Prestige GROUP

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INVESTOR PRESENTATION

Q3 FY 2012 -13

Index

HIGHLIGHTS OF Q3 FY 2012-13

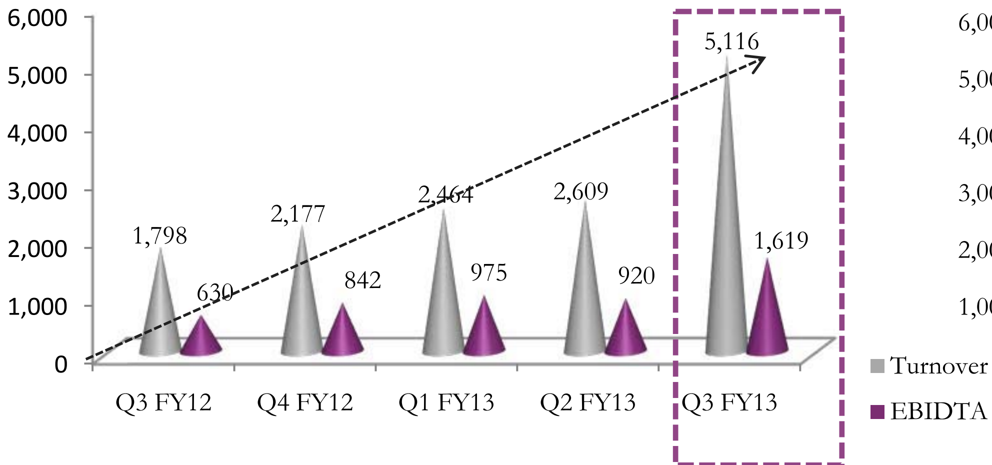
Highlights of Q3 FY 2012 - 13

Particulars	Quarter III FY 12-13	Quarter II FY 12-13	Quarter III FY 11-12	FY 11-12	FY 12-13 9 Months
Turnover (Rs. Mn)	**5,116**	2,609	1,798	7,992	10,189
EBIDTA (Rs. Mn)	**1,619 (32%)**	920 (35%)	630 (35%)	2,907 (36%)	3,514 (34%)
PAT (Rs. Mn)	**920 (18%)**	457 (18%)	281 (16%)	1,291 (16%)	1,870 (18%)
WACC	**13.45%**	13.69%	13.50%	13.63%	13.45%
Rental Income - Prestige Share (Rs. Mn)	**562**	509	399	1,648	1,560
D/E Ratio	**0.43**	0.47	0.42	0.48	0.43
New Sales - Total					
Amount (Rs. Mn)	**8,739**	10,688	5,490	23,900	30,767
Area (Mnsf)	**1.69**	2.10	1.05	5.40	6.06
New Sales - Prestige Share					
Amount (Rs. Mn)	**7,540**	8,160	4,745	21,127	25,801
Area (Mnsf)	**1.44**	1.63	1.00	4.91	5.10
New Leasing					
Total (Mnsf)	**0.85**	0.54	0.78	3.12	1.85
Prestige Share (Mnsf)	**0.24**	0.07	0.07	1.38	0.37
Launches (Mnsf)	**1.64**	6.26	6.02	10.04	10.09
Collections (Rs. Mn)	**5,076**	5,050	3,280	13,354	14,367

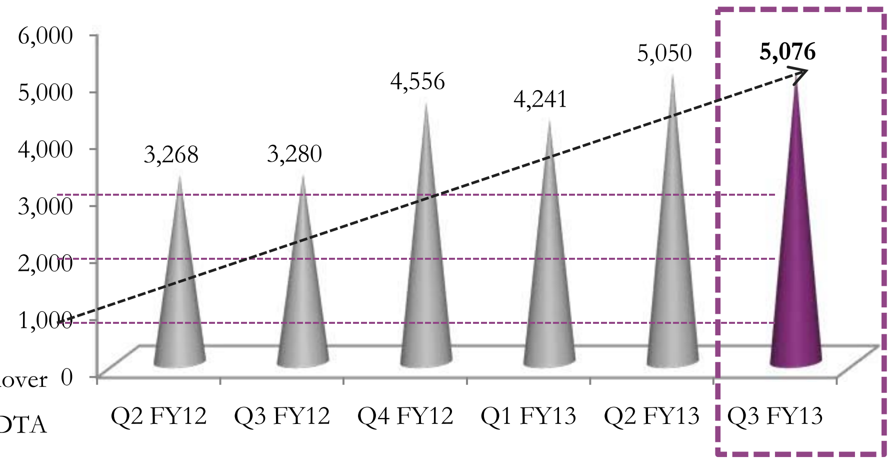
Cumulative FY 12-13 Sales : Rs 25,801 mn | **FY 12-13 Guidance : Rs 25,000 mn**

Highlights of Q3 FY 2012 - 13

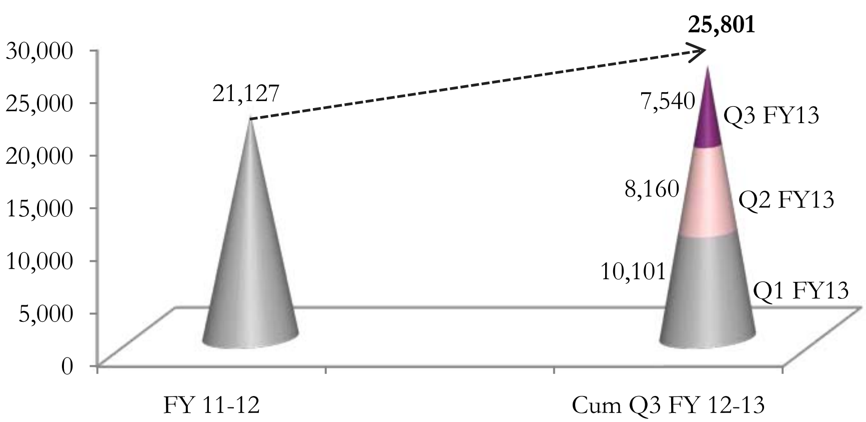
Turnover & EBIDTA (Rs. Mn)



Collections (Rs. Mn)

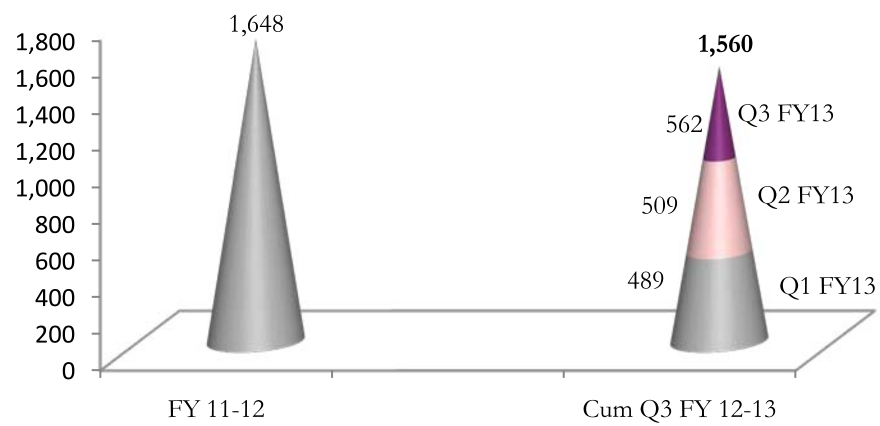


Sales (Rs. Mn)



Total Sales – Cum FY 12-13: Rs. 30,767 million

Rental Income (Rs. Mn)



Cumulative FY 12-13 Turnover : Rs. 10,189 mn	FY 12-13 Guidance : Rs 15,000 mn

Highlights of Q3 FY 2012 - 13

Business Performance

Launches/Pre Launches during Q3 FY 12-13

Project	Month of launch	Location	Developable Area (Mnsf)	Economic Interest	No. of Units (PEPL Share)	% Sold (PEPL Share)
(A) Residential						
Prestige Royale Garden - Phase I	Dec 2012	Bangalore	0.43	68.50%	175	43%
Prestige Casabella	Dec 2012	Bangalore	0.48	75.00%	158	88%
Sub Total			**0.91**		**333**	
(B) Commercial						
Prestige Falcon Tower	Oct 2012	Bangalore	0.49	45.00%	-	-
Prestige Star II	Oct 2012	Bangalore	0.08	64.00%	-	-
Prestige Trinity Centre	Nov 2012	Bangalore	0.16	43.00%	-	-
Sub Total			**0.73**			
Grand Total (A+B)			**1.64**			

Completions during Q3 FY 12-13

Project	Location	Developable Area (Mnsf)	Economic Interest	Prestige Share
Commercial				
Prestige Shantiniketan (Tower C)	Bangalore	0.76	61.00%	0.46
Exora Business Park - Phase II	Bangalore	1.02	32.46%	0.33
Total		**1.78**		**0.79**

Cumulative FY 12-13 Launches : 10.09 msf	FY 12-13 Guidance : 8 msf

Highlights of Q3 FY 2012 - 13

Business Performance

Area Leased

Segment	Quarter III		As on 31st Dec, 2012 (Cumulative)		Current Rental Yielding Area	Area Yet to Yield	FY 12-13 9 Months	
	Total	Prestige Share	Total	Prestige Share			Total	Prestige Share
Office	0.83	0.24	7.49	4.31	3.58	0.73	1.69	0.33
Retail	0.02	0.00	2.33	1.09	0.37	0.72	0.16	0.04
Total	**0.85**	**0.24**	**9.82**	**5.40**	**3.95**	**1.45**	**1.85**	**0.37**

Cumulative FY 12-13 Leasing : 1.85 msf

FY 12-13 Guidance : 2.5 msf

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FINANCIALS UPDATE

Financials

Balance Sheet as at 31st December, 2012

Rs. Mn

Particulars	As at 31-Dec-12	As at 30-Sep-12	As at 31-Mar-12
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share capital	3,281	3,281	3,281
(b) Reserves and surplus	19,860	18,939	17,990
	23,141	**22,220**	**21,270**
(2) Non-current liabilities			
(a) Long-term borrowings	1,771	1,805	1,518
(b) Deferred tax liabilities (Net)	137	129	125
(c) Other Long-term liabilities	282	269	238
(d) Long-term provisions	36	36	30
	2,226	**2,239**	**1,912**
(3) Current liabilities			
(a) Short-term borrowings	12,133	11,032	9,650
(b) Trade payables	2,489	2,398	2,151
(c) Other current liabilities	14,114	14,257	10,196
(d) Short-term provisions	621	732	1,841
	29,357	**28,419**	**23,839**
Total	**54,724**	**52,878**	**47,020**
II. ASSETS			
(1) Non-current assets			
(a) Fixed assets			
(i)Tangible assets	4,177	4,218	4,288
(ii)Intangible assets	4	4	1
(iii)Capital work-in-progress	1,657	1,529	1,264
(b) Non-current investments	9,104	6,580	6,417
(c) Long-term loans and advances	5,420	7,846	5,575
(d) Other non-current assets	80	130	256
	20,442	**20,307**	**17,801**
(2) Current assets			
(a) Current investments	1,028	1,105	870
(b) Inventories	14,601	14,891	12,004
(c) Trade receivables	7,582	7,632	8,313
(d) Cash and Bank balances	2,779	1,834	1,174
(e) Short-term loans and advances	7,759	6,619	6,534
(f) Other current assets	533	490	324
	34,282	**32,571**	**29,220**
Total	**54,724**	**52,878**	**47,020**

Financials

Profit & Loss Account for the period ended 31st December, 2012

Rs. Mn

Particulars	Quarter ended			Period ended		Year ended
	31-Dec-12	30-Sep-12	31-Dec-11	31-Dec-12	31-Dec-11	31 March 2012
(I) Revenue from Operations	4,921	2,414	1,669	9,527	5,434	7,455
(II) Other Income	195	195	129	662	382	538
(III) Total Revenue - (I+II)	**5,116**	**2,609**	**1,798**	**10,188**	**5,816**	**7,993**
(IV) Expenses						
Purchases of Stock of units	33	-	-	90	-	54
Cost of sales on projects	2,946	1,182	758	5,091	2,583	3,365
Property and Facilities operating expenses	229	223	157	649	451	636
Employee benefits expense	149	165	105	461	329	467
Finance costs	209	191	159	639	585	765
Depreciation and amortization expense	83	83	82	242	242	325
Other expenses	139	120	147	383	388	564
Total Expenses	**3,789**	**1,964**	**1,409**	**7,555**	**4,577**	**6,176**
(V) Profit before tax (III-IV)	**1,327**	**645**	**389**	**2,633**	**1,238**	**1,817**
(VI) Tax expense :						
(1). Current tax	398	190	108	754	323	488
(2). Income tax pertaining to earlier years	-	-	(5)	(3)	(5)	(5)
(3). Deferred tax	9	(1)	5	12	13	44
Total	**407**	**189**	**108**	**763**	**331**	**527**
(VII) Profit for the Quarter (V-VI)	**920**	**456**	**281**	**1,870**	**908**	**1,290**

Cumulative FY 12-13 Turnover : Rs. 10,189 mn | FY 12-13 Guidance : Rs 15,000 mn

Financials

Key Ratios

Rs. Mn

Sl. No.	Particulars	Quarter Ended						Year Ended	
		31-Dec-12 (Unaudited)	Ratio/%	30-Sep-12 (Unaudited)	Ratio/%	31-Dec-11 (Unaudited)	Ratio/%	31-Mar-12 (Audited)	Ratio/%
1	Sale of Projects & Property Income	4,921		2,414		1,669		7,455	
2	Other Income	195		195		129		538	
3	**Total Income**	**5,116**		**2,609**		**1,798**		**7,993**	
4	Cost of project sold and property expenses	3,208		1,405		915		4,055	
5	**Gross Margin**	**1,713**	**35%**	**1,009**	**42%**	**754**	**45%**	**3,400**	**46%**
6	Admin, Employee and Selling cost	289		285		252		1,031	
7	**EBIDTA**	**1,619**	**32%**	**920**	**35%**	**631**	**35%**	**2,907**	**36%**
8	Financial Expenses	209		191		159		765	
9	Depreciation	83		83		82		325	
10	**Total Expenses**	**3,789**		**1,964**		**1,409**		**6,176**	

Cumulative FY12-13 Sales : Rs 25,801 mn | **FY 12-13 Guidance : Rs 25,000 mn**

Financials

Key Ratios

Rs. Mn

Sl. No.	Particulars	Quarter Ended						Year Ended	
		31-Dec-12 (Unaudited)	Ratio/%	30-Sep-12 (Unaudited)	Ratio/%	31-Dec-11 (Unaudited)	Ratio/%	31-Mar-12 (Audited)	Ratio/%
11	**PBT**	**1,327**	**26%**	**645**	**25%**	**389**	**22%**	**1,817**	**23%**
12	Tax	407		189		108		527	
13	**PAT**	**920**	**18%**	**456**	**18%**	**281**	**16%**	**1,290**	**16%**
14	EPS (Annualized) (In Rs)	11.24		5.57		3.42		3.93	
15	Market Price per share	179.40		135.75		71.30		104.50	
16	PE Ratio	16		24		21		27	
17	Market Cap	58,856		44,536		23,392		34,284	
18	Net Worth	23,141		22,220		21,345		21,270	
19	Book Value per share	71		68		65		65	
20	Price to Book Value	2.54		2.00		1.10		1.61	

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SALES SUMMARY

Sales Summary

Area in Mnsf
Rs. Mn

Particulars	Quarter III FY12-13			Quarter III FY11-12			Cum FY12-13			FY 11-12		
	Area	Units	Value	Area	Units	Value	Area	Units	Value	Area	Units	Value
Residential												
Mid Income Segment	0.98	640	4,875	0.81	536	3,145	3.44	2,221	16,511	4.18	2,923	16,040
Premium Segment	0.18	42	1,245	0.07	18	780	0.71	184	4,920	0.39	78	3,210
Sub Total - Residential	**1.16**	**682**	**6,120**	**0.88**	**554**	**3,925**	**4.15**	**2,405**	**21,431**	**4.57**	**3,001**	**19,250**
Commercial	0.28	-	1,420	0.12	-	820	0.95	-	4,370	0.34	-	1,877
Total - PG Share	**1.44**	**682**	**7,540**	**1.00**	**554**	**4,745**	**5.10**	**2,405**	**25,801**	**4.91**	**3,001**	**21,127**
Avg Realisation per sft			5,232			4,762			5,064			4,303
Total Sales	**1.69**	**867**	**8,739**	**1.05**	**569**	**5,490**	**6.06**	**3,061**	**30,767**	**5.40**	**3,326**	**23,900**

Note:

1)Substantial portion of above sales are yet to come for revenue recognition in the books of accounts since the projects have not reached the threshold limits of 25% completion (excluding land)

2)Overall unrecognized revenue in the books of accounts from all the projects as on 31/12/2012 (Sales made and yet to come for recognition) based on POC is approximately Rs. **50,996** *million.*

3) The above sales value and realization are excluding Stamp duty, Registration fee and Taxes. (These exclusions approximately aggregate to around 15% of the sales value).

Cumulative FY 12-13 Collections : Rs 14,367 mn	FY 12-13 Guidance : Rs 15,000 mn

Unrecognized Revenue from Projects under Construction

Rs. Mn

Sl.No	Projects	Total sales value of unit sold area as at 31.12.2012	Cumulative turnover declared upto 31.12.12	Balance turnover to be declared on POC	Expected timeline to reach 25% trigger
A	**Residential Projects - Ongoing**				
1	Prestige Golfshire Phase I	4,856	2,903	1,953	
2	Prestige White Meadows I & II	7,070	1,236	5,834	
3	Prestige Silver Oak	1,241	-	1,241	
4	Prestige Royal Woods	1,161	-	1,161	QIV FY13
5	Kingfisher Towers	5,876	1,304	4,572	
6	Prestige Edwardian	400	221	179	
7	Prestige Tranquility	8,907	617	8,290	
8	Prestige Parkview	1,794	592	1,202	
9	Prestige Sunny Side	2,896	254	2,643	
10	Prestige Bella Vista	7,709	-	7,709	QIV FY13 - Part Recognition
11	Prestige Silver Crest	795	-	795	FY 14
12	Prestige Silver Sun	336	-	336	FY 14
13	Prestige Summer Fields	261	-	261	FY 14
14	Prestige Glenwood	770	-	770	FY 14
15	Prestige Mayberry I	537	-	537	FY 14
16	Prestige Mayberry II	1,416	-	1,416	FY 14
17	Prestige Garden Bay	825	-	825	FY 14
18	Prestige Ferns Residency	3,080	-	3,080	FY 14
19	Prestige Tech Vista	137	-	137	FY 14
20	Prestige Misty Waters	1,758	-	1,758	FY 14
21	Prestige West Holmes	49	-	49	FY 14
22	Prestige Casabella	718	-	718	FY 14
23	Prestige Royale Gardens	603	-	603	FY 14
	Sub Total - A	**53,197**	**7,127**	**46,070**	
B	**Commercial**				
1	Prestige Khoday Towers	417	252	165	
2	Prestige Polygon	1,234	607	627	
3	Prestige Tech Park III	3,391	1,762	1,629	
4	Prestige Shanthiketan Tower C	65	-	65	
5	Prestige Technopolis	481	-	481	FY 14
6	Prestige Tech Platina	1,958	-	1,958	FY 14
	Sub Total - B	**7,547**	**2,621**	**4,926**	
	GRAND TOTAL - A+B	**60,744**	**9,748**	**50,996**	

Cumulative FY 12-13 Rental Income : Rs 1,560 mn	**FY 12-13 Guidance : Rs 2,250 mn**

Project Debtors Summary

Rs. Mn

Name of the Project	Opening Balance as at 01.10.2012	New Sales / Adjustment	Amount Realised	Closing Balance as at 31.12.2012
Completed Projects				
Prestige Alecto	35	- 35	-	-
Prestige Cyber Towers	354	-	-	354
Prestige Oasis	901	7	108	800
Prestige Shantiniketan	2,394	86	630	1,850
Prestige Southridge	104	10	26	88
Prestige Wellington Park	85	21	46	60
Prestige Neptune Couryard	578	259	515	322
Prestige Atrium	-	35	1	34
Others	11	2	5	7
Sub Total - A	**4,461**	**385**	**1,331**	**3,515**

Note: In addition to the above, there are Land Owner dues to the extent of Rs. 900 mn.

Name of the Project	Opening Balance as at 01.10.2012	Incremental POC Turnover	POC Adjustment	Amount Realised	Closing Balance as at 31.12.2012
On Going Projects					
Prestige Edwardian	148	3	- 1	9	143
Prestige Golfshire	1,183	330	- 19	148	1,384
Prestige Khoday Towers	122	19	5		135
Prestige Tech Park III	201	484	- 86	199	572
Prestige White Meadows	125	443	153	228	188
Prestige Kingfisher Towers	-	1,304	983	165	157
Prestige Parkveiw	-	592	433	158	1
Prestige Sunnyside	-	254	112	66	76
Prestige Tranquility	-	617	521	93	3
Sub Total - B	**1,779**	**4,046**	**2,101**	**1,066**	**2,659**

Project Debtors Summary

Rs. Mn

Name of the Project	Opening Balance as at 01.10.2012	Incremental POC Turnover	POC Adjustment	Amount Realised	Closing Balance as at 31.12.2012
<u>Other Ongoing Projects</u>					
Prestige Tranquility				440	
Prestige Shantiniketan				17	
Prestige White Meadows Apts				206	
Prestige Royalwoods				80	
Prestige Technopolis				47	
Prestige Sunnyside				316	
Prestige Bellavista				310	
Prestige Garden Bay				82	
Prestige Glenwood				41	
Prestige Mayberry 1				41	
Prestige Mayberry 2				93	
Prestige Silver Oak				127	
Prestige Silver Crest				58	
Prestige Silver Sun				3	
Prestige Summer Fields				9	
Prestige Polygon				158	
Prestige Ferns Residency				293	
Prestige Misty Water				205	
Prestige Techvista				28	
Prestige Platina				10	
Prestige Westholme				5	
Prestige Casabella				79	
Prestige Royale Garden				31	
Sub Total - C	-	-	-	2,679	-
Total (A+B+C)	**6,240**	**4,432**	**2,101**	**5,076**	**6,174**

Cumulative FY 12-13 Turnover : Rs. 10,189 mn	FY 12-13 Guidance : Rs 15,000 mn

Debt Profile

Rs. Mn

Particulars	Standalone	%	Consolidated Loan *	%
Debt as on 31.12.2012				
Secured Loan	13,826	99%	22,231	99%
a. Project Debt - Resi & Comm	9,576	69%	10,434	47%
b. Capex Loans				
- Office Space	-	-	2,183	10%
- Retail	-	-	840	4%
- Hospitality	940	7%	1,578	7%
c. Rental Securitisation Loans	1,601	12%	5,488	25%
d. Receivables discounting loans	1,708	12%	1,708	8%
Unsecured Loan	142	1%	327	1%
Gross Debt	13,968	100%	22,558	100%
Less: Cash & Bank Balances	3,946		4,496	
Net Debt	**10,022**		**18,063**	
Networth	**23,140**		**25,112**	
Debt Equity Ratio	0.43		0.72	

Note: There is an increase of Rs 8,405 Mn in the secured loan amount due to consolidation of the subsidiary companies. However, we should note that since consolidation is done based on line by line basis as per Accounting Standard 21, 100% of the loan amounts in subsidiaries are added up to standalone loan outstanding. If we consider only proportionate PEPL holding in the subsidiaries the net loan balance will amount to Rs 6,245 Mn as against Rs. 8,405 Mn, resulting in the overall net debt of Rs Mn 16,267 (Rs 10,022 + Rs 6,245) on a consolidated basis resulting in an effective D/E Ratio of 0.65.

FY 12-13 Q3 D/E Ratio : 0.43 (Standalone) 0.72 (Consol)	**FY 12-13 Guidance : 0.50 (Standalone) 0.75 (Consol)**

Receivables Profile

Area in Mnsf
Rs. Mn

Revenue Generating Projects

Developable Area	**31.98**
Car Park Area	6.51
Saleable Area	**25.48**

Partner Share

Value	NA
Area	5.82

Prestige Share

Value	126,419
Area	19.66

Sales achieved (57%)

Value	69,724
Area	11.20

Amount Received

26,168

Balance to be received

43,557

= A

Stock (43%)

Value	56,695
Area	8.46

= B

Category	Area	Value
Premium & Luxury Projects	3.06	27,328
Mid Income Projects	3.38	17,907
Completed Projects	0.60	3,503
Total	7.04	48,739

Cost

64,228

Already Incurred

15,746

Balance to be spent

48,482

Recovery from Land Owner (in JD)

1,255

Refundable Deposit to be paid

2,117

Balance to be incurred Prestige Share

45,110

= C

Net Cashflows = A+B-C

Cumulative FY12-13 Sales : Rs 25,801 mn	FY 12-13 Guidance : Rs 25,000 mn

Rental Income

Area in Mnsf
Rs. Mn

RENTAL INCOME

	OFFICE SPACE			RETAIL		
	EXISTING	ONGOING	UPCOMING	EXISTING	ONGOING	UPCOMING
Leasable Area	4.47	5.51 (Leasable Area*)	1.00	0.67	3.97 (Leasable Area*)	1.26
Prestige Share in Leasable Area	3.58	3.28	0.51	0.37	1.57	0.84
Annual Rental Income	1,677 (Annual Rental Income Gross - Prestige Share)	2,014 (Projected annual Rental Income - Prestige Share)	245 (Projected Annual Rental Income - Prestige Share)	463 (Annual Rental Income)	1,255 (Projected Annual Rental Income - Prestige Share)	799 (Projected Annual Rental Income - Prestige Share)

3,936

2,140

2,517

* Of the above mentioned 5.51 mnsf of leasable area in office space of ongoing projects & 3.97 mnsf of Retail space, we have already leased/tied up with various tenants for an area of 4.24 mnsf in office space & 1.55 mnsf in retail space as on 31.12.2012.

Cumulative FY 12-13 Rental Income : Rs 1,560 mn	FY 12-13 Guidance : Rs 2,250 mn

Annualised Projected Exit Rentals for Area Leased

Area in Mnsf
Rs. Mn

Sl. No	Project Name	Segment	Total Leasable Area	PEPL Share	Area Leased Prestige Share	Rent Per Sft	Rent P.a (annualised)
Rental Income Existing as on 31 Dec,2012							
1	Prestige Estates Projects Ltd	Commercial	1.62	1.62	1.62	37.50	730
2	Cessna Business Park B1 to B6	Commercial	1.78	1.07	1.07	39.40	505
3	West Palm Developers	Commercial	0.32	0.20	0.20	29.03	68
4	Prestige Valley View	Commercial	0.01	0.01	0.01	166.67	10
5	ICBI India	Commercial	0.05	0.04	0.04	41.85	21
6	Forum Mall	Retail	0.35	0.24	0.24	105.00	302
7	Forum Value Mall	Retail	0.29	0.10	0.10	53.33	65
8	UB City Mall	Retail	0.04	0.04	0.04	225.00	108
9	Exora Business Park - Block I	Commercial	0.72	0.23	0.23	47.70	131
Total annualised rentals as on Dec 2012			**5.18**	**3.54**	**3.54**		**1,940**
Rental Income by March 2013							
1	Cessna Business Park	Commercial	-	0.45	0.45	39.40	210
2	Exora Business Park - B3	Commercial	0.75	0.24	0.21	45.00	114
3	Forum Vijaya Mall (Retail)	Retail	0.66	0.33	0.30	75.00	273
4	Prestige Shantiniketan	Commercial	0.34	0.18	0.03	25.50	10
5	Prestige Polygon	Commercial	0.53	0.32	0.01	62.50	8
Incremental rentals in FY 12-13			**2.28**	**1.52**	**1.00**		**616**
Total annualised rentals by March 2013			**7.46**	**5.06**	**4.55**		**2,556**

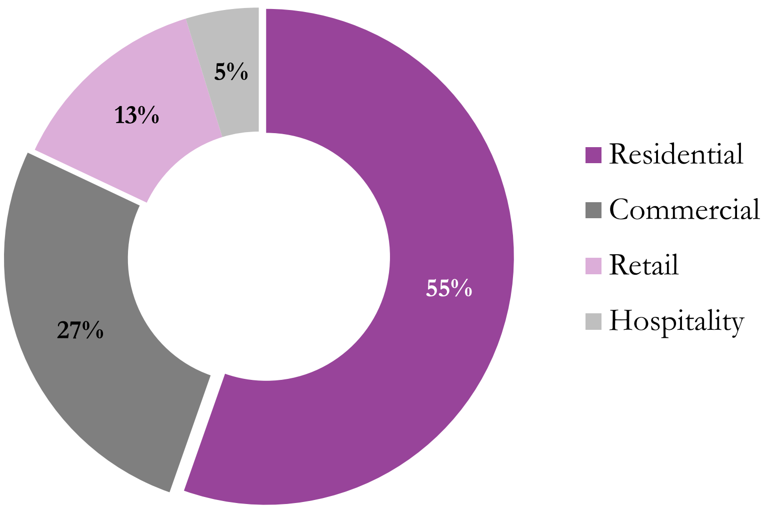
PROJECT PORTFOLIO & UPDATE

Business Segments

Product Mix – Segment Wise

Ongoing Projects

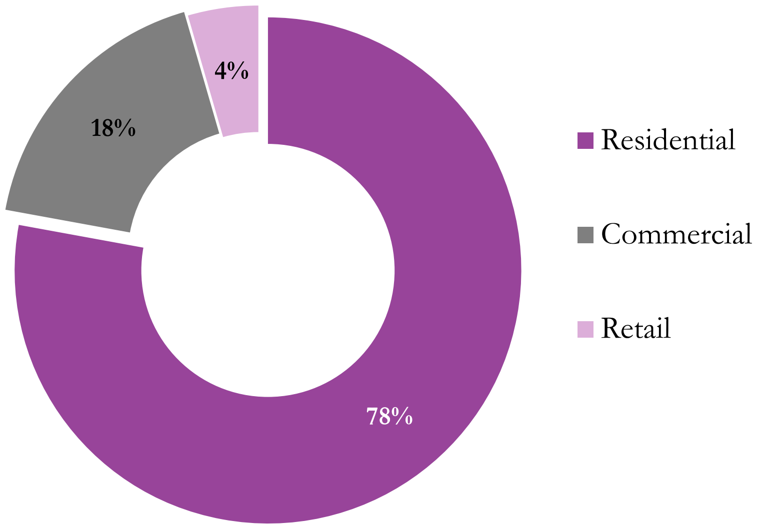
Total Area – 47.04 Mnsf



Segment	Area (Mnsf)	No. of Projects
Residential	26.05	28
Commercial	12.53	16
Retail	6.22	7
Hospitality	2.24	5
TOTAL	**47.04**	**56**

Upcoming Projects

Total Area – 34.15 Mnsf

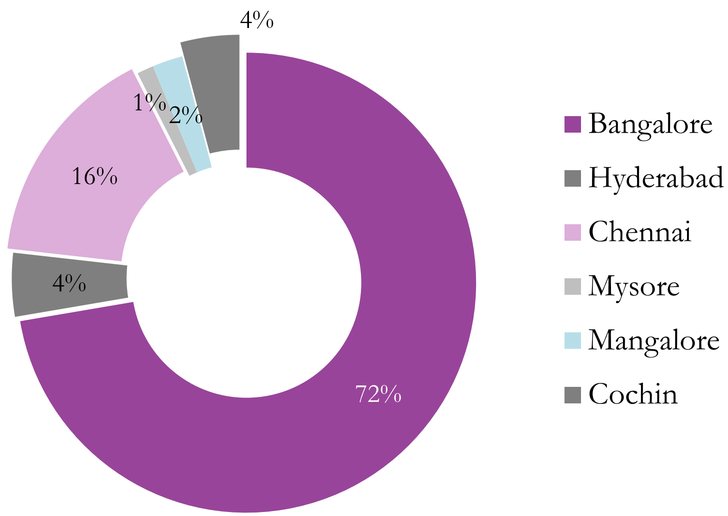


Segment	Area (Mnsf)	No. of Projects
Residential	26.59	18
Commercial	6.02	5
Retail	1.53	3
TOTAL	**34.15**	**26**

Product Mix – Geography Wise

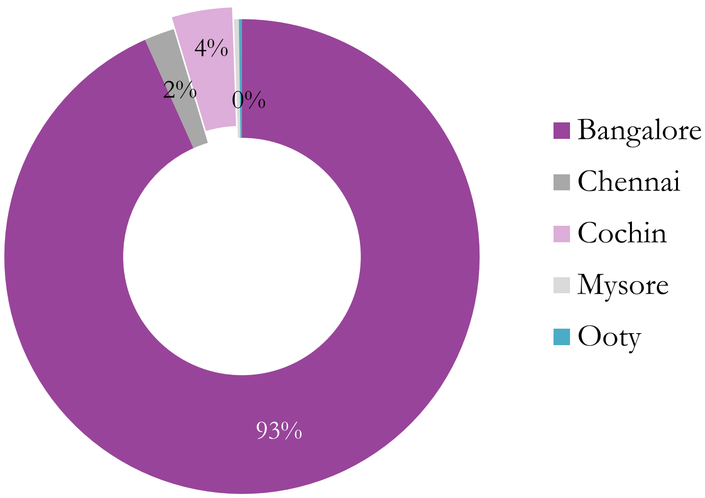
Ongoing Projects

Total Area – 47.04 Mnsf



Upcoming Projects

Total Area – 34.15 Mnsf



City	Area (Mnsf)	No. of Projects
Bangalore	34.02	42
Chennai	7.41	4
Cochin	1.95	5
Hyderabad	2.10	2
Mangalore	1.01	2
Mysore	0.55	1
TOTAL	**47.04**	**56**

City	Area (Mnsf)	No. of Projects
Bangalore	31.86	19
Chennai	0.70	2
Cochin	1.40	3
Mysore	0.11	1
Ooty	0.07	1
TOTAL	**34.15**	**26**

Ongoing Projects

Residential

Sl.No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)	No of Units	Prestige Share of Units
1	Prestige Golfshire- Villas	Bangalore	1.75	100.00%	1.75	228	228
2	Prestige White Meadows -1	Bangalore	1.07	100.00%	1.07	163	163
3	Prestige White Meadows -2	Bangalore	1.16	62.50%	0.73	191	119
4	Kingfisher Towers	Bangalore	1.09	45.00%	0.49	83	42
5	Prestige Royal Woods	Hyderabad	0.63	50.00%	0.32	152	76
6	Prestige Oasis - Phase 2	Bangalore	0.09	100.00%	0.09	16	16
7	Prestige Edwardian	Bangalore	0.07	100.00%	0.07	12	12
8	Prestige Hermitage	Bangalore	0.23	50.00%	0.12	26	13
9	Prestige Tranquility	Bangalore	4.57	100.00%	4.57	2,368	2,368
10	Prestige Park View	Bangalore	0.93	65.00%	0.60	376	269
11	Prestige Silver Oak	Bangalore	0.66	33.46%	0.22	178	60
12	Prestige Bella Vista	Chennai	5.04	60.00%	3.02	2,613	1,568
13	Prestige Sunny Side	Bangalore	0.98	100.00%	0.98	395	395
14	Prestige Garden Bay	Bangalore	0.64	72.00%	0.46	184	133
15	Prestige Glen Wood	Bangalore	0.32	65.00%	0.21	116	75
16	Prestige Mayberry-1	Bangalore	0.12	45.00%	0.05	40	18
17	Prestige Mayberry-2	Bangalore	0.39	62.00%	0.24	126	76
18	Prestige Silver Crest	Bangalore	0.25	100.00%	0.25	122	122
19	Prestige Summer Fields	Bangalore	0.31	50.59%	0.16	83	36
20	Prestige Silver Sun	Bangalore	0.21	26.84%	0.06	102	27
21	Prestige Hillside Retreat	Bangalore	0.11	75.00%	0.08	58	44
22	Prestige Philadelphia	Bangalore	0.03	45.00%	0.01	8	4
23	Prestige Ferns Residency	Bangalore	3.29	62.00%	2.04	1,324	814
24	Prestige Misty Waters	Bangalore	1.02	51.00%	0.52	552	282
25	Prestige West Holmes	Mangalore	0.06	65.00%	0.04	20	13
26	Prestige Tech Vista	Bangalore	0.12	60.00%	0.07	30	19
27	Prestige Royale Garden - Phase I	Bangalore	0.43	68.50%	0.29	256	175
28	Prestige Casabella	Bangalore	0.48	75.00%	0.36	210	158
	Total - A		**26.05**		**18.87**	**10,032**	**7,325**

Ongoing Projects

Commercial

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Cessna Business Park B7 - B11	Bangalore	4.33	85.00%	3.68
2	Prestige Polygon	Chennai	0.66	60.00%	0.40
3	Prestige Khoday Towers	Bangalore	0.26	48.53%	0.13
4	Exora Business Park - Phase 2	Bangalore	1.02	32.46%	0.33
5	Forum Vijaya Mall	Chennai	0.55	50.00%	0.28
6	Prestige Technopolis	Bangalore	0.47	56.80%	0.27
7	Prestige TechPark III	Bangalore	1.55	100.00%	1.55
8	Excelsior	Bangalore	0.22	21.75%	0.05
9	Prestige Trade Towers	Bangalore	0.61	45.00%	0.27
10	Prestige Tech Platina	Bangalore	1.43	66.66%	0.95
11	Prestige Star	Bangalore	0.04	64.00%	0.03
12	Prestige TMS Square	Cochin	0.17	58.00%	0.10
13	Forum Thomsun	Cochin	0.20	25.00%	0.05
14	Prestige Trinity Centre	Bangalore	0.45	26.84%	0.12
15	Prestige Falcon Tower	Bangalore	0.49	45.00%	0.22
16	Prestige Star II	Bangalore	0.08	64.00%	0.05
	Total - B		**12.53**		**8.48**

Ongoing Projects

Retail

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Forum Sujana	Hyderabad	1.47	24.50%	0.36
2	Forum Shantiniketan	Bangalore	1.06	63.87%	0.68
3	Forum Vijaya Mall	Chennai	1.16	50.00%	0.58
4	Forum Mysore	Mysore	0.55	50.99%	0.28
5	Forum Mangalore	Mangalore	0.95	34.26%	0.33
6	Prestige TMS Square	Cochin	0.12	58.00%	0.07
7	Forum Thomsun	Cochin	0.91	25.00%	0.23
	Total - C		**6.22**		**2.53**

Hospitality

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)	No. of Keys
1	Aloft	Bangalore	0.29	85.00%	0.25	202
2	Hilton	Bangalore	0.45	100.00%	0.45	285
3	Forum Value Mall - Service Apts	Bangalore	0.37	35.00%	0.13	142
4	Marriott Hotel + Convention Centre	Bangalore	0.58	100.00%	0.58	307
5	Forum Thomsun	Cochin	0.55	25.00%	0.14	200
	Total - D		**2.24**		**1.55**	
	GRAND TOTAL - A+B+C+D		**47.04**		**31.43**	

Upcoming Projects

Residential

Sl.No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Prestige Leela Residences	Bangalore	0.36	60.00%	0.22
2	Prestige Silver Spring	Chennai	0.49	27.54%	0.14
3	Kakanad Property	Cochin	0.80	70.00%	0.56
4	Prestige Jade Pavilion	Bangalore	0.68	46.91%	0.32
5	Jayanagar Property	Bangalore	0.39	25.00%	0.10
6	Prestige Down Town	Chennai	0.21	100.00%	0.21
7	Prestige South Woods	Bangalore	1.28	67.00%	0.86
8	Prestige Hillcrest	Ooty	0.07	50.00%	0.04
9	Prestige Royale Gardens - Phase II	Bangalore	2.46	68.50%	1.69
10	Prestige Brooklyn Heights	Bangalore	0.27	62.00%	0.16
11	Prestige Lakeside Habitat	Bangalore	8.40	70.00%	5.88
12	Prestige Primerose Hills	Bangalore	2.04	62.00%	1.26
13	Electronic City Property	Bangalore	3.27	100.00%	3.27
14	Prestige West Wood (Magadi Road)	Bangalore	1.02	60.00%	0.61
15	New Airport Road Property	Bangalore	2.72	100.00%	2.72
16	Prestige Park Square	Bangalore	0.65	35.70%	0.23
17	Prestige Augusta Golf Village	Bangalore	1.38	67.00%	0.92
18	Prestige Spencer Heights	Bangalore	0.11	100.00%	0.11
	Total - A		**26.59**		**19.30**

Upcoming Projects

Commercial

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Kakanad Property	Cochin	0.20	70.00%	0.14
2	Prestige Technostar	Bangalore	1.65	51.00%	0.84
3	Prestige Spectra	Bangalore	0.12	72.00%	0.08
4	Jacobs Land	Bangalore	2.81	73.93%	2.08
5	Prestige Tech Park IV	Bangalore	1.25	90.00%	1.13
	Total - B		**6.02**		**4.27**

Retail

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Prestige Mysore Central	Mysore	0.11	65.00%	0.07
2	Kakanad Property	Cochin	0.40	76.50%	0.31
3	ORR Mall	Bangalore	1.02	62.95%	0.64
	Total - C		**1.53**		**1.02**
	GRAND TOTAL - A+B+C		**34.15**		**24.59**

Land Bank & Projects Under Planning

Sl. No	Entity Name	Location	Land Area (Acres)	Economic Interest	PEPL Share (Acres)
1	Prestige Bidadi Holdings Pvt Ltd	Bidadi	142.74	100.00%	142.74
2	Prestige Projects Pvt Ltd	Bangalore	168.00	32.68%	54.90
3	Prestige Garden Resorts Pvt Ltd	Bangalore	7.00	100.00%	7.00
4	Eden Investments	Goa	74.13	40.00%	29.65
5	Prestige Estates Projects Ltd	Bangalore	33.48	100.00%	33.48
6	KRPL Techpark	Mysore	15.61	31.00%	4.84
7	Village D Nandi Pvt Ltd	Bangalore	22.95	100.00%	22.95
8	Prestige Nottinghill Investments - Falcon City	Bangalore	61.34	32.90%	20.18
	Total		**525.25**		**315.74**

ABOUT PRESTIGE

Advantage Prestige

Iconic developments like Forum Mall, Prestige Shantiniketan, UB City, Prestige Golfshire, etc

Spearheaded by Real Estate Icon, **Mr. Irfan Razack** & his brothers Mr. Rezwan and Noaman Razack

Legacy Spanning over 26 years

One of South India's Leading Developers

165 completed projects

Over 48 Mnsf of Developed Area

56 Ongoing Projects spanning

over 47 Mnsf of Area

Only **CRISIL DA1*** rated Developer in India

Excellence across **all** Real Estate Classes, i.e. Residential, Commercial, Retail & Hospitality

Stable Cash Flows by way of Annuity Income & Diversified Cash Flows from Various Segments

Strong Joint Venture partners like CapitaLand, RedFort , etc & **Strong** Associations with Various Banks & FIs

One of the Most Trusted Developers by Land Owners and Customers

** rating indicates the Company's excellent ability to execute real estate projects as per specified quality levels within stipulated time schedules and to transfer clean title*

Strong Presence Across All South Indian States

Karnataka
- Bangalore
- Mysore
- Mangalore

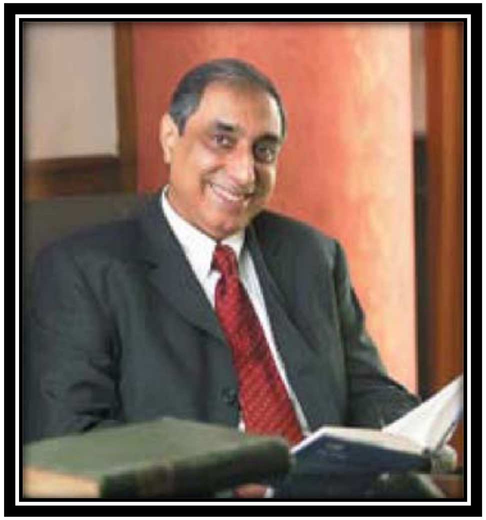
Tamil Nadu
- Chennai
- Ooty

Kerala
- Kochi

Andhra Pradesh
- Hyderabad

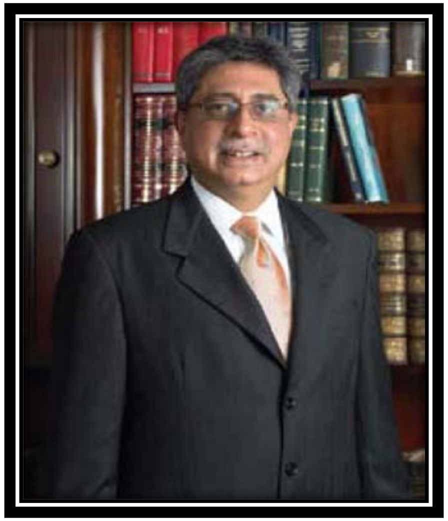
Goa

Board of Directors



Irfan Razack
Chairman & Managing Director

Rezwan Razack
Joint Managing Director



Noaman Razack
Whole-time Director

Jagdeesh K. Reddy
Independent Director

B.G. Koshy
Independent Director

Noor Ahmed Jaffer
Independent Director

Dr. Pangal Ranganath Nayak
Independent Director

Prestige GROUP
Add Prestige to your life

Executive Management

1 **Faiz Rezwan**
Executive Director
Contracts & Projects

2 **Uzma Irfan**
Executive Director
Corporate Communication

3 **Sana Rezwan**
Executive Director
Retail

4 **Zackria Hashim**
Executive Director
Land Acquisition

5 **Zaid Sadiq**
Executive Director
Liasioning & Hospitality

6 **Venkat K Narayan**
Executive Director
Finance & CFO

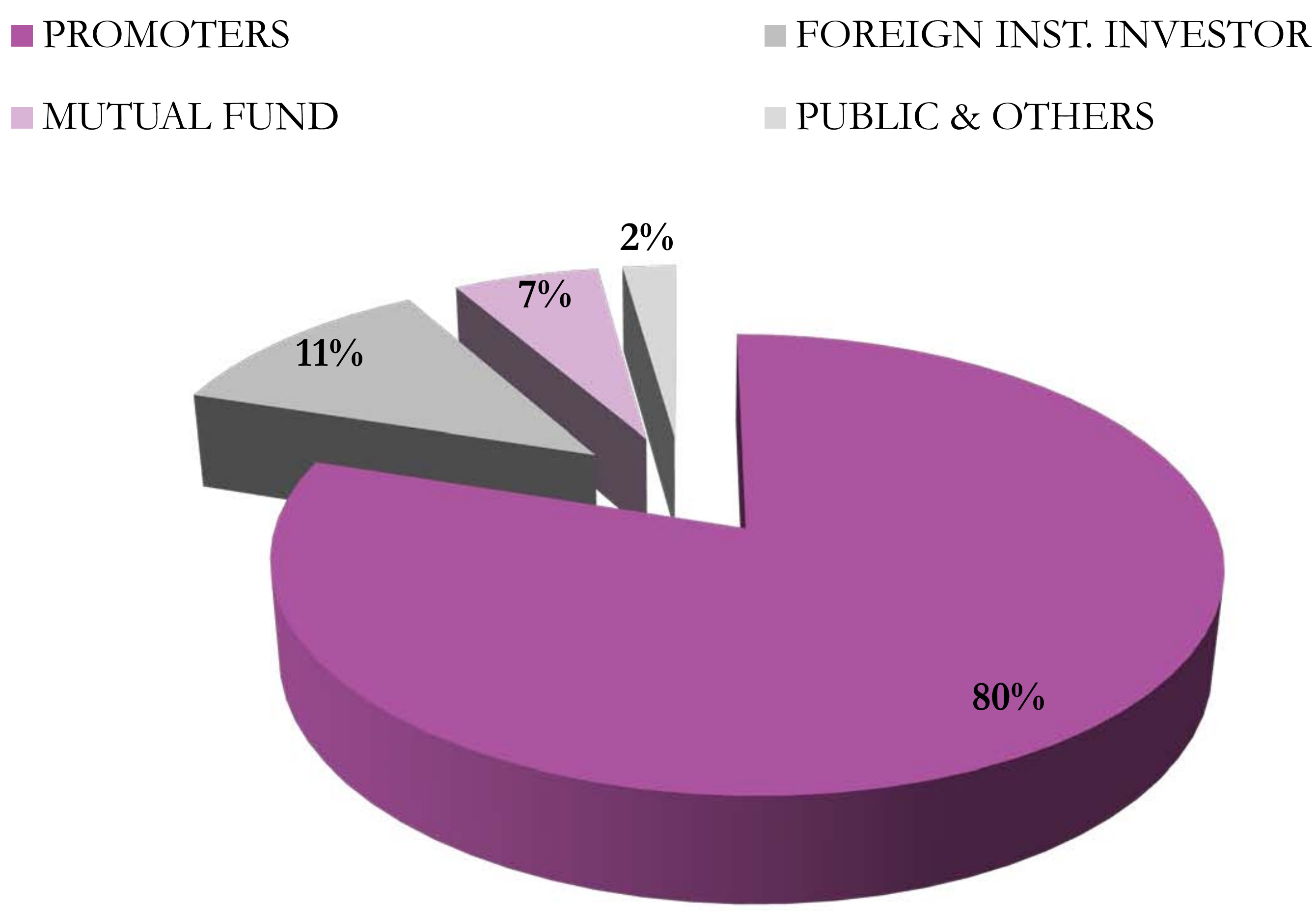
7 **Arvind Pai**
Executive Director
Legal

8 **V. Gopal**
Executive Director
Projects & Planning

9 **Nayeem Noor**
Executive Director
Public Relations

10 **Asha Vasan**
Executive Director
Business Development

Shareholding Pattern



As on 31 December, 2012

Prestige GROUP

Add Prestige to your life

AWARDS & RECOGNITION

Awards & Recognition*

CNBC Real Estate Award 2012 for project Prestige Neptune's Courtyard

* *Received during the quarter*

Prestige GROUP

Add Prestige to your life

PROJECT SNAPSHOT

Project Snapshots - New Launches during the quarter

Prestige Casabella

Project Snapshots - New Launches during the quarter

Prestige Falcon Towers

Project Snapshots - New Launches during the quarter

Prestige Star II

Project Snapshots – Key Projects

Prestige White Meadows

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Kingfisher Towers

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Prestige Bella Vista

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Prestige Tranquility

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Prestige Park View

Perspective

Current Construction Progress

Guidance Vs Achieved:FY 12-13

Particulars	FY 12-13 Guidance (Full Year)	Cum Q3 FY 12-13 Achieved (9 Months)	% Achieved as on 31/12/12
Sales (Rs. Mn)	25,000	25,801	103%
Turnover (Rs Mn)	15,000	10,189	68%
Collections (Rs. Mn)	15,000	14,367	96%
Launches (Mnsf)	8.00	10.09	126%
Leasing (Mnsf)	2.50	1.85	74%
Rental Income (Rs. Mn)	2,250	1,560	69%
Debt Equity Ratio			
Consolidated	0.75	0.72	
Standalone	0.50	0.43	

Disclaimer

This presentation has been prepared by Prestige Estates Projects Limited ("Company") solely for providing information about the Company. It contains certain forward looking statements concerning Prestige Estates Projects Ltd's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

Thank You

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