



Press Release

DB Realty Ltd announces Q1 results FY12:

Net Profit up by 409 % Q-o-Q

- Revenue - Rs 3,005 mn (Q4 FY11 Rs 4,023 mn)
- EBITDA - Rs 463 mn (Q4 FY11 Rs 148 mn)
- EPS - Rs 1.70 (Q4 FY11 Rs 0.33)
- Book Value per share - Rs 137

Mumbai, August 12th, 2011: DB Realty Ltd, one of India's leading real estate developer, announced its results for quarter ended 30th June 2011. During this quarter, the company has registered a growth of 409 % in Net Profit, which increased to Rs 412 million from Rs 81 million in immediate sequential quarter. While the sequential quarter registered a growth as mentioned above, the comparison with the same quarter last year, shows a decline of 33% in Net Profit essentially due to change in the market conditions and increase in input costs.

Commenting on the results, Mr. N. Shridhar, Group Director (Business & Strategy), DB Realty Ltd said, "Rising interest rates and input costs coupled with delayed approvals have resulted in a slowdown in the sector. At DB Realty we see a slowdown in sales coupled with an increase in input costs in the last 6 months. However we have registered a stable quarter in terms of profitability by making progress in our key projects and parameters, also the sale of some noncore assets has contributed to the increase in profit for the quarter. We have also managed to reduce our debt burden in this quarter and the bank debt as at the end of the quarter stands at Rs 2,425 mn and with a debt equity ratio of 0.07"

He further added, "In order to diversify the asset portfolio and invest in strong yield assets, DB Realty will make an investment in DB Hospitality Pvt Ltd which has approximately 550 keys across 3 operating hotels in Mumbai, Goa and Ahmadabad and is in the process of developing close to 1900 keys across 8 hotels in 5 cities. Our delivery commitments remain on track and we hope to continue the positive momentum in the year ahead."



Business Highlights Q1 FY12:

- 594,000 square feet has been sold (including TDR).
 - Rs 1,876 mn sales value has been achieved (including TDR).
 - Rs 2,530 mn collection realized.
 - Debt equity ratio reduced to 0.07 and debt stands at Rs 2,425 mn
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About DB Realty Ltd

DB Realty Limited is a real estate industry leader that has built a strong reputation of excellence through its quality residential, commercial and gated community developments. The company's expanding portfolio consists of 25 projects mostly focusing in and around Mumbai, under various stages of planning and construction. The company has a notable and consistent track record of growth, customer satisfaction, and innovation. Incorporated in 2007, DB Realty has over 500 professionals from diverse functional backgrounds. This highly experienced, international and local senior management team enables DB Realty to execute challenging and complex projects.

DB Realty is widely accredited with changing the definition of luxury apartments in Mumbai by developing aesthetically striking residential buildings with breathtaking views, which are tailor-made to suit the requirements of our clients. The residential segment involves a wide range of premium condominiums, and duplexes across North and South Mumbai. It partners with best-in-class contractors and master architects for development of its projects and has expert in-house project management and execution process teams to ensure quality and efficient, timely project execution.

The DB Realty Group has developed more than 15.9 million square feet of real estate, which includes 15.25 million square feet of residential, 0.37 million square feet of commercial and retail and 0.27 million square feet of hospitality. With approximately 70 million square feet of developable area in both ongoing and forthcoming projects DB Realty is set to change the scenario of India's real estate market.

For additional information please visit www.dbrealty.co.in

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