

Dated: 14th February 2019

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex, Bandra (E)
Mumbai 400 051
Scrip: PROZONINTU

BSE Limited
Listing Department
P.J. Towers, Dalal Street, Fort
Mumbai 400 001
Scrip: 534675

Dear Sir/ Madam,

Subject: Disclosure under Regulation 30 of SEBI (LODR) Regulations 2015 - Media Release

Further to our letter dated 14th February 2019, in connection with Investors/ Analysts Conference Call please find enclosed herewith a copy of 'Media Release' on financial performance of the Company for the quarter and year ended 31st December 2018.

Thanking you,

Yours truly,
For Prozone Intu Properties Limited


Ajayendra P. Jain
CS & Chief Compliance Officer



Encl: as above

Prozone Intu's consolidated revenues up 20% y-o-y to INR 33.9 core

Key Highlights for Q3 FY2019

- Consolidated revenue up 20% y-o-y
- Consolidated EBITDA up by 30.4% y-o-y, EBITDA margin up 440 bps
- Cash PAT reported during quarter was INR 9.8 crore; up 38% y-o-y
- Strong operating performance: Leasing of 89% at Coimbatore Mall & 85% at Aurangabad Mall
- New stores opened during Q3 – 6 at Coimbatore Mall and 8 at Aurangabad Mall

Mumbai, February 14, 2019: Prozone Intu Properties Limited (PIPL), India's leading retail led mixed-use developer, today announced the financial results for the third quarter and nine months ended on December 31, 2018, as approved by its Board of Directors.

Commenting on its performance, **Nikhil Chaturvedi, Managing Director**, Prozone Intu said, *"Prozone Intu is steadily reporting improved financial performance. Our retail assets are consistently delivering accelerated performance in their micro-markets, vindicating our confidence in the rising consumption levels in emerging tier 1 cities. With remarkable improvement in the recorded footfalls and the trading density, we are quite confident that we will end FY19 with significant improvement in operational and financial performance."*

"During Q3, Coimbatore Mall completed one year of operations and achieved close to 90% leasing status in very short span of time. 8 new stores commenced operations at Aurangabad mall and 6 new stores at Coimbatore mall; with both malls reporting significant improvement in trading density. During the quarter, we received statutory approval for Coimbatore residential phase -1 where the construction will soon commence. Overall, we are on the right track to deliver a long-term sustainable value to our stakeholders." says **Bipin Gurnani, President of Prozone Intu Properties Limited**.

To take advantage of the rising consumption levels providing an opportunity in retail sector in Nagpur, planning for the Prozone Mall Nagpur has been completed. Relevant approvals & financial closures are in advanced stages of completion and construction is expected to commence in the first quarter of the next fiscal.

Recently, our malls at Aurangabad & Coimbatore were felicitated with Economic Times Global Award for Retail Excellence.

About Prozone Intu

Prozone Intu Properties Ltd. (Prozone Intu) is developed by the Promoters and participated by Intu Properties Plc, a UK FTSE-250 company. Prozone Intu creates, develops and manages world-class regional shopping centres, and associated mixed-use developments, on a Pan-India basis. Prozone Intu's strategy is to lead in the retail space within Tier 2 and 3 cities, in which robust urbanisation and significant growth in middle-class consumption is expected over the next 5 years. The Company's key business strategy includes developing large scale land parcels for mixed use development, with 75% of the land earmarked for residential & commercial categories on a build & sell model. 25% of the land is allocated towards retail malls on a build and lease model.

For media queries, please contact:

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