

---

## **Puravankara Projects Nine Months Profits At Rs 129.82 crores**

---

Bangalore, 30 January 2009

*Puravankara Projects recorded a consolidated net profit for the nine months ended 31 December 2008 of Rs 129.83 crores. Income for the nine month period was Rs 376.98 crores. The consolidated net profit for the quarter ended 31 December 2008 was Rs 17.47 crores with income for the quarter being Rs 80.04 crores.*

*The net profit margin for the nine month period ended 31 December 2008 was an impressive 34.43% on the back of a robust gross profit margin of over 42%. The net profit margin for the current quarter stood at just below 22%, principally due to one-time direct costs representing write-downs of completed properties held for sale of Rs 13.18 crores. Selling, general and administrative expenses in the quarter at Rs 9.37 crores have considerably decreased from Rs 15.58 crores in the quarter ended 30 September 2008, a consequence of the cost cutting measures introduced over the last few months.*

*The area currently under development is 13.45 million sq. ft. with projects spread across Bangalore, Chennai, Hyderabad, Cochin, and Kolkata. There are 13 on-going residential projects and 2 commercial projects currently under development.*

*The current land bank has recently been further augmented through land acquisitions in the cities of Chennai and Bangalore and currently stands at 125.17 million sq. ft. of developable area.*

*The Group's relatively strong financial position and liquidity is underlined by its comfortable debt to equity ratio of 0.56 and a relatively modest net debt of Rs 757 crores as at 31 December 2008.*

*The Group to-date has repaid all loan installments as per the requirements of individual loan agreements and there has not been a single case of a loan repayment default. Besides, the Group to-date has not approached any of its lenders to re-schedule loan repayments or alter any other loan terms.*

*All our promoter's shareholding in Puravankara Projects Limited is directly held by him and none of these shares are pledged or encumbered.*

*Provident Housing, the 100% affordable housing subsidiary of Puravankara Projects Limited, established a year ago has an organizational team of its own and is currently in the process of launching in the next two to three months in excess of 6,000 affordable homes spread across two projects. The price range of homes in these two projects will be Rs 12 lakhs to Rs 20 lakhs. A further 3,500 homes are expected to be launched by Provident Housing in the latter half of 2009.*

*Commenting on the results Mr. Ashish Puravankara, Director, said “We have in the current quarter maintained our relatively healthy liquidity and financial position in what are trying market conditions with customers essentially preferring to hold their home purchases in the present economic environment. Our residential projects currently under development are progressing well and we believe this, together with our solid debt to equity ratio of 0.56, has placed the Puravankara Group on a sound footing to take advantage of the undoubted vast demand for housing in the affordable to middle income housing segments. The medium to long-term prospects of the Group, especially with the planned launch of projects in the affordable housing segment, look exciting and bright given our market positioning, asset base and financial position”*

\* \* \* \* \*