



CORPORATE PROFILE - FEBRUARY 2015

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HERITAGE / ANANT RAJ GROUP



Anant Raj Limited is the flagship Company of Anant Raj Group (The Group)

Began its operations in 1969 and is engaged in construction & development activities for over 45 years

Primarily focusing on:

- IT parks
- Hospitality projects
- SEZs
- Office Complexes
- Shopping Malls
- Residential Projects

Projects in Delhi, Haryana, Rajasthan & the NCR region

Over 20 million sq. ft. of developed Residential & Commercial projects in the NCR

HERITAGE / OUR WAYS OF SUCCESS



Our elements of success:

Ability to identify and foresee where the development is likely to take place.

Excellent ability of the management and promoters to evaluate NCR locations that have potential for profit and growth

Early mover advantage due to enriched knowledge & experience

Knowledge of local land laws, by-laws regulations, behavior pattern and practices w.r.t land acquisition/ construction activities,

Knowledge of planned infrastructure changes and augmentation

Knowledge of market trends and changes in demand in the NCR

A dedicated land acquisition department with very strong network of land accumulators & brokers, associated with us for over 30 years

HERITAGE / OUR EXPERTISE



An in house construction arm equipped with the following advantage:

Dedicated team of experienced engineers and workers

Cost saving

Better control on deadlines

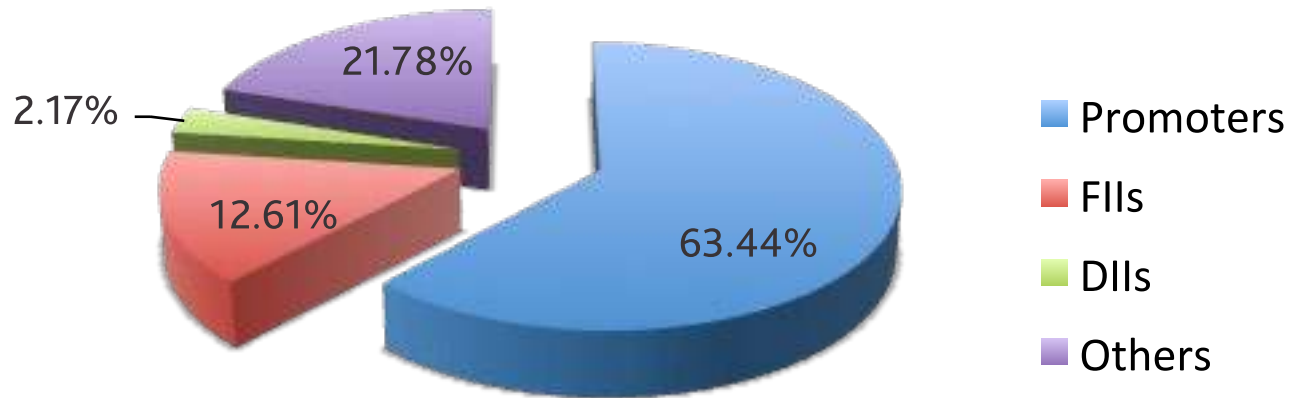
Flexibility to change designs and finishes of constructed properties

No Contractual binding as compared to third party contractors

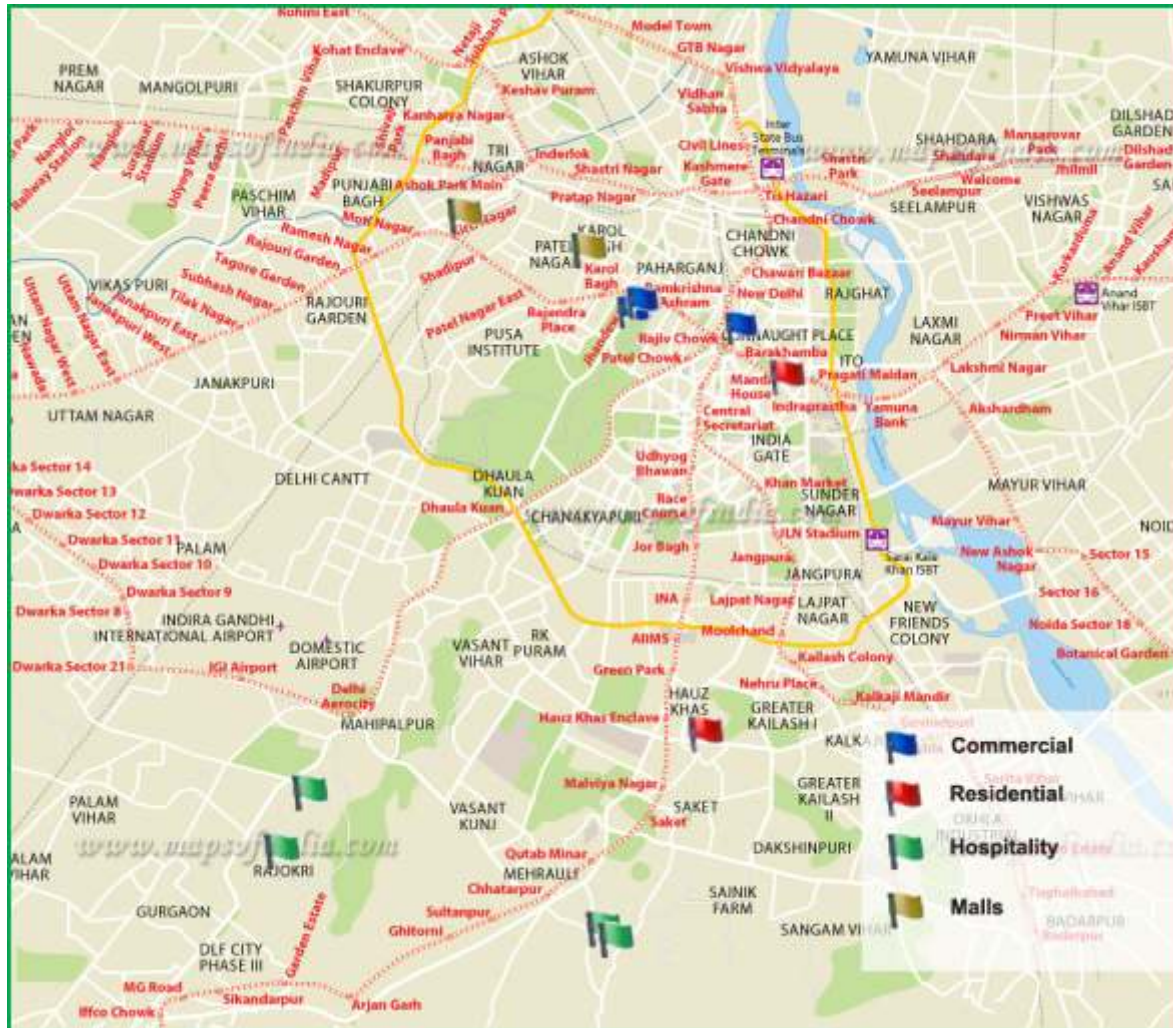
Focused on Quality

STRATEGIC ALLIANCES

SHAREHOLDING PATTERN



NCR DOMINANCE



NCR DOMINANCE



LAND BANK



HIGH QUALITY LAND BANK IN THE NCR ACQUIRED AT LOW COST

Amongst the largest land owners of Delhi

Accumulated high quality land bank in prime NCR locations at competitive price

Initial focus – commercial developments
Current focus –residential projects

Approximately 1100 acres of fully paid land bank in prime locations of Delhi and NCR regions

500 Acres fully paid land bank, only in Delhi

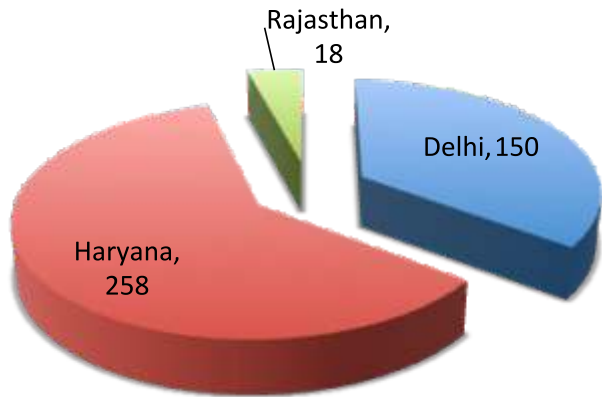
Balance land bank within 50 k.m. radius of Delhi

Major land parcels in Gurgaon. Acquired around 275 acres of land(for residential projects) in the last 36 months.

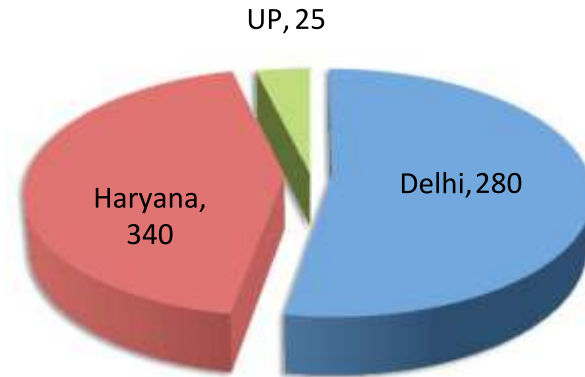
RS 1000 crores spent on the acquisitions.

TRACK RECORD

RESIDENTIAL (IN ACRES)

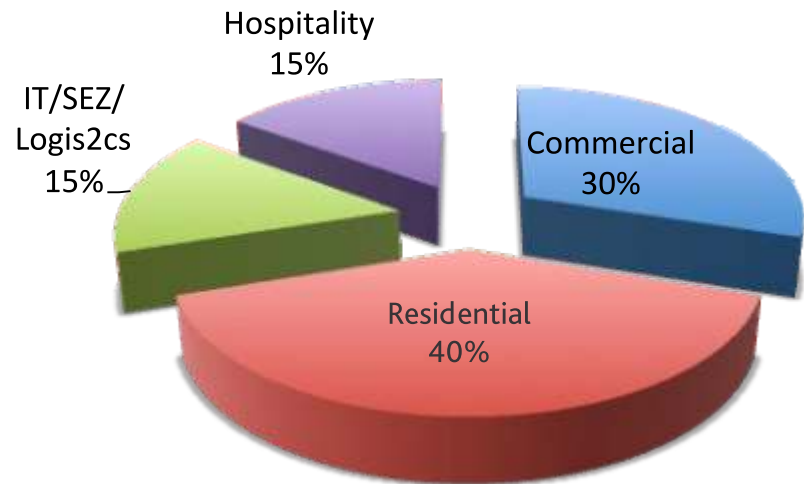


COMMERCIAL (IN ACRES)



The current dominant focus: Residential Development in the high-end, luxury, middle income & affordable categories.

PORTFOLIO WISE DIVERSIFICATION



FINANCIAL STRENGTHS



CONSISTENT EARNING FROM GROWING BASE OF RENTAL ASSETS

Intent to lease commercial properties with a view to obtain steady cash flows.

Already developed 5 million sq ft of commercial space in Prime locations of Delhi and NCR, 40% already leased out.

Present commercial portfolio includes 2 IT Parks, 1 IT SEZ, 3 Commercial Complexes, 1 Shopping mall & 6 Hotel projects.

Two more commercial projects starting shortly :-

- (a) 10 Acres resorts at Dhumaspur, Gurgaon (Developable Area around 6,50,000 Sq.ft.)
- (b) 75 Acres Industrial Township at Manesar, Haryana

Present lease income – 80 crores (approx.) per annum

Rental yield at full occupancy – 250 to 300 crores per annum

Completed and under development commercial space has only used 100 acres of land out of 670 acres of commercial land available

Plans to develop the balance 570 acres in a phased manner.

FINANCIAL STRENGTHS

Rupees in millions

Particulars	Standalone Accounts			Consolidated Accounts		
	Year Ended 31.03.13	Year Ended 31.03.14	Nine Months Ended 31.12.14	Year Ended 31.03.13	Year Ended 31.03.14	Nine Months Ended 31.12.14
Total Income	5,357.08	4,489.97	3,129.47	5,780.82	5,031.11	3,437.32
Profit Before Tax	1,368.89	1,079.97	1,526.55	1,485.27	1,249.38	1,610.80
Profit After Tax	997.10	883.25	1,210.48	1,060.40	1,003.76	1,252.64
Equity Share Capital	590.20	590.20	590.20	590.20	590.20	590.20
Reserves & Surplus	37,814.21	38,614.60	39,804.75	38,586.46	39,436.41	40,662.43
Secured Loans	13,833.08	12,506.11	12,341.94	14,083.08	12,996.21	12,813.14
Fixed Assets	14,462.78	19,411.67	19,484.14	21,478.07	26,804.98	25,329.92
Capital work in progress- including Capital advances	8,563.85	2,659.58	2,530.28	10,994.11	4,508.47	4,427.75
"Investments"	3,239.18	3,950.52	4,023.27	4,812.95	5,496.17	5,490.54
a) Investment in liquidity Funds	0.45	1.10	-	0.45	1.10	-
b) Other Investments	3,238.73	3,949.42	4,023.27	4,812.50	5,495.07	5,490.54
Cash & Bank balances	446.38	169.93	905.67	815.81	558.64	13,46.78
Sundry Debtors	1,587.55	1,543.51	1,848.96	1,603.39	1,556.05	1,868.15
Other Current Assets (net)	23,937.75	23,970.74	23,926.53	14,543.56	15,217.21	16,820.41
Earnings Per Share -Basic (in Rs.)	3.38	2.99	4.10	3.59	3.53	4.29

Commercial Projects / IT Parks & SEZ



IT PARK, MANESAR

Completed
 Land area – 10 acres
 Location – IMT Manesar, Haryana
 Total Constructed area– 1.80 mn. sq.ft.
 Leaseable area – 1.20 mn. sq.ft. (which includes 40,000 sq.ft. of Retail Space).
 Present Status – 30% leased out
 11 km from Gurgaon – a hub of IT/ITES and BPO companies.
 Estimated Rental Yield after fully leaseout - 450 mn.



IT SEZ, RAI

Land area – 25 acres.
 Location - Situated on National Highway (NH-1). 5 kms from Delhi order.
 Total Developable area – 5.10 mn. sq. ft.
 Total Leasable area – 3.4 mn. Sq. ft.
 Phase I – 2.10 mn. sq.ft.
 Leaseable area (Phase I) – 1.4 mn. sq.ft.
 Estimated Rental Yield after fully leaseout (Phase I) - 400 mn
 Sound infrastructure in place.
 Proposed to be connected by Delhi Metro.
 Also being connected to Airport, Gurgaon and Manesar by the upcoming KMP expressway.
 Ready to move position, Marketing start for leasing.
 Phase - I Completed



IT PARK, PANCHKULA

Land area – 10 acres
 Location – Panchkula, Haryana
 Total Developable area – 1.80 mn. sq.ft.
 Leasable Area – 1.20 mn. Sq. ft.
 Leasable Area Phase I – 0.45 mn. sq.ft.
 Estimated rental Yield after 100% leased (Phase I) – 130 mn
 49.90% stake in the project held by Monsoon Capital.
 Modern city developed by the Haryana govt adjoining to Chandigarh.
 10 kms from Baddi (Largest Industrial Area developed by Himachal Pradesh govt and offered various incentives/tax benefits).
 Good connectivity by road, rail and air.
 Phase - I Completed

Hospitality Projects



TRI COLOR

Completed

Land area – 8.3 acres

Total Constructed area (Phase I) – 0.10 mn. sq.ft.

(Phase - I – 52 rooms Located Near to the Delhi Airport, on main NH-8, the Delhi Jaipur expressway. 3 kms from Gurgaon.

Well known hotel chains like Radisson, Trident, Uppal Orchid are located in this region.

To be connected by Delhi Metro.

*(Present FAR has recently increased from 0.15 to 1.75)



HOTEL MAPPLE EMERALD

Completed & leased out to Mapple Group

Land area – 7.61 acres

Total Constructed area (Phase I) – 0.10 mn. sq.ft.

(Phase - I – 53 rooms Located Near to the Delhi Airport, on main NH-8, the Delhi Jaipur expressway. 3 kms from Gurgaon.

Well known hotel chains like Radisson, Trident, Uppal Orchid are located in this region.

To be connected by Delhi Metro.

Current Rental Phase I – Rs 72 mn p.a. or 0.28% of turnover whichever is higher

*(Present FAR has recently increased from 0.15 to 1.75)



HOTEL OCEAN PEARL RETREAT

Completed & leased out to Sagar Ratna Group

Land area – 7.37 acres

Total Constructed area (Phase I) – 0.06 mn. sq.ft.

(Phase - I – 49 rooms Located near South Delhi. 10 kms from IGI Airport.

Adjoining Chattarpur Temple, Qutub Minar and other tourist Spots.

An Ideal environment for hospitality projects.

To be connected by Delhi Metro.

Current Rental Phase I- Rs 54 mn p.a. or 0.28% of turnover whichever is higher.

*(Present FAR has recently increased from 0.15 to 1.75)

Hospitality Projects



HOTEL MAPPLE EXOTICA

Completed & leased out to Mapple Group

Land area – 5.75 acres

Total Constructed area (Phase I) – 0.1 mn. sq.ft.

(Phase - I – 43 rooms) Located near South Delhi.

10 kms from IGI Airport.

Adjoining Chattarpur Temple, Qutub Minar and other tourist Spots.

Congenial and peaceful environment for hospitality projects.

To be connected by Delhi Metro.

Current Rental phase I- Rs 54 mn p.a. or 0.28% of turnover whichever is higher

*(Present FAR has recently increased from 0.15 to 1.75)



SERVICE APARTMENTS MANESAR

Completed

No. of Rooms - 120

Located in IMT Manesar.

11 km from Gurgaon – a hub of IT/ITES and BPO companies.

Constructed Area – 0.1 mn. Sq. ft.

Land Area – 1 Acre



DHUMASPUR RESORT, GURGAON

Land Area – 10 acres

Constructed area – 0.65 mn. sq. ft.

No. of Rooms (Projected) – 400

RETAIL / MOMENTS MALL



Completed & Leased out

Land Area – 7.5 acres.

Total Constructed Area– 0.75 million sq.ft.

Leasable area – 0.6 mn sq. ft. (80% leased out)

One of the biggest & popular mall in Delhi.

Mall has already leased out to various branded & other stores

Centrally located in Delhi and near Metro Station, making it well connected to other parts of the city.

5 kms from Connaught Place.

Near to residential areas like Moti Nagar, Rajouri Garden, Tilak Nagar.



RESIDENTIAL / GROUP HOUSING



MADELIA SECTOR-M1A, MANESAR

Total No. of Flats – 670
 Status – 100% Sold
 Projected Realisation – ₹ 5000 mn
 Completion date - March 2016
 Constructed area – 1.20 mn. sq.ft.
 Land Area – 12.45 acres



MACEO SECTOR – 91, GURGAON

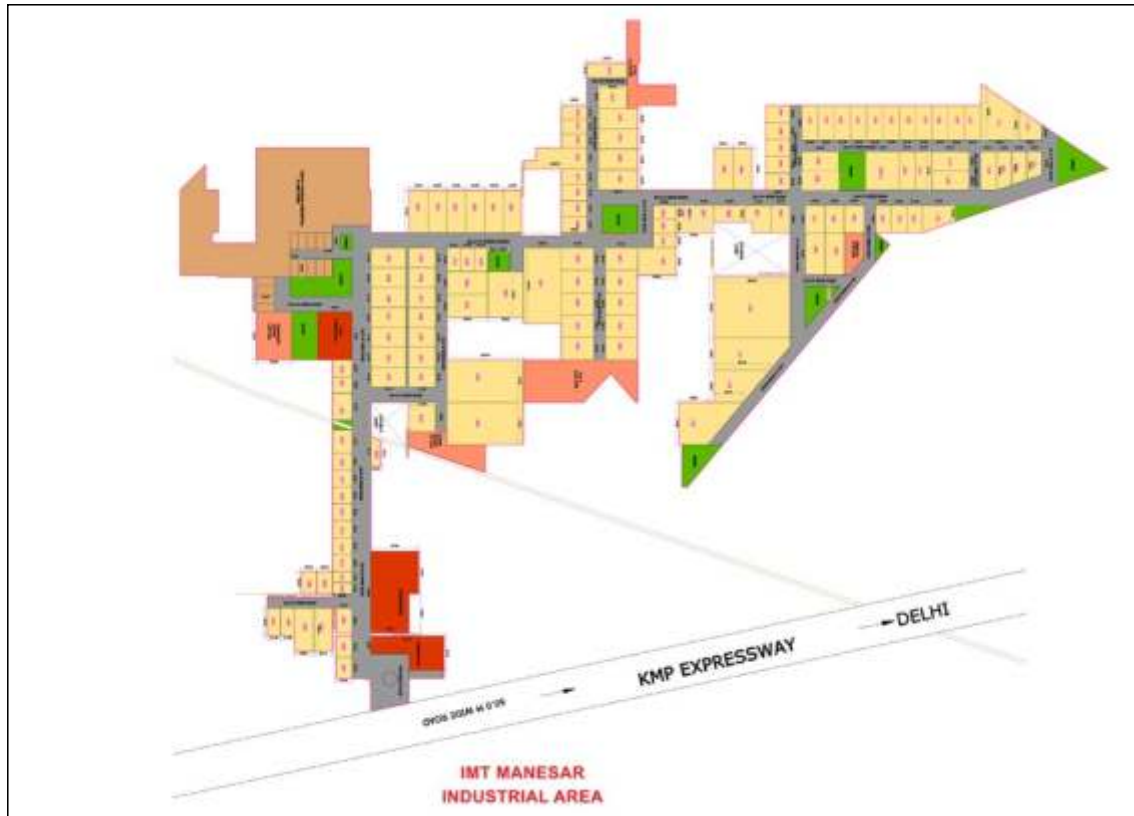
Total No. of Flats – 743
 Status – 60% Sold
 Projected Realisation – ₹ 6000 mn
 Completion date - March 2016
 Constructed area – 1.50 mn. sq.ft.
 Land Area – 15.575 acres



ANANT RAJ AASHRAY NEEMRANA, RAJASTHAN

Total No. of Flats – 2489
 Status – 80% sold
 Projected Realisation – ₹ 2500 mn
 Completed
 Constructed area – 1.80 mn. sq.ft.
 Land Area – 18 acres

INDUSTRIAL TOWNSHIP



INDUSTRIAL TOWNSHIP MANESAR

Status – yet to be launched

Land Area – 75 acres

Industrial Plots – 33.50 acres

Residential Plots – 7.40 acres

Commercial – 3 acres

Expected completion date – December 2016

TENANTS

Income Tax Department
 Director of Telecom
 G.M. Setalite
 NCES
 Flair Pens Ltd.
 Aircel Ltd.
 Bharti Airtel Ltd.
 Proguild India
 Reliance Communication
 Vodaphone Essar Mobile
 Allahabad Bank
 Chanakya Protection Ltd.
 Bata
 K. M. Realtech Limited
 Punjab & Sind Bank
 The New India Assurance Ltd.
 The South Indian Bank
 Nineth Dimension Ltd.
 Sagar Ratna Group
 Royal Orchid Hotels Ltd.
 Aditya Birla - More
 Marks & Spencers
 Westside
 RIL-Timeout
 Reliance-Digital
 Lilliput World
 24 Carat
 Reliance Footprints
 Burg
 Esbeda
 Beer Cafe
 Himalaya
 Hello Kitty
 Kimaya Fashion
 Benetton
 Savya Jewels

Toy Fort
 Kazo
 Bazoka
 Route 9
 Giani's
 World Kitchen
 Punjabi Express
 Vango
 Fast Trax
 KFC
 Costa Coffee
 Bercos
 Saash
 Metro Shoes Ltd.
 Biba
 Punk Clothing
 Adidas
 Nike
 Kapoor Watch Co.
 Tommy Accessories
 Hallmark
 Frenko Leon
 Global Desi
 Vango
 Cat Walk
 OZEL
 Levis
 Karim's
 American Chocolate
 DLF Brands
 Haldiram's
 Subway
 Studio 169
 Store 99
 The Chocolate Room
 The Burg

Beer Café
 World Kitchen
 Karmic By Kimaya
 Mayur
 BG Fashion
 Body Shop
 Fragrance
 Faces
 ET All
 Good Thing
 Uncle Tom
 Amir Chand
 Magneti Marelli
 Chang
 Hi-Fashion
 Ice Skating
 Funky Kingdom
 Star Salon
 Kudo's
 Trendy Diva
 Baluja's Shoes
 Parantha 21
 Subway
 Mezze Grill
 Coco Berry
 Unicorn
 Tropical Snow
 Grillz
 Gelato Vinto
 Hot-Dog
 Timex
 Best Food
 Karigari
 Cocoa World
 Maadhyaama
 Kulfi

Bisleri
 Gadget World
 Nail Art
 You Shine
 Fire On Wheels
 Belgian Fries
 MC Studio
 Indoor Cricket
 Chai-Adda
 Mirchi Mart
 Reiagro
 Nestle



THANK YOU

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