note:

1. Developable and Saleable Areas are tentative and are subject to approval from authorities
2. Expected approval dates are subject to change
3. Projects will be launched depending upon receipt of approvals and prevailing market conditions
4. Launch and completion dates are in relation to financial year April - March

Sales – 30 Sep 2011

<i>Based on Bookings</i>										<i>Quarter ended</i>		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-11 msft	Sep-10 msft	%	Sep-11 No.s	Sep-10 No.s	%	Sep-11 Rs.in million	Sep-10 Rs.in million	%	Sep-11 Rs.psft	Sep-10 Rs.psft	%
Puravankara	0.43	0.59	-27%	255	362	-30%	1,616	1,849	-13%	3,736	3,127	19%
Associates	0.02	0.06	-63%	12	35	-65%	90	173	-48%	4,262	3,026	41%
Provident	0.12	0.35	-66%	129	346	-63%	287	712	-60%	2,360	2,009	17%
Total	0.58	1.00	-43%	396	743	-47%	1,994	2,734	-27%	3,464	2,726	27%

<i>Based on Bookings</i>										<i>Half Year ended</i>		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-11 msft	Sep-10 msft	%	Sep-11 No.s	Sep-10 No.s	%	Sep-11 Rs.in million	Sep-10 Rs.in million	%	Sep-11 Rs.psft	Sep-10 Rs.psft	%
Puravankara	1.04	0.67	55%	631	408	55%	3,994	2,132	87%	3,853	3,198	20%
Associates	0.03	0.06	-40%	20	35	-42%	132	173	-24%	3,867	3,026	28%
Provident	0.24	0.56	-58%	250	551	-55%	567	1,134	-50%	2,374	2,008	18%
Total	1.31	1.29	2%	901	994	-9%	4,693	3,439	36%	3,584	2,669	34%

Notes

Area Sold, units sold and sales values are net of cancellations

Associates represents share of sales from Joint Venture with Keppel, Singapore

Sales – 30 Sep 2011 – (contd.)

As compared to the corresponding **quarter ended** 30 Sep 2010

- Sales Volume decreased by 43%
- Sales Value decreased by 27%
- Sales Realization increased by 27%

As compared to the corresponding **half year ended** 30 Sep 2010

- Sales Volume increased by 2%
- Sales Value increased by 36%
- Sales Realization increased by 34%

Current Project Status – 30 Sep 2011

S. No.	Project	Location	Developable Area	Total Flats	JD/IV Share for Developer	Puravankara's Share - Developable Area	On Area Launched		
							Area Launched	Area Sold Cumulative	Balance Inventory
Puravankara - Residential (Joint Development)			Msft	Units	%	Msft	Msft	Msft	%
1	Purva Atria	Sanjay Nagar, Bangalore	0.24	131	62%	0.15	0.15	0.11	25%
2	Purva Atria Platina	Sanjay Nagar, Bangalore	0.14	70	62%	0.09	0.09	0.02	82%
3	Purva Midtown Residences	K.R.Puram, Bangalore	0.46	306	73%	0.34	0.34	0.19	43%
			0.84	507		0.57	0.57	0.32	
Puravankara - Residential (Joint Venture)									
4	Elita Promenade	JP Nagar, Bangalore	2.55	1,573	49%	1.25	1.25	1.17	7%
5	Elita Garden Vista	Rajarhat, Kolkata	2.28	1,278	36%	0.82	0.44	0.38	13%
			4.83	2,851		2.07	1.69	1.55	
Puravankara - Residential (Owned)									
6	Purva Venezia	Yelahanka, Bangalore	2.09	1,332	100%	2.09	2.09	1.75	16%
7	Purva Highlands	Mallasandra, Bangalore	1.34	849	100%	1.34	1.34	0.83	38%
	Purva Highlands - II	Mallasandra, Bangalore	1.20	740	100%	1.20	-	-	100%
8	Purva Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	0.51	0.33	34%
9	Purva Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	0.96	0.57	41%
10	Purva Swanlake	OMR, Chennai	0.83	522	100%	0.83	0.83	0.38	55%
	Purva Swanlake - II	OMR, Chennai	0.34	207	100%	0.34	0.34	0.005	
11	Purva Moonreach	Airport-Seaport Rd, Kochi	0.39	196	100%	0.39	0.15	0.14	5%
12	Purva Oceana	Marine Drive, Kochi	0.26	96	100%	0.26	0.26	0.05	79%
13	Purva Skywood	Sarjapur Road, Bangalore	0.65	403	100%	0.65	0.65	0.58	10%
	Purva Skywood - II	Sarjapur Road, Bangalore	0.59	327	100%	0.59	0.59	0.34	100%
14	Purva Windermere	Medavakkam, Chennai	1.45	756	100%	1.45	1.45	0.74	49%
	Purva Windermere - II & III	Medavakkam, Chennai	2.68	1,932	100%	2.68	2.68	-	100%
15	Purva Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	0.81	0.16	81%
	Purva Bluemont - II	Trichy Road, Coimbatore	1.03	630	100%	1.03	-	-	-
			15.14	9,341		15.14	12.66	5.88	8.07
Total (A)			20.81	12,699		17.78	14.93	7.74	48%

Current Project Status – 30 Sep 2011 – (contd.)

S. No.	Project	Location	Developable Area	Total Flats	JD/JV Share for Developer	Puravankara's Share - Developable Area	On Area Launched		
							Area Launched	Area Sold Cumulative	Balance Inventory
Provident - Residential (Owned)			Msft	Units	%	Msft	Msft	Msft	%
16	Provident Cosmo City	Pudupakkam, Chennai	1.09	1,070	100%	1.09	1.09	1.09	0.4%
17	Provident Cosmo City - II	Pudupakkam, Chennai	1.14	1,104	100%	1.14	1.14	0.67	41.5%
	Provident Welworth City	Doddaballapur Rd, Bangalore	1.13	1,120	100%	1.13	1.13	0.98	14%
	Provident Welworth City - II	Doddaballapur Rd, Bangalore	1.09	1,088	100%	1.09	1.09	0.30	72%
	Provident Welworth City - III	Doddaballapur Rd, Bangalore	1.24	1,152	100%	1.24	-	-	-
Total (B)			5.69	5,534		5.69	4.45	3.03	32%
Total (A) + (B)			26.50	18,233		23.47	19.38	10.77	0.80
Puravankara - Commercial (Joint Development)									
18	Primus	OMR, Chennai	0.18	-	60%	0.11	0.11	-	100%
19	Gainz	Hosur Rd, Bangalore	0.29	-	70%	0.20	0.20	-	100%
Puravankara - Commercial (Owned)									
20	Moneto	Guindy, Chennai	0.35	-	100%	0.35	0.35	-	100%
Total Commercial			0.82			0.66	0.46	-	100%
Grand Total									
			27.32	18.233		24.13	19.84	10.77	46%

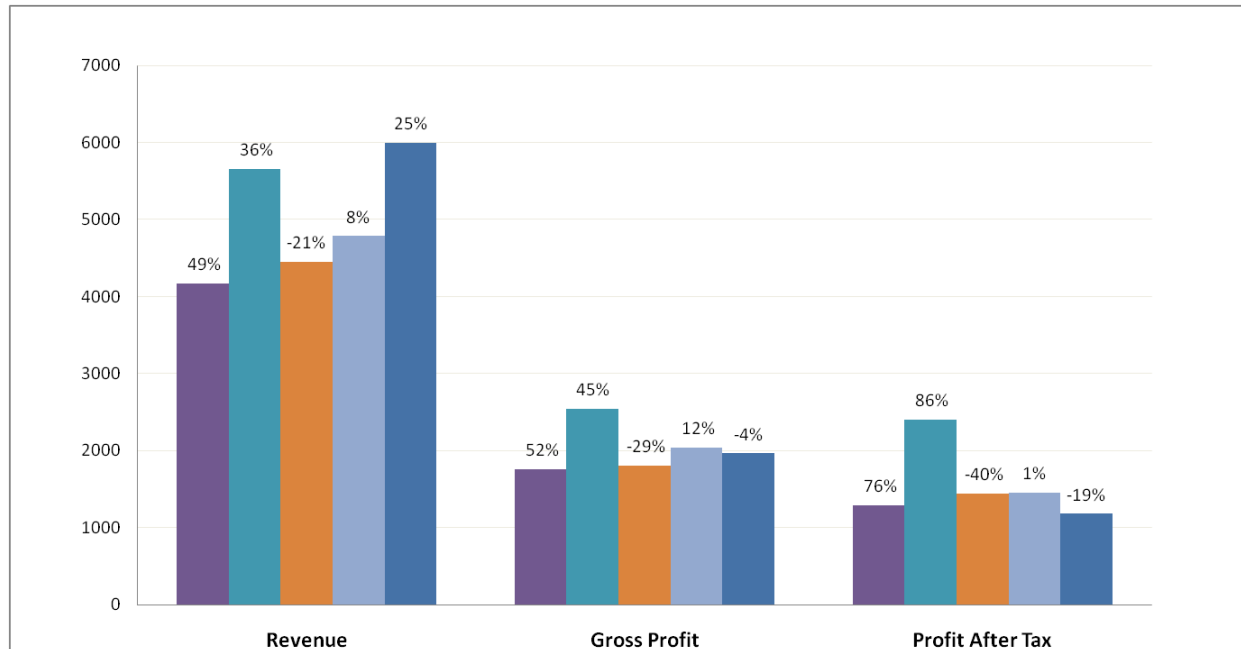
Audited Income Statement

	Q2 FY12 Quarter ended Sept 2011 ₹		Q2 FY11 Quarter ended Sept 2010 ₹		FY11 Year ended March 2011 ₹	
INCOME						
Revenues	1,97,98,42,118		1,54,24,45,570		5,99,20,89,285	
Cost of revenues	1,30,42,97,415		1,00,33,83,024		4,02,80,22,109	
GROSS PROFIT	67,55,44,703	34.12%	53,90,62,546	34.95%	1,96,40,67,177	32.78%
Selling expenses	13,48,48,098	6.81%	8,08,43,849	5.24%	26,01,46,882	4.34%
General and administrative expenses	7,41,59,712	3.75%	7,13,47,670	4.63%	28,80,21,167	4.81%
OPERATING PROFIT	46,65,36,893	23.56%	38,68,71,027	25.08%	1,41,58,99,128	23.63%
Net finance income/(charges)	(1,98,00,962)	(1.00%)	91,21,946	0.59%	5,44,42,186	0.91%
	44,67,35,931	22.56%	39,59,92,973	25.67%	1,47,03,41,313	24.54%
Share of profit in associates	(2,02,66,109)		1,82,19,272		(1,16,05,559)	
PROFIT BEFORE TAX	42,64,69,821	21.54%	41,42,12,245	26.85%	1,45,87,35,755	24.34%
Provision for tax	16,10,49,870	37.76%	5,73,26,939	13.84%	27,96,75,029	19.17%
PROFIT AFTER TAX	26,54,19,951	13.41%	35,68,85,306	23.14%	1,17,90,60,726	19.68%

Audited Income Statement – (contd.)

	H1 FY12 Half year ended Sept 2011 ₹		H1 FY10 Half year ended Sept 2010 ₹		FY 11 Year ended March 2010 ₹	
INCOME						
Revenues	3,88,43,38,682		2,70,53,89,280		5,99,20,89,285	
Cost of revenues	2,54,00,57,154		1,66,72,03,677		4,02,80,22,109	
GROSS PROFIT	1,34,42,81,528	34.61%	1,03,81,85,603	38.37%	1,96,40,67,176	32.78%
Selling costs	26,51,39,939	6.83%	11,75,80,753	4.35%	26,01,46,882	4.34%
General and administrative expenses	15,77,62,337	4.06%	14,32,77,456	5.30%	28,80,21,167	4.81%
OPERATING PROFIT	92,13,79,251	23.72%	77,73,27,394	28.73%	1,41,58,99,127	23.63%
Net finance income/(expense)	-3,97,98,815	-1.02%	1,21,59,223	0.45%	5,44,42,186	0.91%
	88,15,80,438	22.70%	78,94,86,617	29.18%	1,47,03,41,313	24.54%
Share in the profits of Associates	-1,35,21,447		2,60,14,830		-1,16,05,559	
NET PROFIT BEFORE TAX	86,80,58,991	22.35%	81,55,01,447	30.14%	1,45,87,35,755	24.34%
Provision for tax	29,12,87,460	33.56%	9,17,23,076	11.25%	27,96,75,029	19.17%
PROFIT AFTER TAX	57,67,71,529	14.85%	72,37,78,371	26.75%	1,17,90,60,726	19.68%

Audited Income Statement – (contd.)



	Revenue	Gross Profit	%	Profit After Tax	%
FY07	4,169	1,756	42%	1,291	31%
FY08	5,658	2,539	45%	2,400	42%
FY09	4,449	1,810	41%	1,444	32%
FY10	4,784	2,035	43%	1,453	30%
FY11	5,992	1,964	33%	1,181	20%

Percentage at the top of the bar indicates sequential growth

Percentage in the table indicates gross profit and profit after tax as a percentage of revenue

Debt – 30 Sep 2011

Debt Movement	Q2 - 2012 ₹ Million	Q2 - 2011 ₹ Million	2012 ₹ Million	2011 ₹ Million
Opening Balance	12,274	9,168	11,587	8,811
Additions during the period	1,428	1,518	3,978	3,235
Repayments during the period	1,255	942	3,117	2,303
Closing balance	12,447	9,744	12,447	9,744
Less: Cash and Cash Equivalents	1,020	408	1,020	408
Net debt	11,428	9,336	11,428	9,336
Debt / Equity Ratio	0.70	0.60	0.70	0.60

Key Financial Indicators

Particulars		FY12-Q2	FY12-Q1	FY11	FY11 - Q2
Total Income	<i>Rs. in Million</i>	1,980	1,904	5,992	1,542
EBITDA from Operations	<i>Rs. in Million</i>	464	506	1,430	461
Profit before Tax	<i>Rs. in Million</i>	426	442	1,459	414
Profit after Tax	<i>Rs. in Million</i>	265	311	1,179	357
EPS (basic & diluted)	<i>Rs.</i>	5.52	5.52	5.52	5.52
Cash EPS (basic & diluted)	<i>Rs.</i>	2.17	2.24	7.00	2.12
EBITDA Margin	%	23.42%	26.56%	23.87%	29.88%
Net Profit Margin	%	13.41%	16.35%	19.68%	23.14%
Dividend Payout	%	0.00%	0.00%	18.10%	0.00%
Share Capital	<i>Rs. in Million</i>	1,067	1,067	1,067	1,067
Reserves and Surplus	<i>Rs. in Million</i>	15,273	15,008	14,697	14,490
Loan Funds	<i>Rs. in Million</i>	12,447	12,274	11,587	9,744
Net Block	<i>Rs. in Million</i>	605	427	427	367
Net Current Assets	<i>Rs. in Million</i>	18,690	18,434	14,099	1,05,412
Return on Average Net Worth	%	1.62%	1.94%	7.48%	2.29%
Net Debt Equity Ratio	x	0.70	0.69	0.67	0.60
Interest Coverage Ratio	x	3.91	2.57	3.28	3.81
Current Ratio	x	7.83	7.44	7.52	8.30
Equity Shares - Outstanding	No. of shares	21,34,24,335	21,34,24,335	21,34,24,335	21,34,24,335

Execution Update

Visit our website www.puravankara.com
for progress update of the ongoing projects

Disclaimer

This presentation contains certain forward-looking statements. These statements involve risks and uncertainties, and actual results may differ. Risks and uncertainties include without limitation the effect of competitive and economic factors, and the Company's reaction to those factors, on continued competitive pressures in the marketplace; the ability of the Company to deliver to the marketplace and stimulate customer demand for its projects; and availability of key executives and employees; war, terrorism, and other circumstances that could disrupt supply, delivery, or demand for projects. The Company may, from time to time, make additional written and oral forward looking statements, including its reports to shareholders. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company. The Company reserves the right to modify, alter or revise the structure / content of this presentation at its sole discretion without any obligation to any person.

THANK YOU

Puravankara Projects Limited

130/1, Ulsoor Road,

Bangalore - 560042

Tel: 080-25599000/43439999

Please contact: Mr. Hari Ramakrishnan

Email: investorrelations@puravankara.com