



Purva Grand Bay, Marine Drive, Kochi

Puravankara Projects Limited

June 2015

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Company Overview

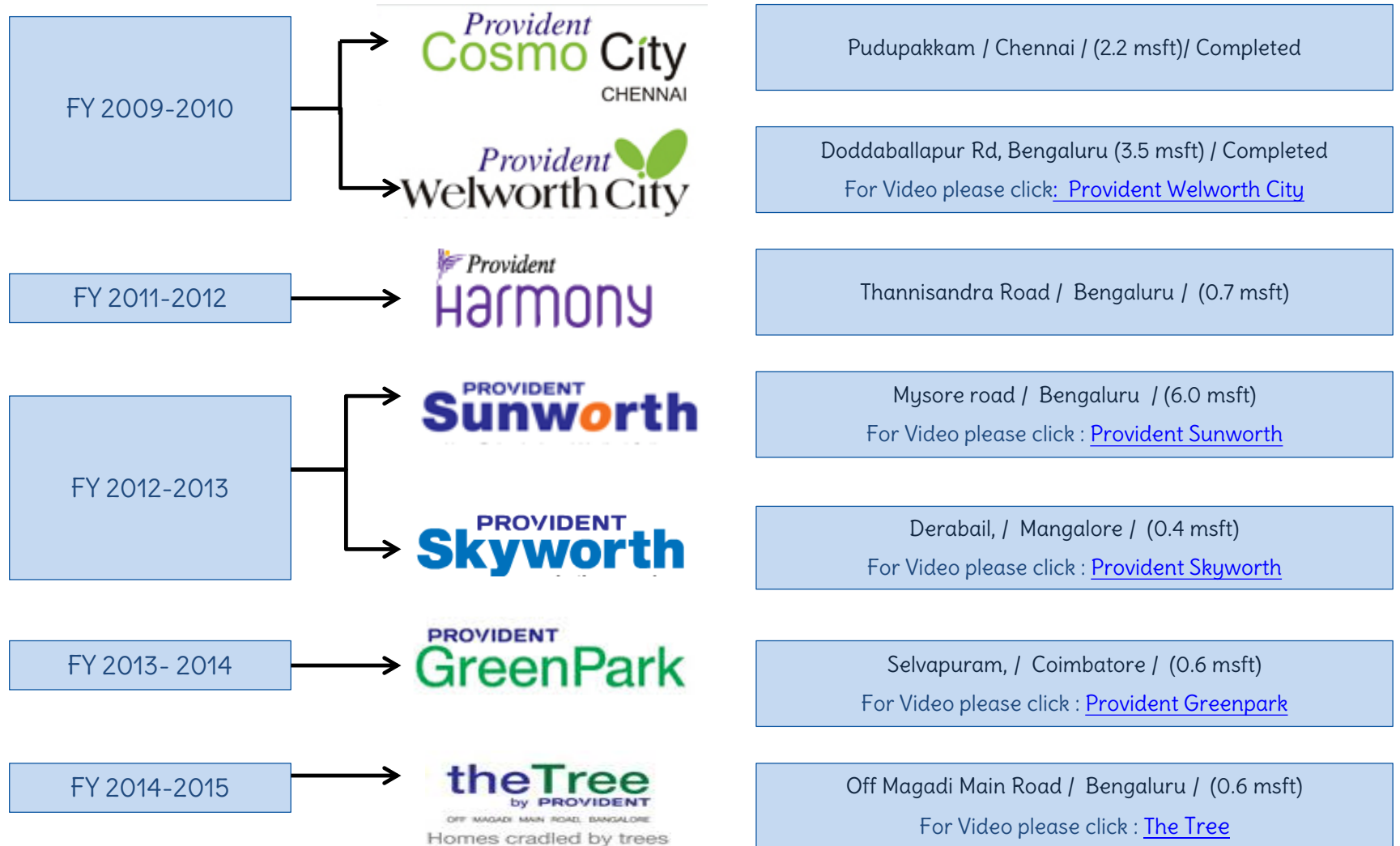
Overview

- Deep domain knowledge of 40 years of the Promoter Mr. Ravi Puravankara, and his team have established Puravankara as a developer of repute;
- Amongst South India's leading real estate developer with an established presence in residential segment comprising of luxury and premium affordable housing projects;
 - Projects in Bengaluru, Chennai, Kochi, Coimbatore, Hyderabad, Mysore, Mangalore, Pune, Mumbai and Colombo.
 - Sales and Marketing offices in Delhi-NCR, Mumbai, United Arab Emirates and Kingdom of Saudi Arabia
- **Established presence in premium affordable housing** through its wholly owned subsidiary, **Provident Housing Limited**;
 - Projects in Bengaluru, Chennai, Mangalore and Coimbatore
 - Focus on delivering quality housing at affordable prices through value engineering
 - **Revenues of INR 450 crores and EBITDA of INR 100 crores for the quarter ended June 30, 2015.**
- Completed 49 residential projects and 3 commercial projects spanning over 24.85 msft (PPL's economic interest –22.05 msft)
- Projects under development totaling 23.56 msft / (PPL's economic interest – 20.91 msft)
- Upcoming projects totaling 24.53msft (PPL's economic interest – 17.92msft)
- Strong in-house execution capability together with established relationships with leading contractors in the country with focus on quality, internal processes and systems;

Premium Affordable housing through Provident Brand

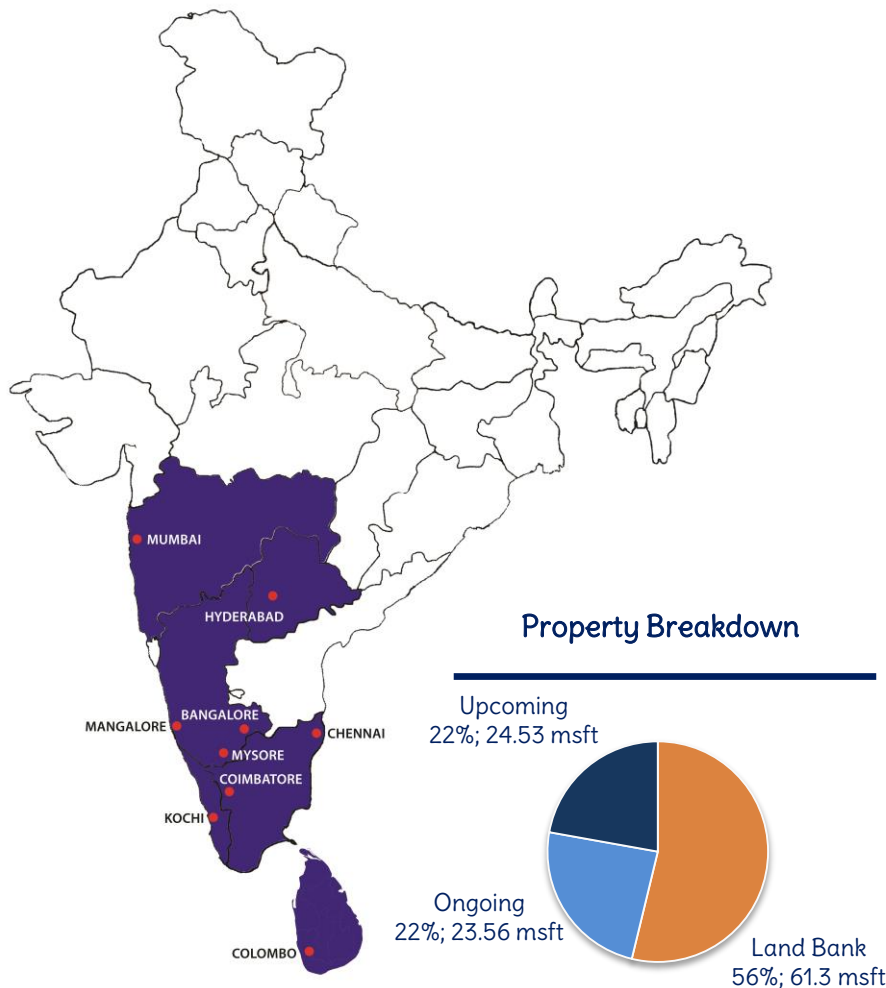
- Established Provident Housing Limited in 2008 to create mid and mass housing projects comprising quality affordable apartments in response to burgeoning demand for mid-income housing
- Affordability is a combination of
 - Efficient design improving effective utilization of space
 - Lower cost of construction through use of technology and innovative construction techniques
 - Land with well connected public transportation
- Caters to the premium affordable housing segment targeting first time home buyers
- Provided for diverse residential needs across the income spectrum
- **Delivered developable area of 4.55 msft./ 4,430 units.**
- **Ongoing projects with developable area of 9.38msft / 9,048 units (PHL's economic interest – 8.71msft/ 8,443 units)**

Projects portfolio of Provident



Land Assets across various established micro-markets

Land portfolio



Developable area breakup

in millions sq. ft.

(msft)	Completed	Ongoing (A)	Upcoming (B)	Land Assets (C)	Total (A)+(B)+(C)
Bengaluru	19.85	14.18	8.18	41.58	63.94
Chennai	2.27	5.79	7.05	4.66	17.50
Kolkata	0.70	0.00	0.00	0.00	0.00
Kochi	1.89	0.24	7.12	0.00	7.36
Coimbatore	0.00	2.43	0.00	0.56	2.99
Hyderabad	0.00	0.50	2.18	3.85	6.53
Mangalore	0.00	0.42	0.00	0.00	0.42
Mysore	0.00	0.00	0.00	1.02	1.02
Colombo	0.00	0.00	0.00	7.43	7.43
Mumbai	0.14	0.00	0.00	0.20	0.20
Pune	0.00	0.00	0.00	2.00	2.00
Total	24.85	23.56	24.53	61.30	109.39
<i>Puravankara*</i>	<i>20.30</i>	<i>14.18</i>	<i>21.28</i>	<i>61.30</i>	<i>96.76</i>
<i>Provident</i>	<i>4.55</i>	<i>9.38</i>	<i>3.25</i>	<i>0.00</i>	<i>12.63</i>
Saleable Area	22.05	20.91	17.92	51.22	90.05
<i>Puravankara*</i>	<i>17.50</i>	<i>12.20</i>	<i>15.58</i>	<i>51.22</i>	<i>79.00</i>
<i>Provident</i>	<i>4.55</i>	<i>8.71</i>	<i>2.34</i>	<i>0.00</i>	<i>11.05</i>

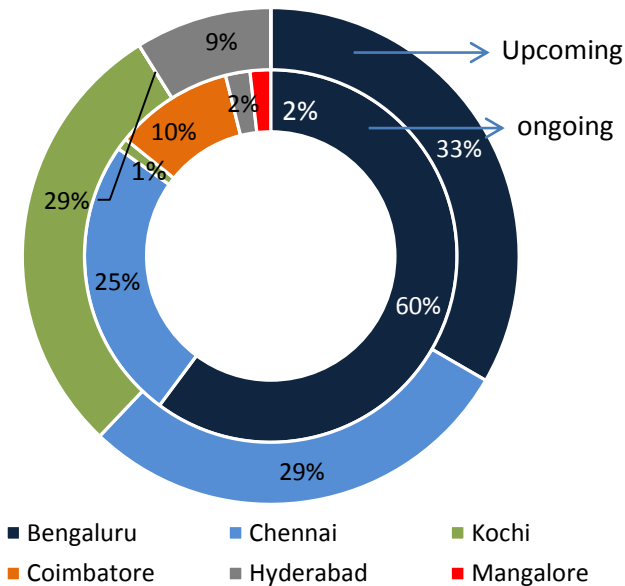
*Note: * Includes JVs and other subsidiaries*

FSI Cost of Land for Upcoming and Land bank is Rs. 119 psft

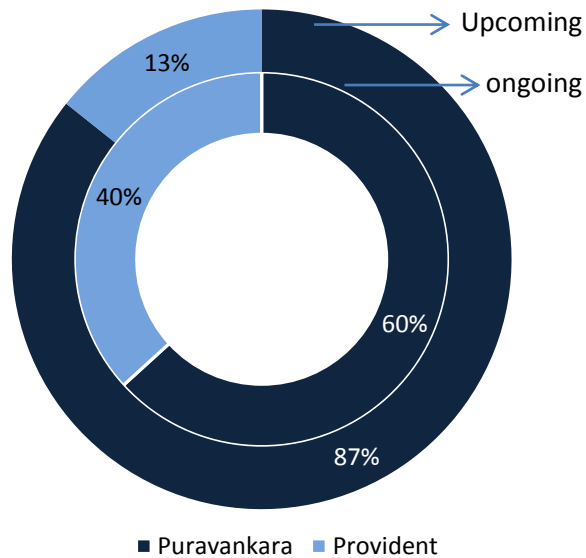
Out of 63 projects, 27 projects are in Joint Development (A+B+C)

Ongoing and Upcoming Development

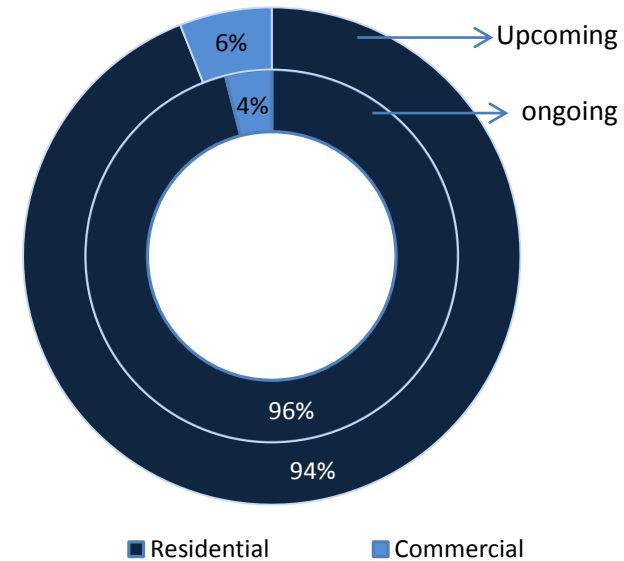
By geography



By entity



By segment



	Ongoing	Upcoming
Bengaluru	14.18	8.18
Chennai	5.79	7.05
Kochi	0.24	7.12
Coimbatore	2.43	0.00
Hyderabad	0.50	2.18
Mangalore	0.42	0.00
Total	23.56	24.53

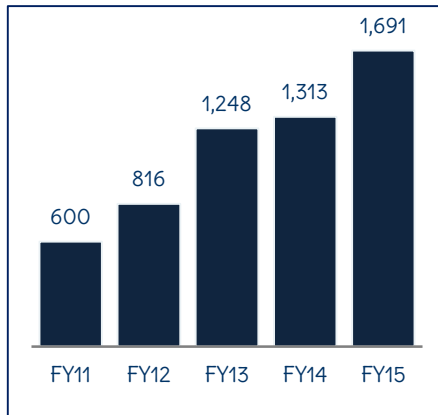
	Ongoing	Upcoming
Puravankara	14.18	21.28
Provident	9.38	3.25
Total	23.56	24.53

	Ongoing	Upcoming
Residential	22.54	23.01
Commercial	1.02	1.52
Total	23.56	24.53

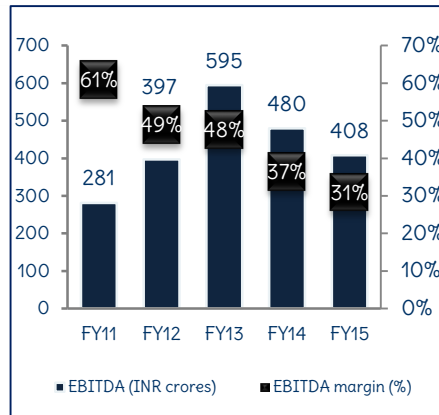
Note: Based on Developable Area in msft

Summary of Financial Performance

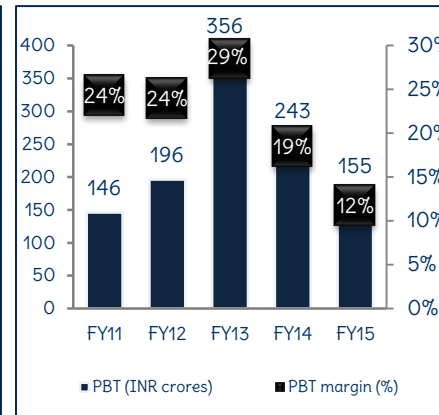
Revenues (INR crores)



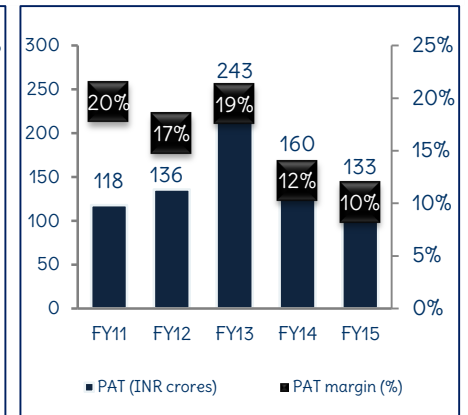
EBITDA (INR Crores)



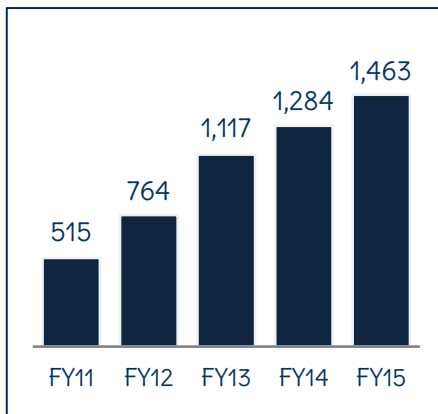
Profit Before Tax (INR Crores)



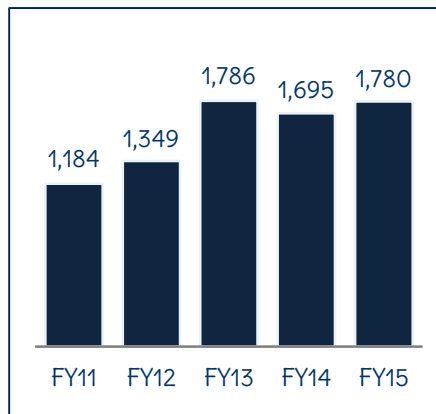
Profit After Tax (INR Crores)



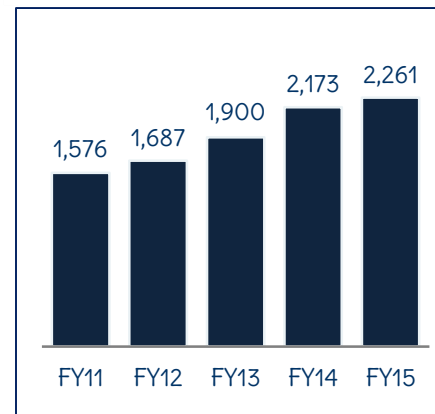
Cash Collections (INR crores)



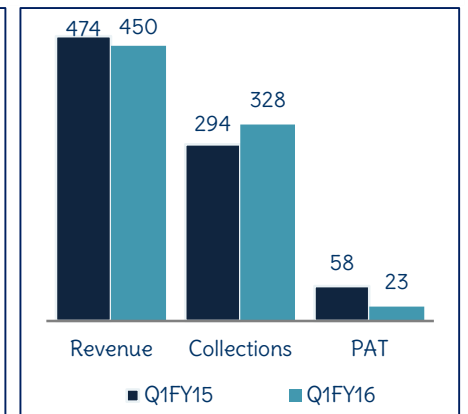
Gross Debt (INR crores) *



Net Worth (INR crores)



Q1 FY16 (INR crores)



Note:
Income, profit and ratios have been disclosed including prior period income, if any.
* Debt includes finance lease but excludes OGDs.

Area Information

Area Under Development – Snapshot

	<i>in millions sq. ft.</i>				
<i>(numbers in millions sq. ft.)</i>	FY12	FY13	FY14	FY15	Q1 FY16
Opening Area	21.12	23.74	28.04	28.43	24.01
Add: Launches during the period ¹	5.80	7.28	4.26	1.12	-
Less: Completed during the period ²	(3.18)	(2.98)	(3.87)	(3.31)	(0.45)
Less : Exit from Keppel Magus- Kolkata Project				(2.23)	
Closing Area	23.74	28.04	28.43	24.01	23.56

Notes:

1. Launch area of entire project

2. Represents area completed based on receipt of Occupancy Certificate or such other equivalent permission

Current Project Status – 30 June 2015

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched							
								Area Launched			Sold Cumulative			Inventory	
								Msft	Units	%	Msft	Units	%	Nos	Msft
COMPLETED															
Puravankara															
1	Venezia	Yelahanka, Bengaluru	2.09	1,332	100%	2.09	1,332	2.09	1,306	2.06	99%	26	0.03	1%	
2	Highlands	Mallasandra, Bengaluru	1.34	849	100%	1.34	849	1.34	780	1.22	91%	69	0.12	9%	
3	High Crest	Mallasandra, Bengaluru	0.41	249	100%	0.41	249	0.41	150	0.24	58%	99	0.17	42%	
4	Oceana	Marine Drive, Kochi	0.27	96	100%	0.27	96	0.27	59	0.17	63%	37	0.10	37%	
5	Swanlake	OMR, Chennai	1.17	729	100%	1.17	729	1.17	545	0.85	73%	184	0.32	27%	
6	Atria Platina	Sanjay Nagar, Bengaluru	0.14	70	62%	0.09	42	0.09	33	0.07	76%	9	0.02	24%	
7	Skywood	Sarjapur Road, Bengaluru	1.24	730	100%	1.24	730	1.24	702	1.19	96%	28	0.05	4%	
8	Grandbay	Marine Drive, Kochi	0.51	265	100%	0.51	265	0.51	211	0.40	78%	54	0.11	22%	
9	Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	600	0.96	435	0.69	72%	165	0.27	28%	
10	Midtown Residences	K.R. Puram, Bengaluru	0.45	306	75%	0.34	230	0.34	219	0.32	95%	11	0.02	5%	
COMMERCIAL															
1	Gainz	Hosur Road, Bengaluru	0.27	-	73%	0.19	-	0.19	-	0.13	66%	-	0.06	34%	
Provident															
10	Cosmo City I	Pudupakkam, Chennai	1.09	1,070	100%	1.09	1,070	1.09	1,064	1.09	100%	6	0.00	0%	
11	Welworth City	Doddaballapur Rd, Bengaluru	3.46	3,360	100%	3.46	3,360	3.46	2,929	3.00	87%	431	0.46	13%	
Total Completed - (A)			13.40	9,656		13.16	9,552	13.16	8,433	11.42	87%	1,119	1.74	13%	
NEARING COMPLETION															
Provident															
12	Cosmo City - II	Pudupakkam, Chennai	1.14	1,104	100%	1.14	1,104	1.14	765	0.79	69%	339	0.35	31%	
Total Nearing Completion - (B)			1.14	1,104	100%	1.14	1,104	1.14	765	0.79	69%	339	0.35	31%	

Notes:

1. The Company also holds inventory of 0.08 msft under "Properties Held for sale" as on the reporting date.
2. Balance collection due from completed projects on units sold till date Rs 165 crores. Balance cost to be incurred is approx Rs. 13 Crores

Current Project Status – 30 June 2015 – (contd.)

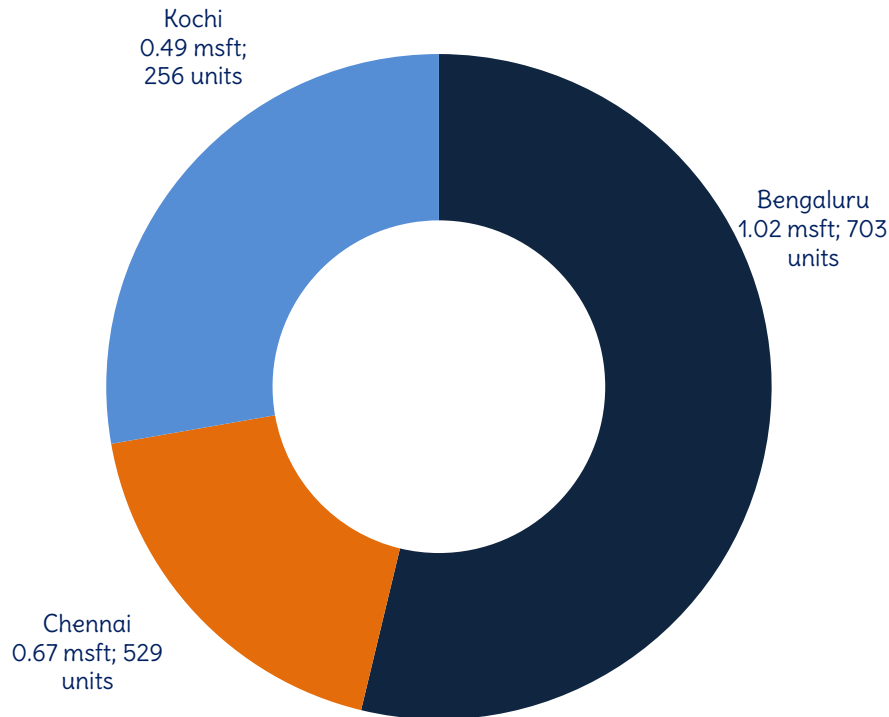
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share -		On Area Launched						
						Developable Area		Area Launched	Sold Cumulative			Inventory		
						Msft	Units		Msft	Units	Nos	Msft	%	Nos
UNDER CONSTRUCTION														
Puravankara														
1	Seasons	CV Raman Nagar, Bengaluru	1.08	660	60%	0.65	396	0.65	241	0.39	60%	155	0.26	40%
2	Sunflower	Magadi Road, Bengaluru	0.44	326	70%	0.31	228	0.31	115	0.17	55%	113	0.14	45%
3	Coronation Square	Kotnur, Bengaluru	0.14	20	71%	0.10	14	0.10	-	-	0%	14	0.10	100%
4	Palm Beach	Hennur Road, Bengaluru	1.93	1,323	70%	1.36	932	1.36	568	0.72	53%	364	0.64	46%
5	Westend	Hosur Road, Bengaluru	1.12	735	78%	0.88	576	0.88	453	0.61	70%	123	0.27	30%
6	Sound of Water	Kammanahalli, bengaluru	0.55	228	58%	0.32	120	0.32	24	0.08	25%	96	0.24	75%
7	Windermere I	Medavakkam, Chennai	1.63	1,036	100%	1.63	1,036	1.63	886	1.34	82%	150	0.29	18%
8	Windermere - II	Medavakkam, Chennai	0.94	728	100%	0.94	728	0.94	373	0.55	59%	355	0.39	41%
9	Windermere - III	Medavakkam, Chennai	1.56	924	100%	1.56	924	1.56	6	0.01	1%	918	1.55	99%
10	Bluemont	Trichy Road, Coimbatore	0.81	486	100%	0.81	486	0.81	402	0.67	83%	84	0.14	17%
11	Amaiti	Trichy Road, Coimbatore	1.04	630	100%	1.04	630	1.04	127	0.21	20%	503	0.83	80%
12	Whitehall	Sarjapur Road, Bengaluru	0.40	192	100%	0.40	192	0.40	108	0.23	57%	84	0.17	43%
13	Skydale	Sarjapur Road, Bengaluru	0.49	314	100%	0.49	314	0.49	163	0.25	52%	151	0.24	48%
14	Scarlet	Mallasandra, Bengaluru	0.79	491	100%	0.79	491	0.79	21	0.04	4%	470	0.36	95%
Provident														
15	Harmony	Thannisandra Road, Bengaluru	0.65	548	68%	0.44	370	0.44	350	0.41	94%	20	0.03	6%
16	Skyworth	Derebail, Mangalore	0.42	324	73%	0.30	237	0.30	69	0.08	28%	168	0.22	72%
17	Green Park	Selvapuram, Coimbatore	0.58	560	70%	0.41	392	0.41	135	0.12	30%	257	0.29	70%
18	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	165	0.17	42%	223	0.23	58%
19	Sunworth I & II	Mysore Road, Bengaluru	2.74	2,784	100%	2.74	2,784	2.74	1,790	1.74	64%	994	1.00	36%
Total Under Construction (C)			17.88	12,869		15.57	11,238	15.57	5,996	7.81	50%	5,242	7.76	50%

Current Project Status – 30 June 2015 – (contd.)

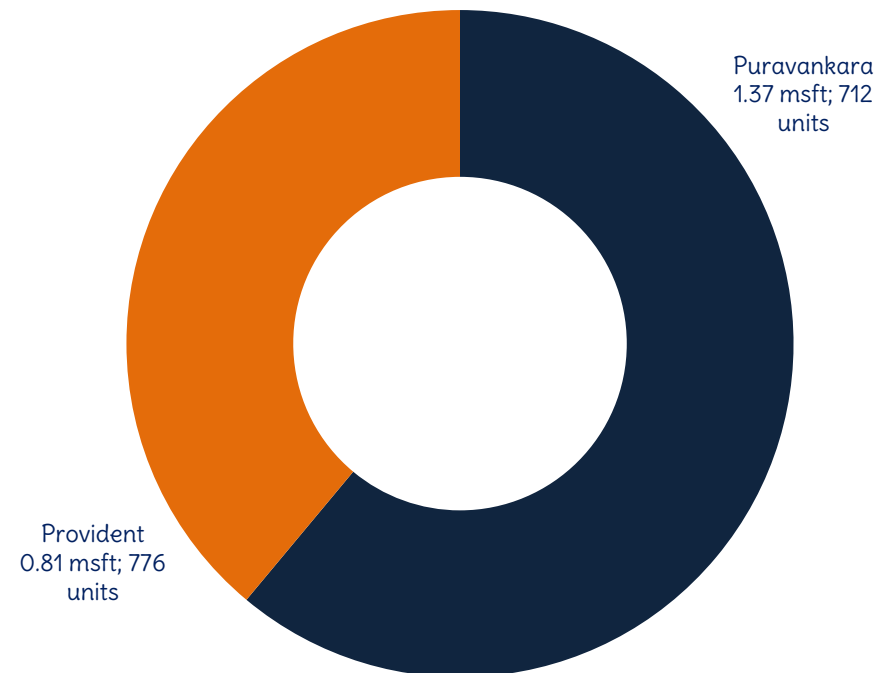
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		On Area Launched						
						Area Launched	Sold Cumulative		Inventory					
							Nos	Msft	%	Nos	Mn sft	%		
Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%			
PHASES TO BE LAUNCHED														
Puravankara														
1	Moonreach II	Airport-Seaport Rd, Kochi	0.24	121	100%	0.24	-	-	0%	-	-	0%		
Provident														
2	Sunworth	Mysore Road, Bengaluru	3.28	3,168	100%	3.28	-	-	0%	-	-	0%		
Total - Phases to be launched (D)			3.52	3,289		3.52	0	-	0	-	0%	-		
COMMERCIAL														
Puravankara														
1	Primus	OMR, Chennai	0.21	-	60%	0.12	-	0.12	0.05	40%	-	0.07	60%	
2	Moneta	Guindy, Chennai	0.31	-	100%	0.31	-	0.31	-	0%	-	0.31	100%	
3	Summit	Kondapur, Hyderabad	0.50	-	50%	0.25	-	0.25	0.14	55%	-	0.11	45%	
Total Commercial - (E)			1.02	-		0.68	-	0.68	-	0.19	28%	-	0.49	72%
Total Ongoing - (B) + (C) + (D)+(E)			23.56	17,262		20.91	12,342	17.39	6,761	8.79	51%	5,581	8.60	49%

Geographic break up of Inventory Status- Q1 FY16

Ready to move in Inventory – By Region



Ready to move in Inventory - By Entity



1. Notes: Charts based on area in msft
 2. Ready to move in includes- projects nearing completion

Immediate Launches - Schedule

S. No	Location	City	Development Model	Development Type	Developable Area <i>Msft</i>	PPL Share in JD	Saleable Area <i>Msft</i>	Expected Launch Date
Puravankara								
1	Mallasandra	Bengaluru	Joint Development	Residential	1.94	87.5%	1.69	Q4FY16
2	Lalbagh	Bengaluru	Joint Development	Residential	0.23	55%	0.12	Q3FY16
3	Kanakapura	Bengaluru	Own	Residential	0.69	100%	0.69	Q3 FY16
4	Bellandur	Bengaluru	Own	Residential	0.55	100%	0.55	Q3/Q4 FY16
5	Marine Drive	Kochi	Joint Venture	Residential	2.91	50%	1.46	Q3 FY16
6	Keshavnagar	Pune	Joint Venture	Residential	2.00	61%	1.22	Q3/Q4 FY16
Puravankara - Total					8.32		5.73	
Provident								
8	Shivarampally	Hyderabad	Joint Development	Residential	2.18	73%	1.59	Q3 FY16
9	Thirumazhsai	Chennai	Joint Venture	Residential	3.81	25%	0.95	Q4FY16
10	Hosur Road	Bengaluru	Joint Development	Residential	2.70	70%	1.90	Q4FY16
Provident - Total					8.69		4.44	
Grand- Total					17.01		10.17	

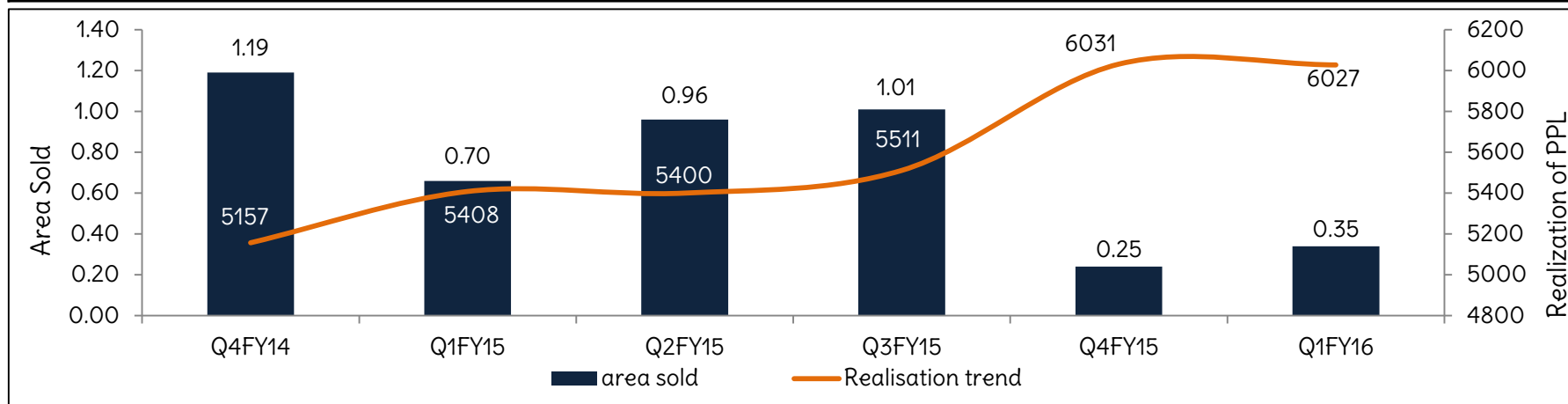
Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Expected Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. The area mentioned above form part of upcoming / land bank
5. All the projects are at different stages of approval

Sales

Sales – Q1 FY16, 30 June 2015

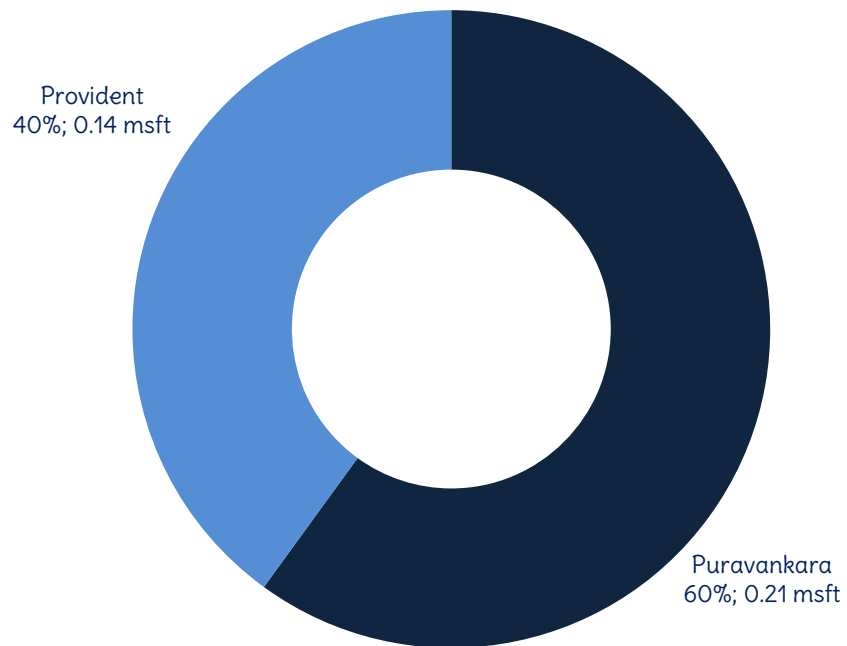
Based on Bookings	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Jun-16	Jun-15	%	Jun-16	Jun-15	%	Jun-16	Jun-15	%	Jun-16	Jun-15	%
	<i>msft</i>	<i>msft</i>		<i>Nos.</i>	<i>Nos.</i>		<i>Rs.in crs</i>	<i>Rs.in crs</i>		<i>Rs.psft</i>	<i>Rs.psft</i>	
Puravankara	0.21	0.52	-60%	189	358	-47%	128	284	-55%	6,027	5,408	11%
Completed & Nearing Completion	0.01	0.11	-88%	10	65	-85%	7	60	-88%	5,811	5,432	7%
Ongoing Projects	0.20	0.41	-52%	179	293	-39%	121	224	-46%	6,041	5,402	12%
Provident	0.14	0.18	-23%	130	175	-26%	43	66	-36%	3,101	3,715	-17%
Completed & Nearing Completion	0.10	0.05	80%	89	48	85%	25	17	43%	2,610	3,291	-21%
Ongoing Projects	0.04	0.13	-67%	41	127	-68%	18	49	-64%	4,236	3,895	9%
Total Gross	0.35	0.70	-50%	319	533	-40%	171	350	-51%			
Share of Revenue attributable to landlord under Revenue Sharing arrangement	-0.01	-0.04		-4	-30		-4	-23				
Group Economic Interest	0.34	0.66		315	503		167	327				



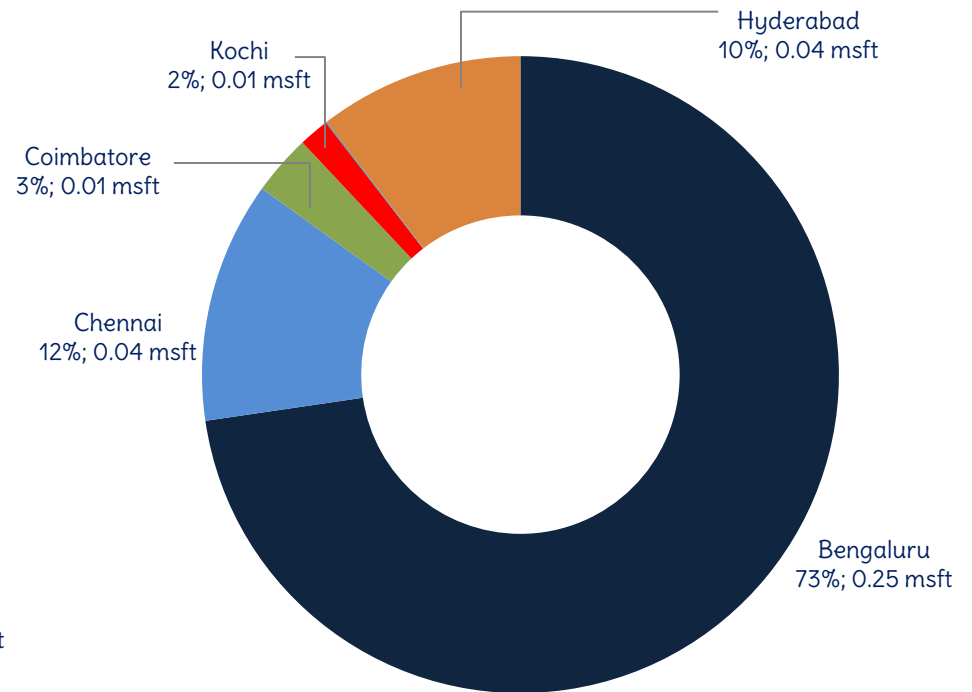
Notes:
Area Sold, units sold and sales values are net of cancellations.

Sales Breakup

Q1 FY16 By Entity



Q1 FY16 By Geography



Cash Flows

Cash Flow – Summary

		<i>Rs. crores</i>		
		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	1,197	362	1,559
Inventory ²	(B)	4,806	2,294	7,100
<i>Residential</i>		4,334	2,294	6,628
Launched		2,849	966	3,815
Not Launched		1,485	1,328	2,813
<i>Commercial</i>		472	-	472
Balance cost to go ³	(C)	1,849	1,275	3,124
<i>Residential</i>		1,748	1,275	3,023
Launched		1,346	553	1,899
Not Launched		402	722	1,124
<i>Commercial</i>		101	-	101
Contingencies ⁴	(D)			520
Surplus (A) + (B) – (C) – (D) ⁵		4,154	1,381	5,015
<i>Residential</i>		3,783	1,381	4,644
Launched		2,700	775	2,955
Not Launched		1,083	606	1,689
<i>Commercial</i>		371	-	371

Note:

1. Includes debtors and unbilled amount of Rs. 693 crores
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
5. Above numbers in point 1, 2, 3 & 4 pertains to only current ongoing / completed projects and does not include projects under upcoming and land bank

Cash Flow Statement

Rs. crores

	Q1 FY 16	Q4 2015	FY 2015
Receipts			
Collection from Sale of Flats	328.13	446.44	1,462.95
Advance recd for sale of land	-	-	161.56
Equity Redemption and Dividend from Associates	-	-	38.74
A Total Receipts	328.13	446.44	1,663.25
Expenses			
Construction Cost incurred	(257.80)	(194.65)	(901.43)
Employee Cost	(31.43)	(29.78)	(117.15)
Admin, Selling & Marketing Expenses	(61.14)	(58.45)	(231.86)
Income Tax Paid	(7.64)	(9.74)	(59.75)
B Total Expenses	(358.01)	(292.62)	(1,310.19)
C=A-B Project Surplus	(29.88)	153.82	353.06
<i>Less</i>			
Interest Cost	(57.67)	(55.33)	(233.84)
Land Payments including advances & deposits*	(51.52)	(36.53)	(72.53)
<i>Add</i>			
Interest Income	2.19	1.84	7.19
D Operating Surplus	(136.88)	63.80	53.88

Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format

Cash Flow Statement (Contd)

Rs. crores

	Q1 FY 16	Q4 2015	FY 2015
Investment Activity			
Purchase of Fixed Assets	(2.79)	(5.06)	(34.55)
Investment in Subsidiaries/Associates	-	3.78	-
Investment in Mutual Funds	-	-	-
Net investment in bank deposits and margin monies	0.05	(8.32)	(7.09)
E Total from Investing Activity	(2.74)	(9.60)	(41.64)
Financing Activity			
Loan (Drawal/Repayments)	61.08	50.86	84.53
Share capital (including premium)	-	-	-
Debentures (Drawal/Repayments)*	-	-	-
Loan to Associates/Subsidiaries- Inflow/(Repayment)	0.05	0.04	2.74
Advance to Sobha Aviation	-	(0.06)	(53.26)
Dividend including DDT	-	-	-
F Total from Financing Activity	61.13	50.84	34.01
G=D+E+F Net Operating Surplus	(78.49)	105.04	46.25
Opening Cash and Bank Balances	211.76	106.71	165.50
Closing Cash and Bank Balances	133.27	211.76	211.76

Note: Numbers have been regrouped and does not strictly confirm to the presentation under audited AS 3 Cash Flow format

* Excludes land payment of Rs. 84 Cr for Thirumazhisai, Chennai Land received as OCDs.

Income Statement Analysis

Income Statement – Summary

Rs. Crores

Recognised in Q1FY16 (from projects)		Puravankara	Provident	Purva Star	Others	Total
Revenue Recognised ¹	(A)	351	84	-	10	445
Land Cost Recognized	(B)	99	1	-	0	100
Construction Costs Recognised ²	(C)	164	65	-	2	231
Surplus (A) – (B) – (C)		88	18	-	8	114

Unrecognised as at 30/6/2015		Puravankara	Provident	Total
Revenue from sold units	(A)	803	332	1,135
Inventory Value	(B)	4,805	2,294	7,099
Land Cost	(C)	583	131	714
Construction Costs ³	(D)	3,228	1,542	4,770
Surplus (A) + (B) – (C) – (D)		1,797	953	2,750

Note:

1. Revenue recognised represents revenue from sale of properties
2. Construction costs have been arrived based on estimates and is subject to revision
3. Others represents income from other subsidiaries net of inter-company transactions
4. Unrecognised revenues / land and construction costs / inventory value pertains to only current ongoing / completed projects and does not include projects under upcoming and land bank

Result Highlights

Rs. crores

Q1 FY16	Puravankara	Provident	Starworth	Other Subsidiaries and Eliminations	Consolidated	FY15
Total Revenues	355	90	56	-51	450	1691
<i>YoY growth (%)</i>	<i>1%</i>	<i>17%</i>	<i>26%</i>		<i>-5%</i>	<i>29%</i>
Profit Before Tax	39	6	-1	-3	41	155
<i>YoY growth (%)</i>	<i>-26%</i>	<i>143%</i>	<i>-124%</i>		<i>-51%</i>	<i>-36%</i>
<i>margins (%)</i>	<i>11%</i>	<i>6%</i>	<i>-2%</i>		<i>9%</i>	<i>9%</i>
Profit After Tax	25	4	-1	-5	23	133
<i>YoY growth (%)</i>	<i>-36%</i>	<i>174%</i>	<i>-123%</i>		<i>-60%</i>	<i>-17%</i>
<i>margins (%)</i>	<i>7%</i>	<i>4%</i>	<i>-1%</i>		<i>5%</i>	<i>8%</i>

Note:

1. Eliminations represents inter-company transactions

Consolidated Statement of Profit and Loss for the quarter ended 30 June 2015

	<i>Rs. crores</i>		
	Q1 FY16	Q1FY15	Q4FY15
Income			
Revenue from operations			
Revenue from projects	446	458	406
Other operating revenues	3	4	3
Other income	1	12	0
Total	450	474	409
Expenses			
Material and contract cost	258	183	238
Land cost	220	78	0
Decrease/(increase) in inventory of properties under development and properties held for sale	(221)	(25)	(3)
Employee benefits expense	31	26	30
Finance expense, net	55	62	55
Depreciation and amortization	4	4	4
Other expenses	61	62	56
Total	409	390	380
Profit before tax and share of profit/(loss) in associates, net	41	83	29
Share of profit/(loss) in associates, net	0	0	0
Profit before tax	41	83	29
Tax expense			
Current tax	17	26	12
Excess/short tax of earlier years	0	0	0
Deferred tax	(2)	(1)	(2)
Profit after tax and before prior period items	25	58	19
Prior period income (net of tax expense)	(2)	0	1
Minority Interest	0	0	0
Net profit for the quarter	23	58	20
Earnings per share (Nominal value Rs 5 per share)			
Basic (Rs)	0.98	2.46	0.86
Diluted (Rs)	0.98	2.46	0.86

Key Financial Indicators

Valuation Matrix (X)	Q1 FY16	FY 2015	FY 2014	FY 2013	Income Statement (INR crs)	Q1 FY16	FY 2015	FY 2014	FY 2013
Price/Earnings	20.24	11.09	9.95	7.97	Total Income	450	1691	1,313	1,248
Price /BV	0.82	0.65	0.74	1.02	EBITDA from Operations	100	408	480	595
EV/Sales	1.99	1.79	2.39	2.80	Profit before Tax	41	155	244	356
ROE %	4%	6%	7%	13%	Profit after Tax	23	133	160	243
ROCE %	9%	10%	12%	16%	Growth Ratio (%)	Q1 FY16	FY 2015	FY 2014	FY 2013
Solvency Ratios (X)	Q1 FY16	FY 2015	FY 2014	FY 2013	Revenues	-5%	29%	5%	53%
Debt/Equity	0.81	0.79	0.78	0.94	EBITDA	-33%	-15%	-19%	50%
Net Debt/Equity	0.74	0.69	0.70	0.82	Net Profit	-60%	-17%	-34%	79%
Net Debt/EBITDA	4.25	3.82	3.17	2.61	Per Share (Rs.)	Q1 FY16	FY 2015	FY 2014	FY 2013
Debt/Capital Employed	0.45	0.45	0.44	0.48	EPS (Diluted)	0.98	5.6	6.86	11.41
Cap Employed /Net worth	1.81	1.79	1.78	1.94	Book Value	96.29	95.32	91.65	89.03
Interest Coverage Ratio	1.75	1.75	2.11	2.57	Cash EPS	4.56	6.22	7.11	11.74
Working Capital Ratio (X)	Q1 FY16	FY 2015	FY 2014	FY 2013	Balance Sheet (INR crs)	Q1 FY16	FY 2015	FY 2014	FY 2013
Current Ratio	3.36	2.55	4.16	7.10	Share Capital	119	119	119	107
Working Capital to Sales	1.62	1.64	2.02	1.94	Reserves and Surplus	2,165	2,142	2,055	1,793
Margin / Ratios (%)	Q1 FY16	FY 2015	FY 2014	FY 2013	Gross Debt	1,841	1,780	1,695	1,786
EBITDA Margin	22%	24%	37%	48%	Fixed Assets	123	124	92	87
PBT Margin	9%	9%	19%	29%	Cash and Cash Equivalents	143	223	174	233
PAT Margin	5%	8%	12%	19%	Net Current Assets	2,932	2,806	2,330	1,554
Effective Tax Rate	38%	15%	35%	32%	Shares Outstanding (Cr)	23.72	23.72	23.72	21.34
Dividend Payout Ratio	NA	33%	33%	13%	Headcount	1,177	1,259	1,135	1,016

Note:

*Income, profit and ratios have been disclosed including prior period income, if any
Dividend Payout ratio is including Dividend Distribution Tax
Debt/Equity above do not include OCDs.*

Balance Sheet and Statement of Capital Employed

Balance Sheet as of 30 June 2015

Rs. crores

Equity and Liabilities	June 2015	March 2015	Assets	June 2015	March 2015
Shareholders' Funds			Non-Current Assets		
Share capital	119	119	Fixed assets	123	124
Reserves and surplus	2,165	2,142	Non-current investments	70	69
	2,284	2,261	Properties held for development	769	757
Non-Current Liabilities			Deferred tax assets (net)	8	5
Long-term borrowings	1,139	1,065	Long-term loans and advances	294	293
Other long-term liabilities	2	2	Other non-current assets	13	12
Long-term provisions	12	11		1,277	1,261
	1,153	1,078	Current Assets		
Current Liabilities			Current investments	0	0
Short-term borrowings	531	432	Properties under development	2,465	2,308
Trade payables	330	310	Properties held for sale	574	509
Other current liabilities	1,105	1,036	Trade receivables	533	438
Short-term provisions	47	46	Cash and bank balances	143	223
	2,013	1,824	Short-term loans and advances	291	271
	2,013	1,824	Other current assets	166	153
Total	5,449	5,163		4,172	3,902
	5,449	5,163		5,449	5,163

Statement of Capital Employed

Rs. crores

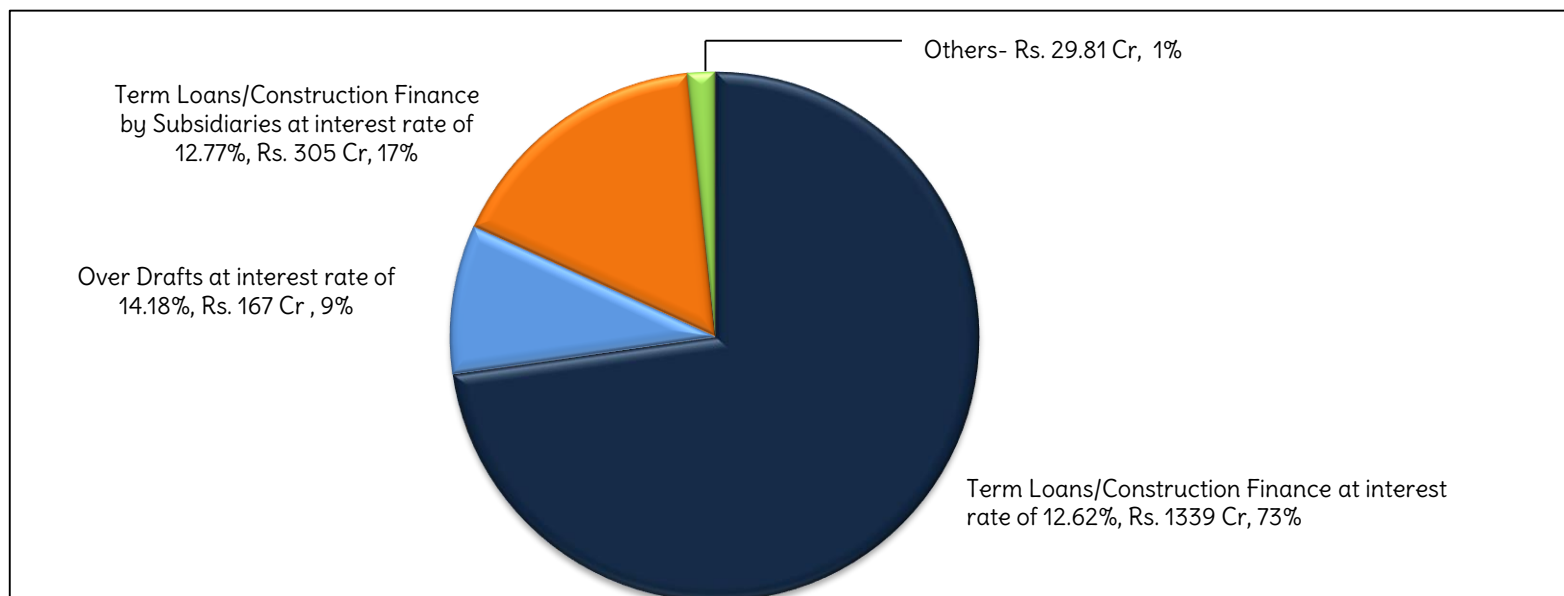
	30-Jun-15			31-Mar-15		
Sources of Funds						
Equity	119			119		
Reserves and Surplus	2,165	2,284	54%	2,142	2,261	56%
Optionally Convertible Debentures		84	2%			
Total Debt		1,841	44%		1,780	44%
Total		4,209	100%		4,040	100%
Application of Funds						
Land						
Investments	70			69		
Properties held for development	769			757		
Advances for land contracts	71			82		
Land Deposits	194			185		
		1,104	26%		1,094	27%
Projects						
Properties under development - Ongoing Projects	2,395			2,241		
Properties under development - Nearing completion Projects	71			67		
Properties held for sale	574			509		
Fixed, Intangible Assets and Capital work in progress	123			124		
Trade Receivables and other current assets	1,041			910		
Less: Other Current liabilities and Long Term provisions	(1,241)			(1,129)		
		2,963	70%		2,723	67%
Cash and cash equivalents		143	4%		223	6%
Total		4,209	100%		4,040	100%

Note:

1. Presentation has been derived based on audited financial statement
2. Figures have been regrouped / re-arranged in the application of funds under land and projects
3. OCDs above represent the Chennai land equity transaction.

Debt

Debt Structure – June 2015



<i>in Rs. Cr</i>	<i>Q1 FY16</i>	<i>Q4FY15</i>	<i>FY 2014</i>	<i>FY 2013</i>
Opening Balance	1780	1729		
Additions during the period	165	180		
Repayments during the period	104	129		
Closing Balance	1,841	1,780	1,696	1,786
Less: Cash and Cash Equivalents	143	223	174	233
Net debt	1,698	1,556	1,522	1,553
Cost of Debt	12.59%	12.62%	13.4%	14.85%
Net Worth	2,284	2,261	2,174	1,900
Net Debt / Equity Ratio	0.74	0.69	0.70	0.82

Debt is rated as BBB (Outlook Positive) by ICRA

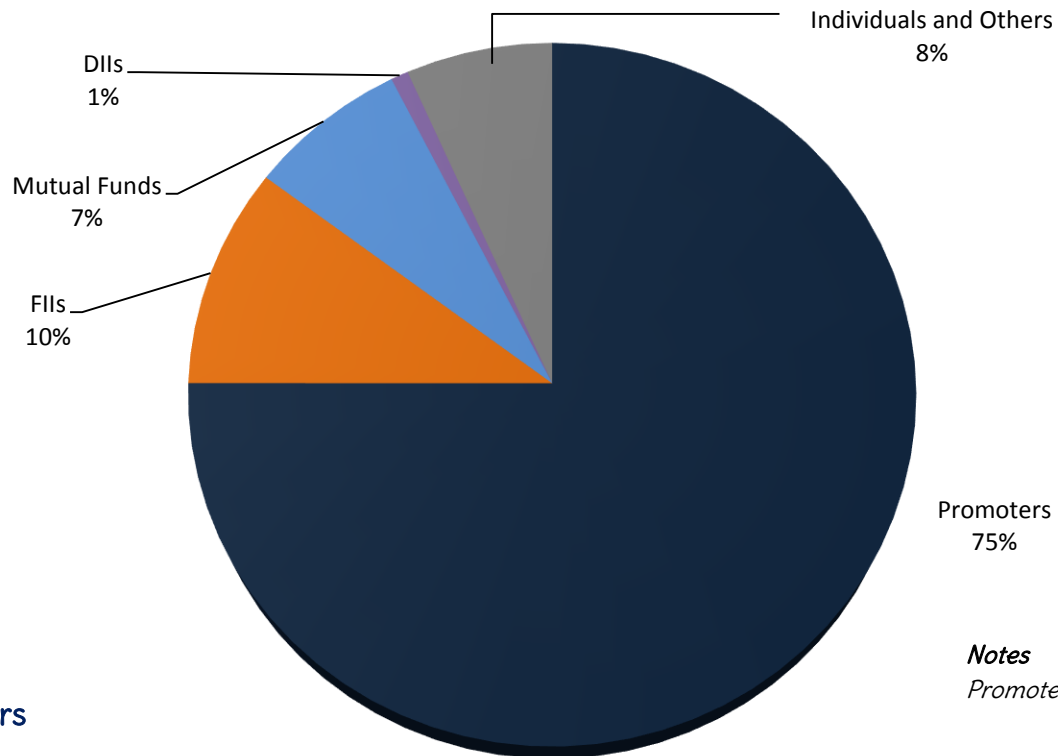
The above debt does not include Rs. 13.66 cr – Finance lease.

Gross Debt includes Rs 259 crores funded by Promoter.

Debt /NW do not include OCDs worth Rs. 84 crs received for Chennai Land transaction

Shareholding Pattern

Shareholding Pattern – as on 30 June 2015



Notes

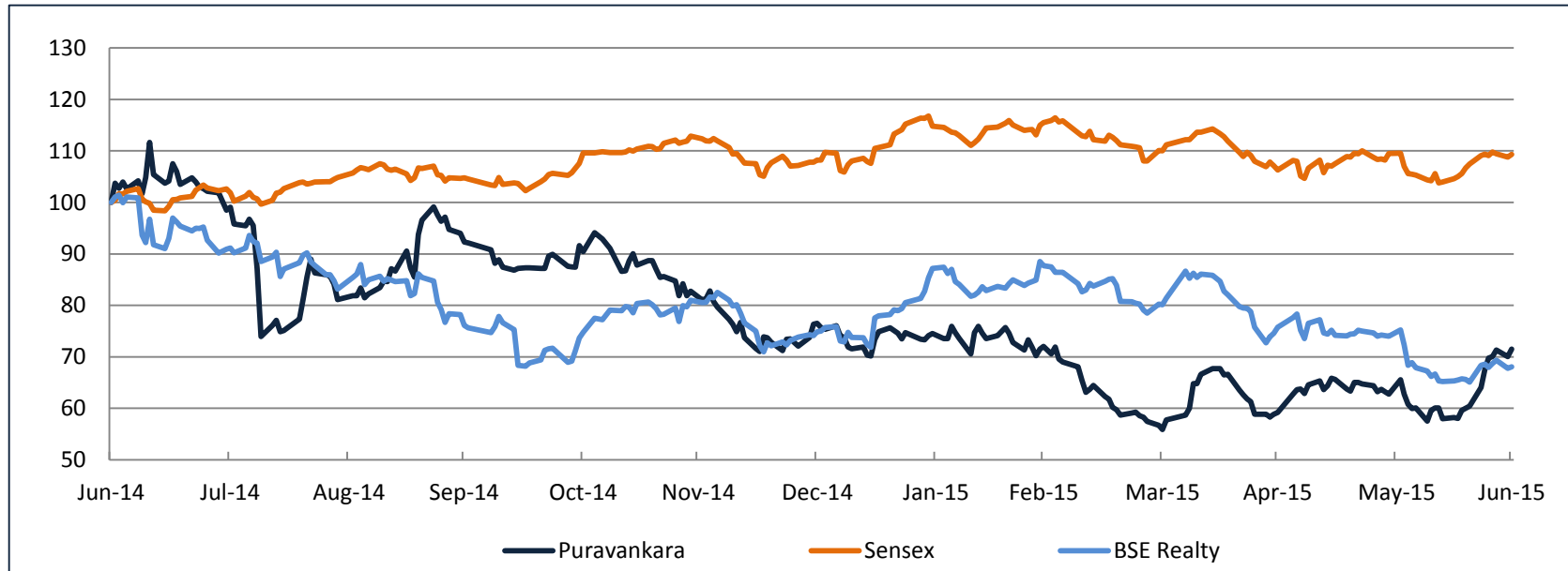
Promoter Shares are unencumbered

Key Shareholders

Mutual Funds	FII	Insurance and Bodies Corporate
Reliance AMC	HSBC	Life Insurance Corporation
Axis Mutual Fund	College Retirement Equities Fund	General Insurance Corporation
	GHI	Reliance Life Insurance
	Atyant Capital	

Stock Movement

Relative to BSE Realty Index and Sensex during June 30, 2014 to June 30, 2015



As on 30 th June 2015	30-June-15	31-Mar-15	31-Mar-14
Price on BSE	79	62	68
% Change QoQ	28%	-10%	-15%
Number of shares (in Cr)	23.7	23.7	23.7
Market Capitalisation (Rs. Cr)	1879	1469	1,618
52-week high (Rs.)	123.95		
52-week low (Rs.)	62		

Source: BSE as on June 30, 2015
Graph rebased to 100.

Dedicated and experienced management team – committed to best practices of corporate governance

Executive team



Ravi Puravankara

Chairman

- Over 40 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara

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



Nani R. Choksey

Joint Managing Director

- Experience of over 40 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Jackbastian Kaitan Nazareth

Chief Development Officer

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

Non-Executive team



Anup Shah

Independent Director

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



R.V.S. Rao

Independent Director

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



Pradeep Guha

Independent Director

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



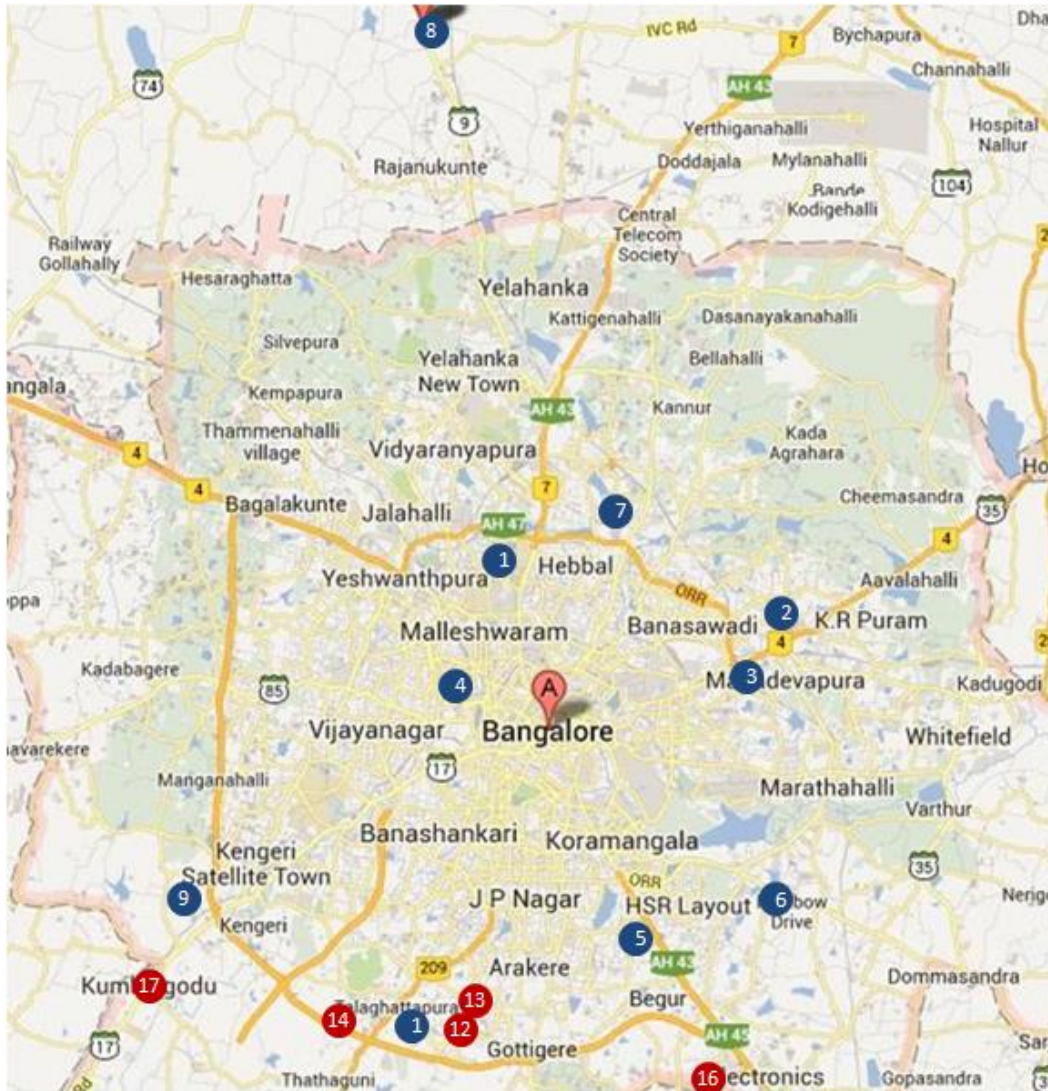
Geetanjali Kirloskar

Independent Director

- Over 20 years of experience as an advertising professional
- An industrialist herself and Director of Kirloskar Systems Ltd and Toyota Tsusho Insurance Brokerage and Chairperson of Sakra World Hospital.

Note: Mr. Anup Shah has resigned as a Director on 21st July 2015

Bengaluru location map



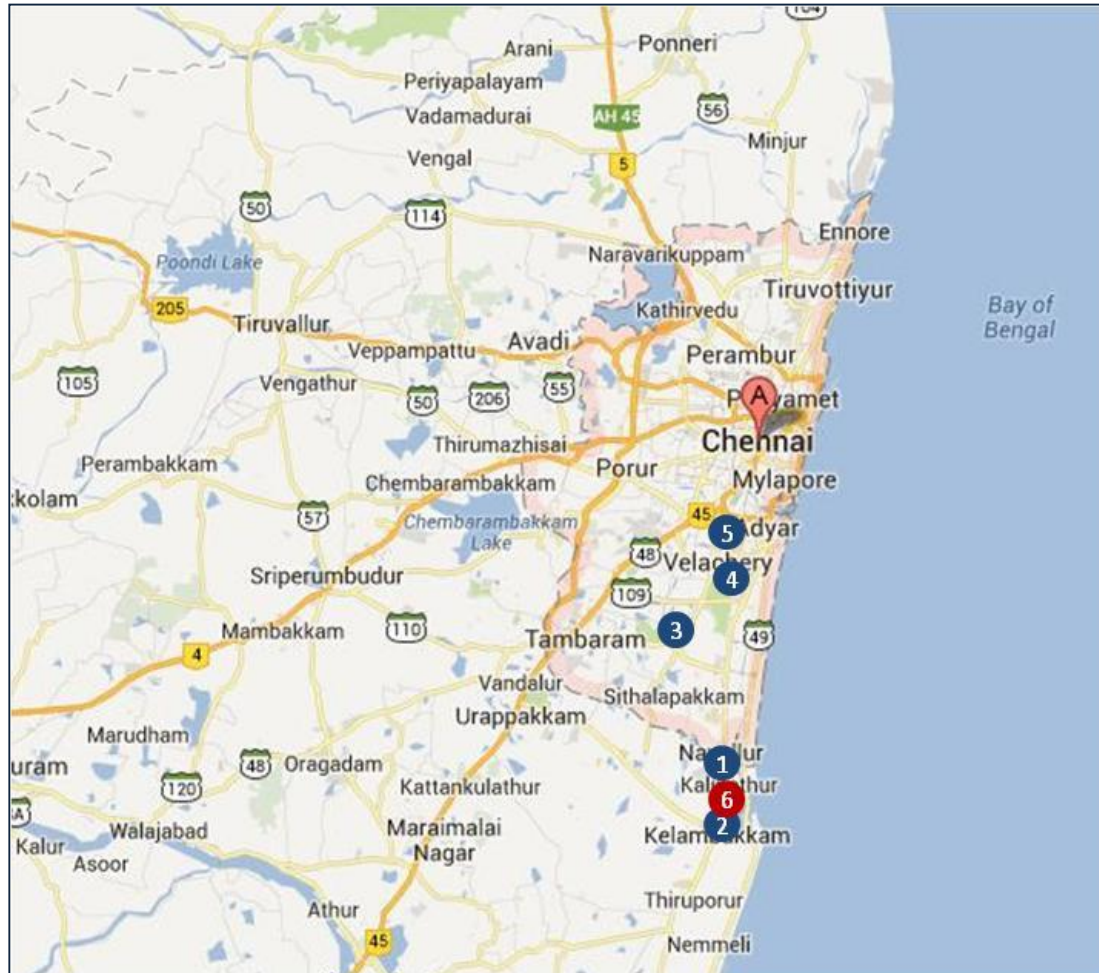
Sl. No. Project Name

- 1 Highlands/High Crest, Mallasandra
- 2 Mid-Town, KR Puram
- 3 Seasons, CV Raman Nagar
- 4 Sunflower, Magadi Road
- 5 Skywood, Sarjapur Road
- 6 Whitehall, Sarjapur Road
- 7 Harmony, Thannisandra Road
- 8 Welworth City, Doddaballapur Road
- 9 Sunworth, Mysore Road
- 10 Gainz, Hosur Road
- 11 Skydale, Haralur
- 12 Mallasandra II
- 13 Kanakapura
- 14 UM Kaval
- 15 Coronation Square, JP Nagar
- 16 Kanchnayanakahalli
- 17 Mylasandra
- 18 Palm Beach, Hennur Road
- 19 Westend, Hosur Road
- 20 The Tree by Provident

- Current Projects
- Immediate Launches

Note: Map not to scale

Chennai location map



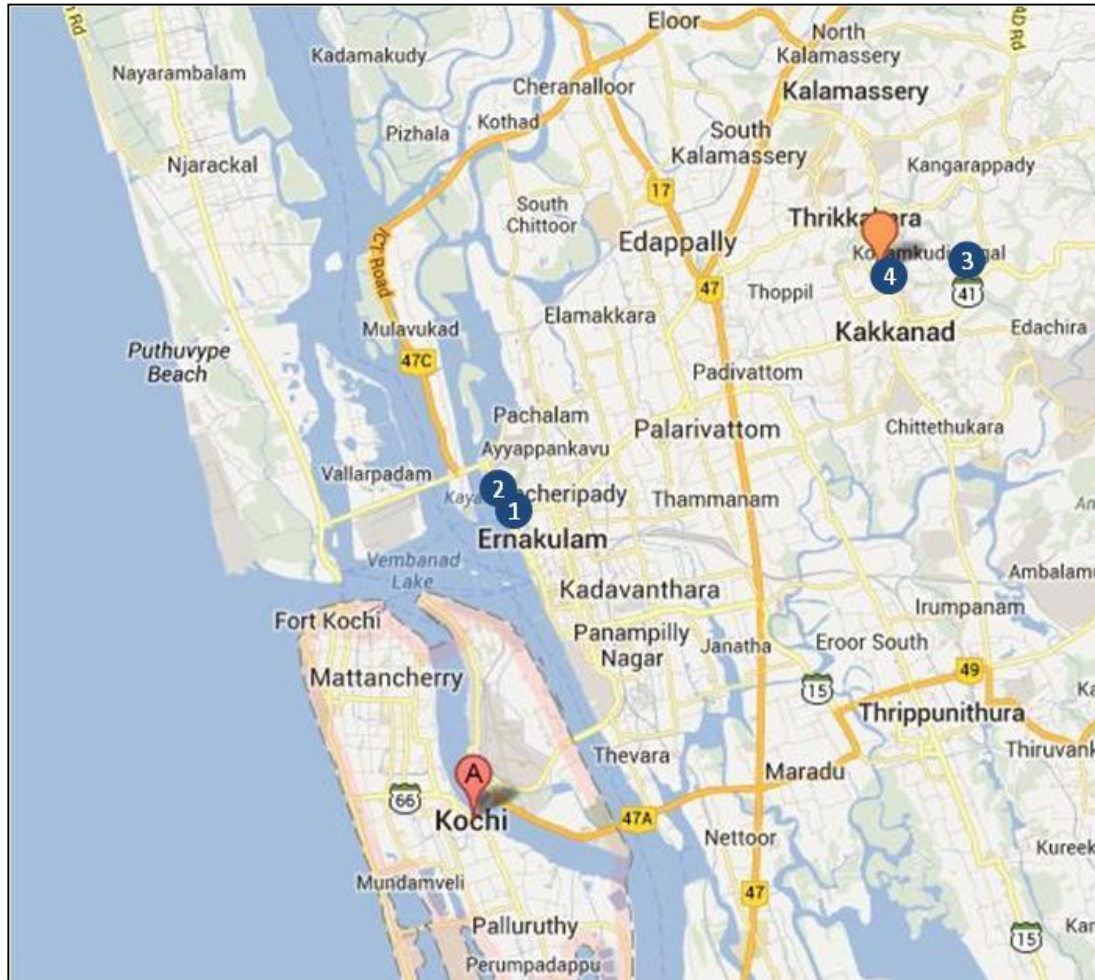
Sl. No. Project Name

- 1 Cosmo City, Pudupakkam
- 2 Swan Lake, OMR
- 3 Windermere, Medavakkam
- 4 Primus, OMR
- 5 Moneto, Guindy
- 6 Pudupakkam

- Current Projects
- Immediate Launches

Note: Map not to scale

Kochi location map



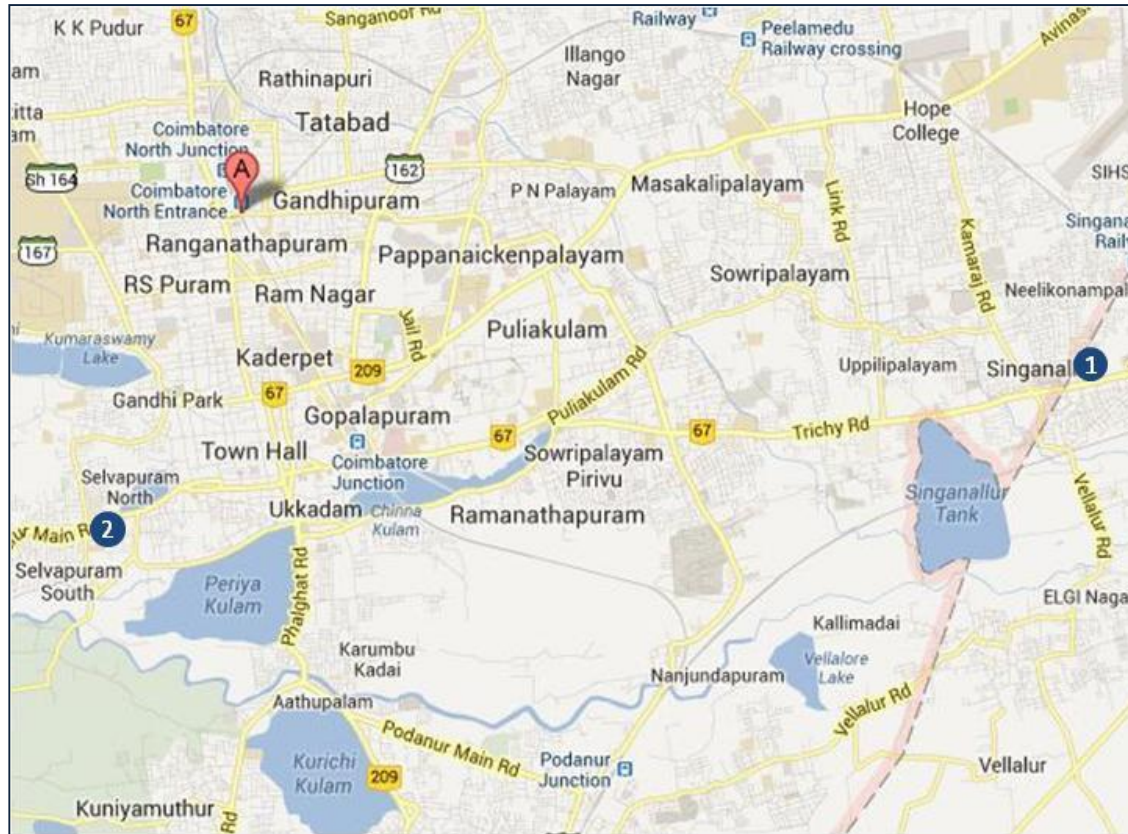
Sl. No. Project Name

- 1 Oceana, Marine Drive
- 2 Grandbay, Marine Drive
- 3 Eternity, Kakkanad
- 4 Moonreach, Airport-Seaport Road

● Current Projects

Note: Map not to scale

Coimbatore location map



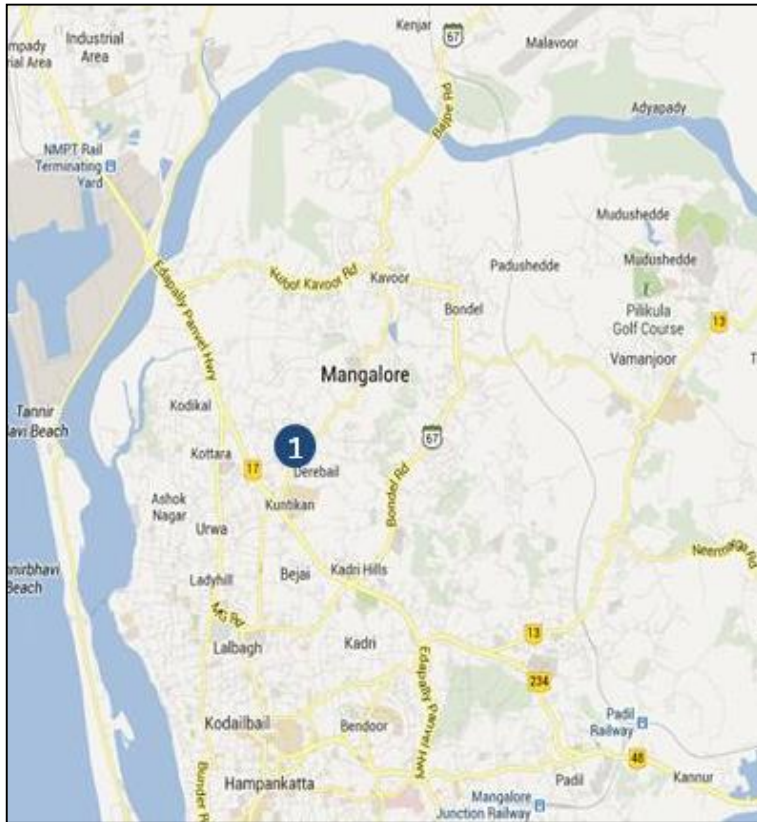
Sl. No. Project Name

- 1 Bluemont/Amaiti, Trichy Road
- 2 GreenPark, Selvapuram

● Current Projects

Note: Map not to scale

Mangalore location map

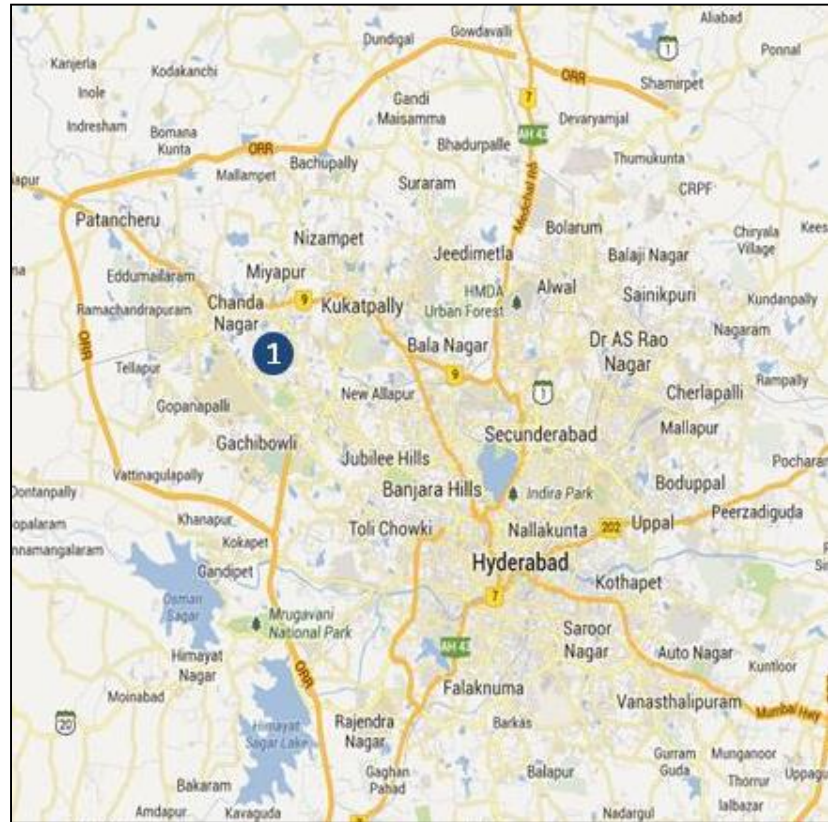


Sl. No.	Project Name
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1	Skyworth, Derebail
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Note: Map not to scale

Hyderabad location map



Sl. No.	Project Name
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1	Summit, Kondapur
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● Current Projects

Project Pictures



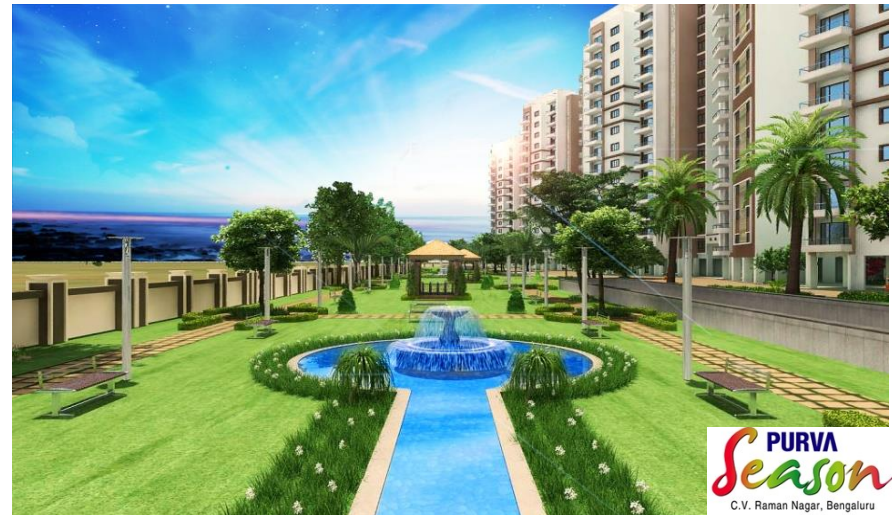
Project Pictures



Project Pictures



Project Pictures



Awards and achievements

Awards for Puravankara projects

- Purva Venezia** - Received Themed Project of the Year at the 6th Realty Plus Excellence Award, 2014
Awarded Residential Project of the Year at the Construction Week Awards, 2014
Awarded the "Best Ornamental Garden - 2014" by Govt. of Karnataka, Horticulture department 2014
CMO Asia Awards Residential Property of the Year, 2013
- Purva Windermere** - Most Admired Upcoming Project of the Year, 2013 at Real Estate Awards for Retail Excellence,
- Purva Highland** - Environment Friendly Project of the Year (Residential), 2013 at Real Estate Awards for Retail Excellence

Awards for Provident projects

- Sunworth- Emerging Developer of the Year** – Residential Provident Housing Ltd. for Sunworth at the 6th Realty Plus Awards, 2014.
- Welworth City** - CREDAI Real Estate Awards for Best Residential Dwellings above 1500 sq. ft Year, 2013
Popular Choice – Affordable Housing of the Year, 2013 at Real Estate Awards for Retail Excellence

Management awards

- Ravi Puravankara** –
'Scroll of Honour' award at the Realty Plus Conclave & Excellence Awards 2014 (South) for Ravi Puravankara
Lifetime Achiever's Award for Outstanding Contribution to Real Estate at Realty Excellence Awards, 2012 and CMO Asia Awards for Retail Excellence 2013
- Ashish Puravankara** –
Young Achievers Award , 6th Realty Plus Awards, 2014.
Young Achievers Award, 2013 at Real Estate Awards for Retail Excellence
- Jackbastian Nazareth** -
Pathfinders Award for the Most Enterprising CXO - JACKBASTIAN KAITAN NAZARETH at the 6th Realty Plus Awards, 2014.
Most Enterprising CXO, 2013 at Real Estate Awards for Retail Excellence
Super Boss of the Year (Real-Estate & Retail), CMO Asia Awards for Retail Excellence 2013

Corporate awards

- Puravankara Projects** – Received Real estate website of the year for www.puravankara.com at the 6th Realty Plus Excellence Awards, 2014
- Puravankara Projects** – Employer of the Year in Real Estate at Realty Excellence Awards, 2011 and 2013
- Marketer of the Year** – Puravankara Projects Limited, CMO Asia Awards for Retail Excellence 2013
- Developer of the Year** – Residential, CMO Asia Awards for Retail Excellence 2013
- Best Workplace Award** – Puravankara Projects Limited, CMO Asia Awards for Retail Excellence 2013

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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Email: hariramky@puravankara.com; Tel: +91-80-4343 9794