



Result Highlights

Consolidated Revenues

- QE June'12 at Rs. 247.95 Crores ('11- Rs. 190.87 Crores); up by 30%

Consolidated Profit Before Tax (PBT)

- QE June'12 at Rs. 73.38 Crores ('11 – Rs. 44.16 Crores); up by 66%

Consolidated Profit After Tax (PAT)

- QE June'12 at Rs. 50.05 Crores ('11 – Rs. 31.14 Crores); up by 61%

Sales Realization

- Puravankara - QE June' 12 at Rs. 4,124 psft ('11 – Rs. 3,937 psft); up by 5%
- Provident - QE June'12 at Rs. 2,676 psft ('11 – Rs. 2,388 psft); up by 12%

No land parcel has been monetized during the Quarter

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Corporate Overview

- Development Potential

	Saleable Area (Msft)	
Future		
- Proposed Launches*	17.17	
-Balance	70.73	
		87.90
Current (20 projects)		25.26
Total		113.15

**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.

Sales – 30 June 2012

<i>Based on Bookings</i>										<i>Quarter ended</i>		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	<i>Jun-12 msft</i>	<i>Jun-11 msft</i>	<i>%</i>	<i>Jun-12 No.s</i>	<i>Jun-11 No.s</i>	<i>%</i>	<i>Jun-12 Rs.in million</i>	<i>Jun-11 Rs.in million</i>	<i>%</i>	<i>Jun-12 Rs.psft</i>	<i>Jun-11 Rs.psft</i>	<i>%</i>
Puravankara	0.30	0.60	-51%	173	376	-54%	1,225	2,377	-48%	4,124	3,937	5%
Associates	0.02	0.01	77%	14	8	70%	100	42	136%	4,293	3,231	33%
Provident	0.25	0.12	110%	238	121	97%	659	280	135%	2,676	2,388	12%
Total	0.57	0.73	-23%	425	505	-16%	1,984	2,700	-26%			

Notes

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

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

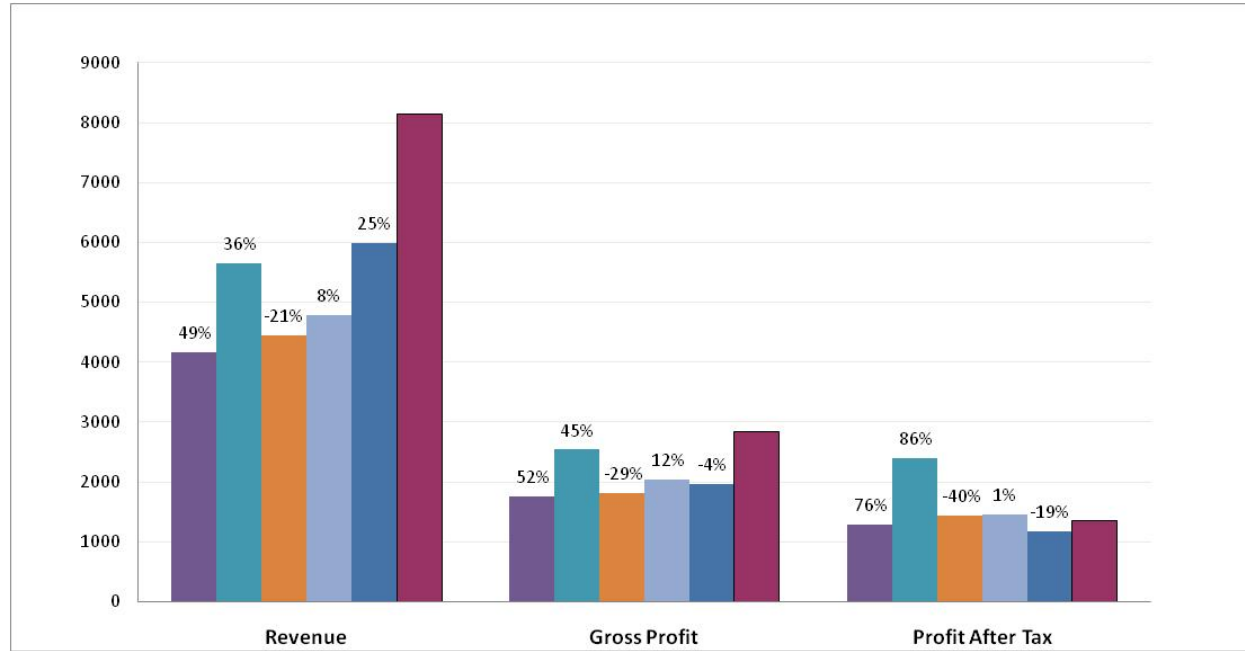
Income Statement - Analysis

Consolidated Statement of Profit and Loss for the quarter ended 30 June 2012

	Note	30 Jun 2012	30 Jun 2011
(All amounts in ₹ lakhs, unless otherwise stated)			
Income			
Revenue from operations			
Revenue from projects	20	24,634.96	18,911.31
Other operating revenues	20	102.87	105.73
Other income		56.96	76.83
Total		24,794.79	19,093.87
Expenses			
Material and contractor costs	21	14,803.44	11,931.63
Land cost		2,119.07	34,452.15
Decrease / (increase) in inventory of properties under development and properties held for sale	22	(8,353.75)	(39,715.03)
Employee benefit expenses	23	1,707.77	1,294.71
Other expenses	24	2,524.77	2,004.76
Depreciation and amortization	25	159.01	123.79
Finance expenses, net	26	4,793.19	4,653.43
Total		17,753.50	14,745.44
Profit before tax and share of profit / (loss) in associates, net		7,041.29	4,348.43
Share of profit / (loss) in associates, net		296.58	67.45
Profit before tax		7,337.87	4,415.88
Tax expense			
Current tax	27	2,445.28	1,376.48
Deferred tax		(112.23)	(74.10)
Profit after tax and before prior period items		5,004.82	3,113.50
Prior period income (net of tax expense)			-
Net profit for the quarter		5,004.82	3,113.50
Earnings per share (Nominal value ₹ 5 per share)			
Basic (₹)	28	2.35	1.46
Diluted (₹)		2.35	1.46

The figures disclosed in this Income Statement has been presented in the revised schedule VI format

Income Statement - Analysis – (contd.)



	Revenue <i>Rs. in Mln</i>	Gross Profit <i>Rs. in Mln</i>	%	Profit After Tax <i>Rs. in Mln</i>	%
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%	1,179	20%
FY12	8,146	2,829	35%	1,357	17%

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

Key Financial Indicators

Particulars		FY13-Q1	FY12	FY12-Q4	FY12-Q1	FY11
Total Income	Rs. in Million	2,479	8,145	2,320	1,909	5,997
EBITDA from Operations	Rs. in Million	1,199	3,925	1,198	897	2,825
Profit before Tax	Rs. in Million	734	1,965	652	442	1,459
Profit after Tax	Rs. in Million	500	1,357	460	311	1,179
EPS (basic & diluted) - Annualized	Rs.	9.38	6.36	8.63	5.84	5.52
Cash EPS (basic & diluted) - Annualized	Rs.	14.05	9.45	12.49	8.50	7.00
EBITDA Margin	%	48.48%	48.19%	51.66%	47.00%	47.10%
Net Profit Margin	%	20.23%	16.66%	19.85%	16.31%	19.66%
Dividend Payout	%		15.72%			18.10%
Share Capital	Rs. in Million	1,067	1,067	1,067	1,067	1,067
Reserves and Surplus	Rs. in Million	16,306	15,806	15,806	15,008	14,697
Borrowings	Rs. in Million	13,421	13,253	13,253	12,274	11,587
Fixed Assets	Rs. in Million	751	726	726	494	461
Net Current Assets	Rs. in Million	10,968	10,366	10,366	13,663	5,214
Return on Average Net Worth	%	11.69%	8.32%	10.92%	7.82%	7.48%
Net Debt Equity Ratio	x	0.74	0.73	0.73	0.69	0.69
Interest Coverage Ratio	x	2.46	1.99	2.08	1.97	2.12
Current Ratio	x	1.98	1.94	1.94	2.80	1.50
Equity Shares - Outstanding	No. of shares	21,34,24,335	21,34,24,335	21,34,24,335	21,34,24,335	21,34,24,335

Income, profit and ratios have been disclosed including prior period income, if any

Debt – 30 June 2012

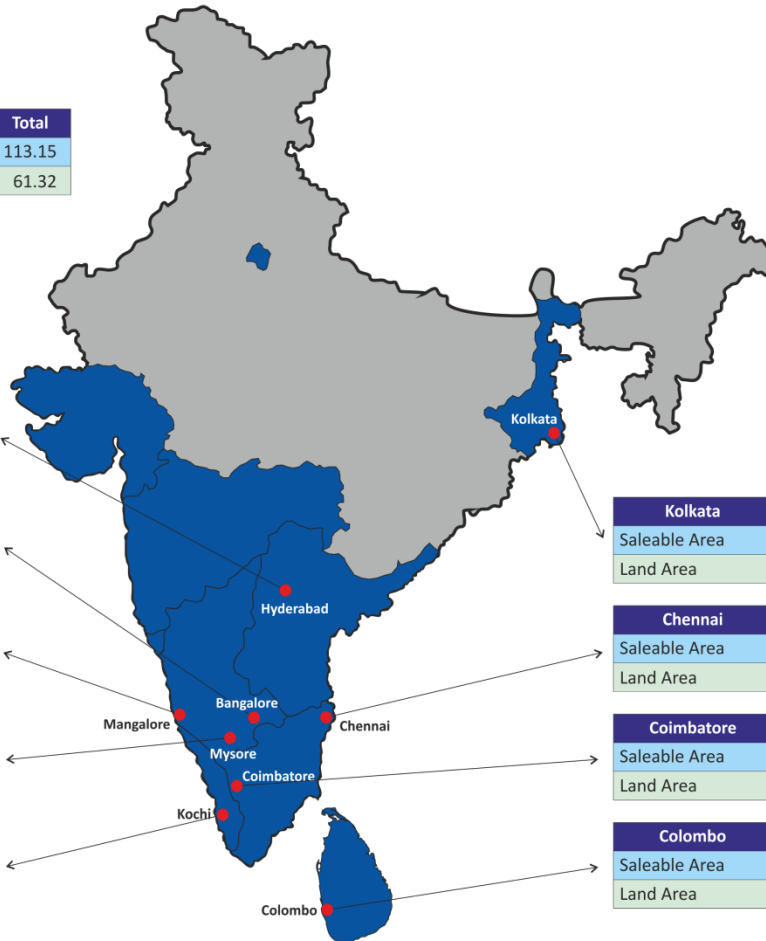
Debt Movement	Q1 - 2013 ₹ Million	Q1 - 2012 ₹ Million
Opening Balance	13,253	11,587
Additions during the period	977	2,549
Repayments during the period	809	1,863
Closing balance	13,421	12,274
Less: Cash and Cash Equivalents	646	1,180
Net debt	12,775	11,094
Debt / Equity Ratio	0.74	0.69

Land Portfolio

	Ongoing	Future	Total
Saleable Area	25.26	87.90	113.15
Land Area	12.33	48.99	61.32

- 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

All figures in million sq. ft.



Hyderabad	Ongoing	Future
Saleable Area	-	4.24
Land Area	-	1.00

Bangalore	Ongoing	Future
Saleable Area	12.47	63.43
Land Area	5.55	41.08

Mangalore	Ongoing	Future
Saleable Area	-	0.42
Land Area	-	0.19

Mysore	Ongoing	Future
Saleable Area	-	1.30
Land Area	-	0.67

Kochi	Ongoing	Future
Saleable Area	2.12	9.09
Land Area	0.59	1.66

Kolkata	Ongoing	Future
Saleable Area	0.83	-
Land Area	1.08	-

Chennai	Ongoing	Future
Saleable Area	8.00	7.11
Land Area	4.37	2.72

Coimbatore	Ongoing	Future
Saleable Area	1.84	0.93
Land Area	0.74	0.61

Colombo	Ongoing	Future
Saleable Area	-	1.38
Land Area	-	1.06

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	0.28	65%	0.19	Development planning in progress	Q2 - FY 13	Q2 - FY 14
2	Bengaluru	Own	0.51	100%	0.51	Development planning in progress	Q2 - FY 13	Q1 - FY 15
3	Bengaluru	Own	0.40	100%	0.40	Development planning in progress	Q2 - FY 13	Q3 - FY 15
4	Bengaluru	Own	2.01	100%	2.01	Plan approved	Q4 - FY 13	Q1 - FY 16
5	Bengaluru	Own	0.72	100%	0.72	Plan approved	Q4 - FY 13	Q1 - FY 16
6	Bengaluru	Joint Development	0.14	64%	0.09	Development planning in progress	Q2 - FY 13	Q1 - FY 15
7	Bengaluru	Joint Development	0.15	71%	0.11	Development planning in progress	Q2 - FY 13	Q1 - FY 15
8	Chennai	Own	2.01	100%	2.01	Development planning in progress	Q2 - FY 13	Q4 - FY 15
9	Chennai	Own	0.08	100%	0.08	Development planning in progress	Q2 - FY 13	Q4 - FY 15
PURAVANKARA - Total			6.30		6.12			
PROVIDENT - RESIDENTIAL								
10	Bengaluru	Own	5.88	100%	5.88	Awaiting approval	Q2 - FY 13	Q4 - FY 18
11	Bengaluru	Own	2.98	100%	2.98	Development planning in progress	Q3 - FY 13	Q4 - FY 15
12	Bengaluru	Joint Development	1.77	70%	1.24	Development planning in progress	Q3 - FY 13	Q3 - FY 15
13	Mangalore	Joint Development	0.58	73%	0.42	Development planning in progress	Q2 - FY 13	Q3 - FY 14
14	Coimbatore	Joint Development	0.59	70%	0.41	Awaiting Development plan approval	Q2 - FY 13	Q4 - FY 14
15	Mysore	Joint Development	0.17	72%	0.12	Development planning in progress	Q2 - FY 13	Q2 - FY 14
PROVIDENT - Total			11.97		11.05			
GRAND TOTAL			18.27		17.17			

Note:

1. Developable and Saleable Areas are tentative and are subject to approval from authorities
2. Expected approval dates are subject to change
3. Project 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

Current Project Status – 30 Jun 2012

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
Puravankara - Residential (Joint Development)			Msft	Units	%	Msft	Msft	Msft	%
1	Purva Atria	Sanjay Nagar, Bangalore	0.24	131	62%	0.15	0.15	0.14	7%
2	Purva Atria Platina	Sanjay Nagar, Bangalore	0.14	70	62%	0.09	0.09	0.02	78%
3	Purva Midtown Residences	K.R.Puram, Bangalore	0.45	306	75%	0.34	0.21	0.25	26%
4	Purva Seasons	CV Raman Nagar, Bangalore	1.08	660	60%	0.65	0.65	0.07	89%
			1.91	1,167		1.22	1.22	0.48	
Puravankara - Residential (Joint Venture)									
5	Elita Promenade	JP Nagar, Bangalore	2.55	1,573	49%	1.25	1.25	1.23	1%
6	Elita Garden Vista	Rajarhat, Kolkata	2.28	1,278	36%	0.82	0.44	0.39	12%
			4.83	2,851		2.07	1.69	1.62	
Puravankara - Residential (Owned)									
7	Purva Venezia	Yelahanka, Bangalore	2.09	1,332	100%	2.09	2.09	1.88	10%
8	Purva Highlands	Mallasandra, Bangalore	1.34	849	100%	1.34	1.34	0.85	37%
	Purva Highlands - II	Mallasandra, Bangalore	1.24	740	100%	1.20	-	-	100%
9	Purva Grandbay	Marine Drive, Kochi	0.50	265	100%	0.51	0.50	0.33	34%
10	Purva Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	0.96	0.61	36%
11	Purva Swanlake	OMR, Chennai	0.83	522	100%	0.83	0.83	0.47	44%
	Purva Swanlake - II	OMR, Chennai	0.34	207	100%	0.34	0.34	0.03	91%
12	Purva Moonreach	Airport-Seaport Rd, Kochi	0.39	196	100%	0.39	0.15	0.14	4%
13	Purva Oceana	Marine Drive, Kochi	0.26	96	100%	0.26	0.26	0.08	71%
14	Purva Skywood	Sarjapur Road, Bangalore	0.65	403	100%	0.65	0.65	0.62	4%
	Purva Skywood - II	Sarjapur Road, Bangalore	0.59	327	100%	0.59	0.59	0.39	34%
15	Purva Windermere	Medavakkam, Chennai	1.45	756	100%	1.45	1.45	0.95	35%
	Purva Windermere - II & III	Medavakkam, Chennai	2.68	1,932	100%	2.68	2.68	-	100%
16	Purva Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	0.81	0.29	64%
	Purva Bluemont - II	Trichy Road, Coimbatore	1.03	630	100%	1.03	-	-	100%
			15.17	9,341		15.17	12.65	6.64	
Total (A)			21.91	13,359		18.46	15.57	8.74	

Current Project Status – 30 Jun 2012 – (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	%
17	Provident Cosmo City	Pudupakkam, Chennai	1.09	1,070	100%	1.09	1.09	1.09	0.1%
	Provident Cosmo City - II	Pudupakkam, Chennai	1.14	1,104	100%	1.14	1.14	0.77	32%
18	Provident Welworth City	Doddaballapur Rd, Bangalore	1.13	1,120	100%	1.13	1.13	1.07	6%
	Provident Welworth City - II	Doddaballapur Rd, Bangalore	1.09	1,088	100%	1.09	1.09	0.64	41%
	Provident Welworth City - III	Doddaballapur Rd, Bangalore	1.28	1,152	100%	1.28	1.09	0.03	97%
19	Provident Harmony	Thanisandra Road, Bangalore	0.65	570	65%	0.44	0.44	0.28	35%
Total (B)			6.39	6,104		6.18	5.98	3.88	
Total (A) + (B)			28.30	19,463		24.64	21.55	12.62	
Puravankara - Commercial (Joint Development)									
20	Primus	OMR, Chennai	0.17	-	60%	0.11	0.11	-	100%
21	Gainz	Hosur Rd, Bangalore	0.24	-	70%	0.20	0.20	-	100%
Puravankara - Commercial (Owned)									
22	Moneto	Guindy, Chennai	0.36	-	100%	0.36	0.36	-	100%
Total Commercial			0.77			0.67	0.67	-	
Grand Total			29.07	19,463		25.26	22.22	12.62	

Execution Update

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

Corporate Profile

- Over 36 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

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

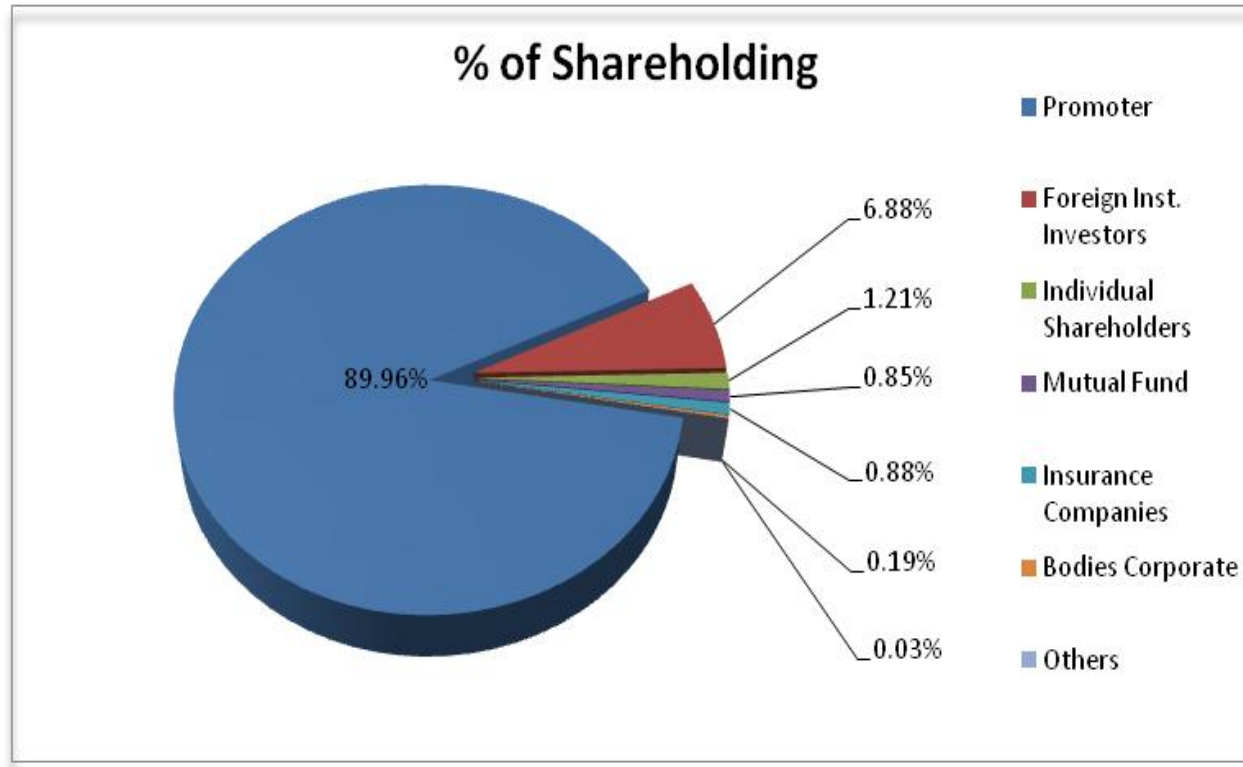


Jackbastian Kaitan Nazareth

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

Shareholding Pattern – as at 30 June 2012



Notes

Promoter Shares are unencumbered

Key Shareholders'

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

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

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