



Result Highlights

Consolidated Revenues

- QE Sep'12 at Rs. 273.72 Crores ('11- Rs. 198.18 Crores); **up by 38%**
- Half Year Sep'12 at Rs. 521.67 Crores ('11 – Rs. 389.12 Crores); **up by 34%**

Consolidated Profit Before Tax (PBT)

- QE Sep'12 at Rs. 72.72 Crores ('11 – Rs. 42.65 Crores); **up by 70%**
- Half Year Sep'12 at Rs. 146.10 Crores ('11 – Rs. 86.81Crores); **up by 68%**

Consolidated Profit After Tax (PAT)

- QE Sep'12 at Rs. 50.19 Crores ('11 – Rs. 26.54 Crores); **up by 89%**
- Half Year Sep'12 at Rs. 100.24 Crores ('11 – Rs. 57.68 Crores); **up by 74%**

Sales Realization

- Puravankara - Half year Sep'12 at Rs. 4,051 psft ('11 – Rs. 3,853 psft); **up by 5%**
- Provident – Half year Sep'12 at Rs. 2,714 psft ('11 – Rs. 2,374 psft); **up by 14%**

No land parcel has been monetized during the Quarter

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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



Anil Kumar A

Chief Financial Officer

- Associate, Institute of Chartered Accountants of India
- Associate, Institute of Company Secretaries of India
- Over 20 years of experience in Corporate finance, Accounting and Taxation

Corporate Profile

- Over 37 years of experience in property development, real estate and construction
- Operations across major cities in South India including Bengaluru, Chennai, Kochi and Hyderabad, Kolkata, Colombo and Sales / marketing offices in UAE
- Experienced Management Team with proven track record
- Unparalleled execution capability with focus on quality and premium realization with superior brand image
- Successfully completed 37 residential projects
- Simplified corporate structure and commitment to disclosures

Corporate Overview

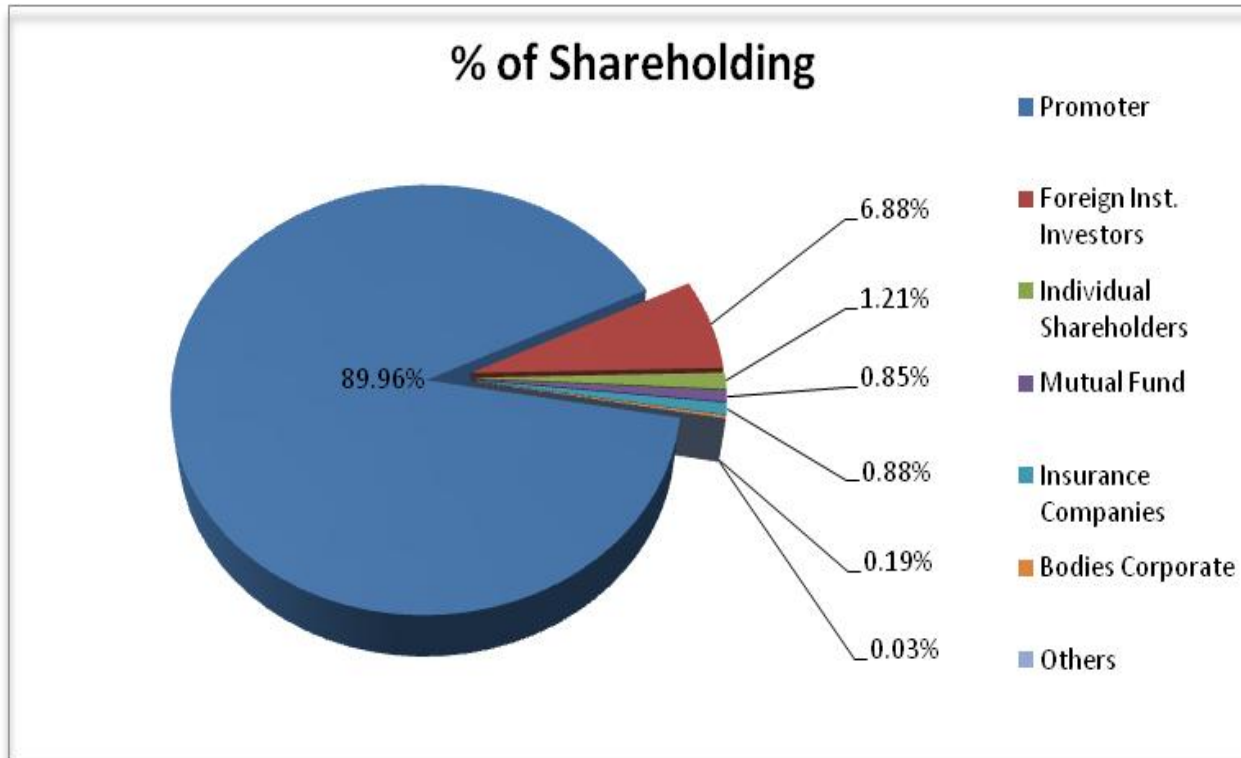
- Development Potential

	Saleable Area (Msft)	
Future		
- Proposed Launches*	16.77	
-Balance	70.73	
		87.50
Launched in Oct'12		0.40
Current (22 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.

Shareholding Pattern – as at 30 Sep 2012



Notes

Promoter Shares are unencumbered

Key Shareholders'

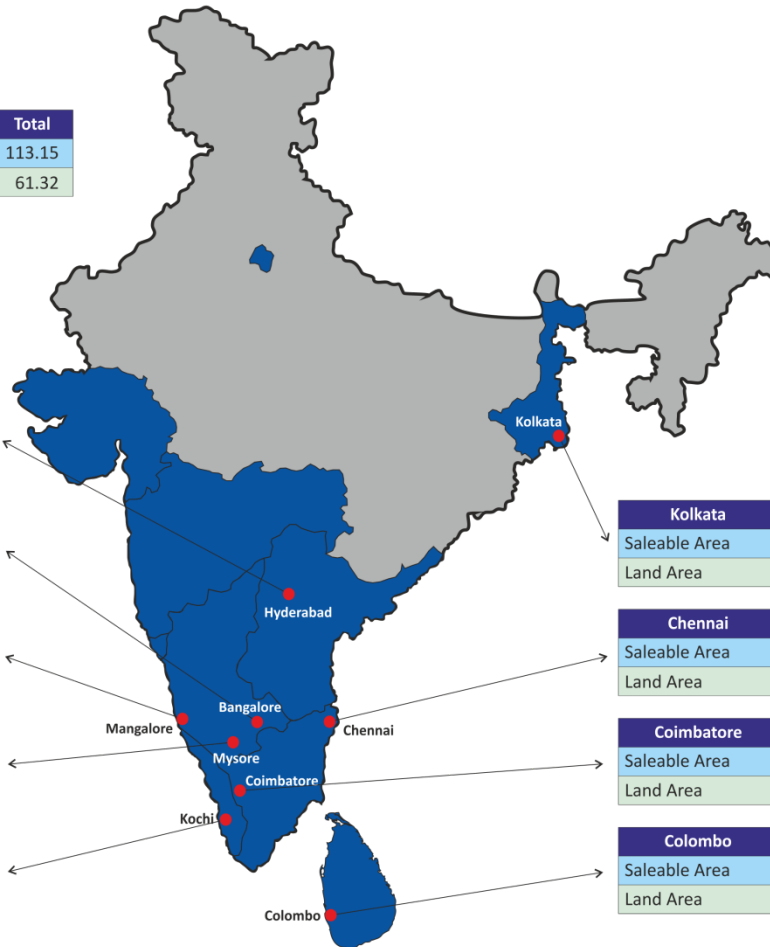
- *HSBC Global Investment Funds A/C ,*
- *The Master Trust Bank Of Japan, Ltd.*
- *College Retirement Equities Fund*
- *Life Insurance Corporation of India*
- *HDFC Trustee Company Limited*
- *LIC*
- *Atyant Capital India Fund I*
- *SBIMF – SBI One India Fund*
- *Deutsche Securities Mauritius Limited*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

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	Q1 - FY 13	Q2 - FY 14
2	Bengaluru	Own	0.51	100%	0.51	Development planning in progress	Q1 - FY 13	Q1 - FY 15
3	Bengaluru	JD	0.14	64%	0.09	Development planning in progress	Q3 - FY 13	Q3 - FY 15
4	Bengaluru	JD	0.15	71%	0.11	Development planning in progress	Q3 - Fy13	Q3 - Fy15
5	Bengaluru	Own	2.01	100%	2.01	Plan approved	Q4 - FY 13	Q1 - FY 16
6	Bengaluru	Own	0.72	100%	0.72	Plan approved	Q4 - FY 13	Q1 - FY 16
7	Chennai	Own	2.01	100%	2.01	Development planning in progress	Q1 - FY 13	Q4 - FY 15
8	Chennai	Own	0.08	100%	0.08	Development planning in progress	Q1 - FY 13	Q4 - FY 15
PURAVANKARA - Total			5.90		5.72			
PROVIDENT - RESIDENTIAL								
8	Bengaluru	Own	5.88	100%	5.88	Awaiting approval	Q1 - FY 13	Q4 - FY 18
9	Bengaluru	Own	2.98	100%	2.98	Development planning in progress	Q3 - FY 13	Q4 - FY 15
10	Bengaluru	Joint Development	1.77	70%	1.24	Development planning in progress	Q3 - FY 13	Q3 - FY 15
11	Mangalore	Joint Development	0.58	73%	0.42	Development planning in progress	Q1 - FY 13	Q3 - FY 14
12	Coimbatore	Joint Development	0.59	70%	0.41	Awaiting Development plan approval	Q1 - FY 13	Q4 - FY 14
13	Mysore	Joint Development	0.17	72%	0.12	Development planning in progress	Q1 - FY 13	Q2 - FY 14
PROVIDENT - Total			11.97		11.05			
GRAND TOTAL			17.87		16.77			

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

Sales – 30 Sep 2012

<i>Based on Bookings</i>										Quarter ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-12 <i>msft</i>	Sep-11 <i>msft</i>	%	Sep-12 <i>No.s</i>	Sep-11 <i>No.s</i>	%	Sep-12 <i>Rs.in million</i>	Sep-11 <i>Rs.in million</i>	%	Sep-12 <i>Rs.psft</i>	Sep-11 <i>Rs.psft</i>	%
Puravankara	0.39	0.43	-9%	230	255	-10%	1,568	1,616	-3%	3,996	3,736	7%
Associates	0.02	0.02	-17%	10	12	-18%	75	90	-17%	4,294	4,262	1%
Provident	0.26	0.12	110%	249	129	93%	703	287	145%	2,750	2,360	17%
Total	0.67	0.58	16%	489	396	23%	2,346	1,994	18%			

<i>Based on Bookings</i>										Half Year ended		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-12 <i>msft</i>	Sep-11 <i>msft</i>	%	Sep-12 <i>No.s</i>	Sep-11 <i>No.s</i>	%	Sep-12 <i>Rs.in million</i>	Sep-11 <i>Rs.in million</i>	%	Sep-12 <i>Rs.psft</i>	Sep-11 <i>Rs.psft</i>	%
Puravankara	0.69	1.04	-33%	403	631	-36%	2,794	3,994	-30%	4,051	3,853	5%
Associates	0.04	0.03	19%	24	20	16%	174	132	32%	4,293	3,867	11%
Provident	0.50	0.24	110%	487	250	95%	1,362	567	140%	2,714	2,374	14%
Total	1.23	1.31	-6%	914	901	1%	4,330	4,693	-8%			



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Current Project Status – 30 Sep 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	6%
2	Purva Atria Platina	Sanjay Nagar, Bangalore	0.14	70	62%	0.09	0.09	0.02	73%
3	Purva Midtown Residences	K.R.Puram, Bangalore	0.45	306	75%	0.34	0.34	0.26	24%
4	Purva Seasons	CV Raman Nagar, Bangalore	1.08	660	60%	0.65	0.65	0.08	87%
			1.91	1,167		1.22	1.22	0.50	
Puravankara - Residential (Joint Venture)									
5	Elita Promenade	JP Nagar, Bangalore	2.55	1,573	49%	1.25	1.25	1.24	0%
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	1.63	
Puravankara - Residential (Owned)									
7	Purva Venezia	Yelahanka, Bangalore	2.09	1,332	100%	2.09	2.09	1.92	8%
8	Purva Highlands	Mallasandra, Bangalore	1.34	849	100%	1.34	1.34	0.88	35%
	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	33%
10	Purva Eternity	Kakkanad, Kochi	0.96	600	100%	0.96	0.96	0.66	31%
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	0.04	87%
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	68%
14	Purva Skywood	Sarjapur Road, Bangalore	0.65	403	100%	0.65	0.65	0.63	3%
	Purva Skywood - II	Sarjapur Road, Bangalore	0.59	327	100%	0.59	0.59	0.40	31%
15	Purva Windermere	Medavakkam, Chennai	1.45	756	100%	1.45	1.45	1.06	27%
	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	0.36	56%
	Purva Bluemont - II	Trichy Road, Coimbatore	1.03	630	100%	1.03	-	-	100%
			15.17	9,341		15.17	12.65	6.98	
Total (A)			21.91	13,359		18.46	15.57	9.12	41%

Current Project Status – 30 Sep 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	0.3%
	Provident Cosmo City - II	Pudupakkam, Chennai	1.14	1,104	100%	1.14	1.14	0.78	31%
18	Provident Welworth City	Doddaballapur Rd, Bangalore	1.13	1,120	100%	1.13	1.13	1.08	4%
	Provident Welworth City - II	Doddaballapur Rd, Bangalore	1.09	1,088	100%	1.09	1.09	0.75	31%
	Provident Welworth City - III	Doddaballapur Rd, Bangalore	1.28	1,152	100%	1.28	1.09	0.08	93%
19	Provident Harmony	Thanisandra Road, Bangalore	0.65	570	65%	0.44	0.44	0.32	28%
Total (B)			6.39	6,104		6.18	5.89	4.10	34%
Total (A) + (B)			28.30	19,463		24.64	21.55	13.22	46%
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	-	100%
Grand Total			29.07	19,463		25.26	22.22	13.22	41%

Income Statement - Analysis

	Note	30 Sep 2012	30 Sep 2011	
Consolidated Statement of Profit and Loss for the quarter ended 30 September 2012				
(All amounts in ₹ lakhs, unless otherwise stated)				
Income				
Revenue from operations				
Revenue from projects	20	27,101.14	19,674.38	
Other operating revenues	20	201.34	136.50	
Other income		69.64	7.53	
Total		27,372.12	19,818.41	38%
Expenses				
Material and contractor costs	21	15,491.62	10,586.70	
Land cost		773.88	362.75	
Decrease / (increase) in inventory of properties under development and properties held for sale	22	(5,980.60)	(3,392.94)	
Employee benefit expenses	23	1,780.78	1,250.93	
Other expenses	24	2,985.74	2,025.81	
Depreciation and amortization	25	171.13	126.51	
Finance expenses, net	26	5,442.00	4,391.26	
Total		20,664.55	15,351.02	
Profit before tax and share of profit / (loss) in associates, net		6,707.57	4,467.39	50%
Share of profit / (loss) in associates, net		564.10	(202.66)	
Profit before tax		7,271.67	4,264.73	71%
Tax expense				
Current tax	27	2,252.32	1,592.93	
Deferred tax		0.09	17.57	
Profit after tax and before prior period items		5,019.26	2,654.23	
Prior period income (net of tax expense)			-	
Net profit for the quarter		5,019.26	2,654.23	89%
Earnings per share (Nominal value ₹ 5 per share)				
Basic (₹)	28	2.35	1.24	
Diluted (₹)		2.35	1.24	

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

Income Statement - Analysis (contd.)

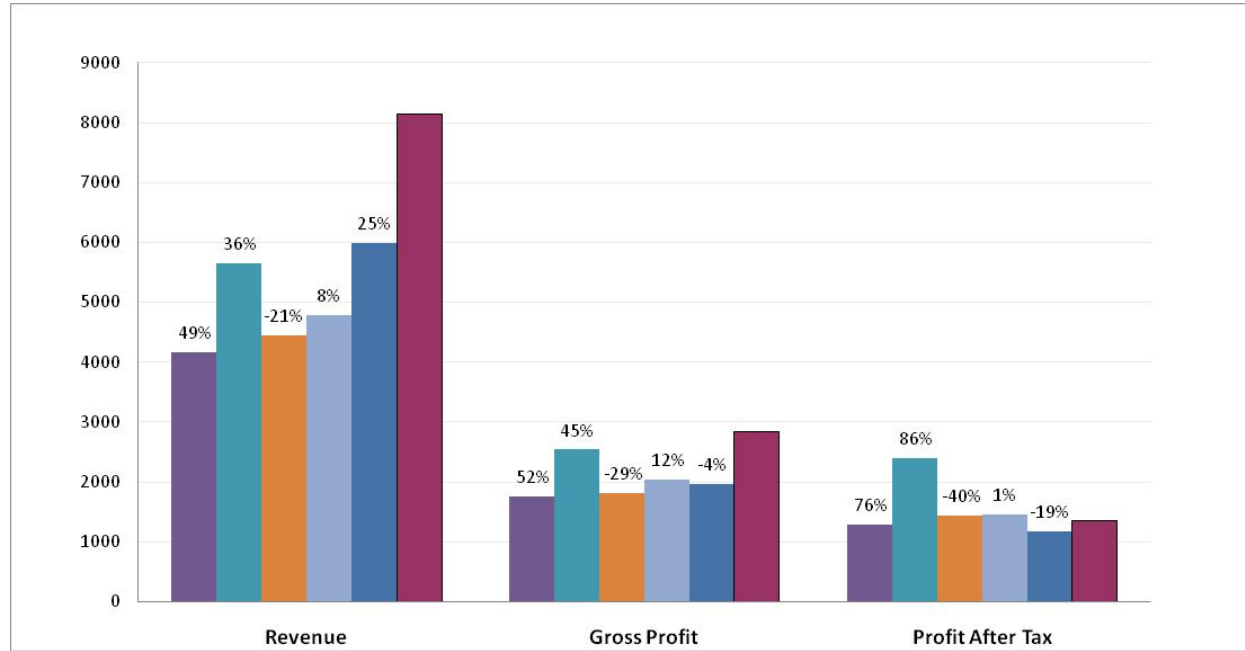
Consolidated Statement of Profit and Loss for the half year ended 30 September 2012

	Note	30 Sep 2012	30 Sep 2011	
(All amounts in ₹ lakhs, unless otherwise stated)				
Income				
Revenue from operations				
Revenue from projects	20	51,736.11	38,585.69	
Other operating revenues	20	304.19	242.24	
Other income		126.60	84.36	
Total		52,166.90	38,912.29	34%
Expenses				
Material and contractor costs	21	30,295.06	21,265.72	
Land cost		2,892.95	34,814.90	
Decrease / (increase) in inventory of properties under development and properties held for sale	22	(14,334.35)	(41,855.36)	
Employee benefit expenses	23	3,488.54	2,545.64	
Other expenses	24	5,510.51	4,030.57	
Depreciation and amortization	25	330.14	250.30	
Finance expenses, net	26	10,235.17	9,044.69	
Total		38,418.02	30,096.46	
Profit before tax and share of profit / (loss) in associates, net		13,748.88	8,815.83	56%
Share of profit / (loss) in associates, net		860.67	(135.21)	
Profit before tax		14,609.55	8,680.62	
Tax expense				
Current tax	27	4,697.60	2,969.41	
Deferred tax		(112.13)	(56.53)	
Net profit for the period		10,024.08	5,767.74	74%
Earnings per share (Nominal value ₹ 5 per share)				
Basic (₹)	28	4.70	2.70	
Diluted (₹)		4.70	2.70	

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-H1	FY13-Q2	FY13-Q1	FY12	FY12-H1	FY12-Q2	FY11
Total Income	Rs. in Million	5,217	2,737	2,479	8,155	3,891	1,982	5,999
EBITDA from Operations	Rs. in Million	2,431	1,232	1,199	3,925	1,811	899	2,825
Profit before Tax	Rs. in Million	1,461	727	734	1,965	868	426	1,459
Profit after Tax	Rs. in Million	1,002	502	500	1,357	577	265	1,179
EPS (basic & diluted) - Annualized	Rs.	9.39	9.41	9.38	6.36	5.41	4.97	5.52
Cash EPS (basic & diluted) - Annualized	Rs.	14.00	13.95	14.05	9.45	8.36	8.22	7.00
EBITDA Margin	%	46.61%	45.01%	48.37%	48.13%	46.54%	45.34%	47.09%
Net Profit Margin	%	19.22%	18.34%	20.18%	16.64%	14.82%	13.39%	19.65%
Dividend Payout	%				15.72%			18.10%
Share Capital	Rs. in Million	1,067	1,067	1,067	1,067	1,067	1,067	1,067
Reserves and Surplus	Rs. in Million	16,808	16,808	16,306	15,806	15,273	15,273	14,697
Borrowings	Rs. in Million	14,093	14,093	13,421	13,253	12,447	12,447	11,587
Fixed Assets	Rs. in Million	757	757	751	726	686	686	461
Net Current Assets	Rs. in Million	12,413	12,413	10,968	10,366	8,862	8,862	5,214
Return on Average Net Worth	%	11.22%	11.39%	11.69%	8.32%	7.06%	6.50%	7.48%
Net Debt Equity Ratio	x	0.75	0.75	0.74	0.74	0.70	0.70	0.67
Interest Coverage Ratio	x	2.34	2.23	2.47	2.00	1.97	2.02	2.12
Current Ratio	x	2.09	2.09	1.98	1.94	1.79	1.79	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	21,34,24,335	21,34,24,335

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

Debt – 30 September 2012

<i>Debt Movement</i>	Q2 - 2013 ₹ Million	Q2 - 2012 ₹ Million	6 months - 2013 ₹ Million	6 month - 2012 ₹ Million
Opening Balance	13,421	12,274	13,253	11,587
Additions during the period	2,644	1,428	3,622	3,978
Repayments during the period	1,962	1,256	2,771	3,117
Closing balance	14,103	12,447	14,103	12,447
Less: Cash and Cash Equivalents	729	698	729	698
Net debt	13,375	11,750	13,375	11,750
Debt / Equity Ratio	0.75	0.70	0.75	0.70

Execution Update

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

Disclaimer

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

THANK YOU

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