

HUBTOWN LIMITED

CIN : L45200MH1989PLC050688

Registered Office: Akruti Center Point, 6th floor, Central Road, Marol MIDC, Andheri (East), Mumbai - 400 093

Phone: + 91 22 67037500, + 91 22 61238200; Fax: + 91 22 61238333;

E-mail : investorcell@hubtown.co.in; Website : www.hubtown.co.in

STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2014

(₹ in Lacs)

Part - I

Sr. No.	Particulars	Three months ended Unaudited			Six months ended Unaudited		Year ended Audited 31.03.2014
		30.09.2014	30.06.2014	30.09.2013	30.09.2014	30.09.2013	
1.	Income from Operations						
	a. Revenue from Operations	19563	12052	5453	31615	17315	34705
	b. Other Operating Income	179	93	60	272	147	13059
	Total Income from Operations (net) (a+b)	19742	12145	5513	31887	17462	47764
2.	Expenses						
	a. Cost of construction / development	2809	1650	5587	4459	7867	12612
	b. Changes in inventories of work-in-progress, finished properties and FSI	844	1798	(5130)	2642	(4272)	666
	c. Employee benefits expense	388	441	197	829	610	1734
	d. Depreciation and Amortisation expense	108	116	140	224	283	557
	e. Legal and Professional fees	134	63	128	197	290	962
	f. Compensation charges	----	----	493	----	921	----
	g. Sales reversal net of cost of goods sold	6309	----	----	6309	----	----
	h. Other expenses	890	539	607	1419	1332	2609
	Total Expenses (a+b+c+d+e+f+g+h)	11472	4607	2022	16079	7031	19340
3.	Profit from operations before other income, finance costs & exceptional items (1-2)	8270	7538	3491	15808	10431	28424
4.	Other Income	1791	833	4167	2624	4851	3924
5.	Profit from ordinary activities before finance costs and exceptional items (3+4)	10061	8371	7658	18432	15282	32348
6.	Finance costs	7820	8002	6815	15822	13980	30465
7.	Profit from ordinary activities after finance costs but before exceptional items (5-6)	2241	369	843	2610	1302	1883
8.	Exceptional Items	----	----	----	----	----	----
9.	Profit from ordinary activities before tax (7+8)	2241	369	843	2610	1302	1883
10.	Tax (Expense) / Credit						
	Add/(Less) :						
	a. Current Tax	(496)	(114)	(223)	(610)	(400)	(118)
	b. Deferred Tax	(69)	(40)	(306)	(109)	(313)	2296
	c. (Short) / Excess provision for taxation in respect of earlier year	----	----	----	----	----	(520)
11.	Net Profit from ordinary activities after tax (9-/+10)	1676	215	314	1891	589	3541
12.	Extraordinary Items (net of tax)	350	----	----	350	----	----
13.	Net Profit for the period (11-/+12)	2026	215	314	2241	589	3541
14.	Add/(Less) : Prior period adjustments (Net)	58	(113)	----	(55)	327	3
15.	Net Profit for the period (13+14)	2084	102	314	2186	916	3544
16.	Paid-up equity share capital (face value of ₹ 10 per share)	7274	7274	7274	7274	7274	7274
17.	Paid-up Debt Capital				15831	24106	18843
18.	Reserves excluding Revaluation Reserves						161944
19.	Debt Redemption Reserve						13475



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(₹ in Lacs)

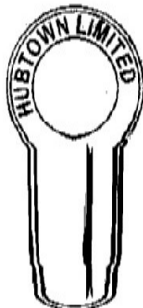
Sr. No.	Particulars	Three months ended Unaudited			Six months ended Unaudited		Year ended Audited
		30.09.2014	30.06.2014	30.09.2013	30.09.2014	30.09.2013	
20.	Earnings per Share before extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	2.38	0.14	0.43	2.52	1.26	4.87
	Diluted EPS (not annualized) (₹)	2.38	0.14	0.43	2.52	1.26	4.87
20a.	Earnings per Share after extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	2.86	0.14	0.43	3.01	1.26	4.87
	Diluted EPS (not annualized) (₹)	2.86	0.14	0.43	3.01	1.26	4.87
21.	Debt Equity ratio				0.92	0.96	0.89
22.	Debt Service ratio				0.73	0.54	0.60
23.	Interest Service coverage ratio				1.19	1.10	1.06

A.	PARTICULARS	OF					
	SHAREHOLDING						
	Public Shareholding						
	- Number of shares		1,84,61,189	1,81,95,151	1,27,35,871	1,84,61,189	1,27,35,871
	- Percentage of shareholding		25.38 %	25.02 %	17.51 %	25.38 %	17.51 %
	Promoter and Promoter Group shareholding						
	a. Pledged /Encumbered						
	- number of shares		4,88,56,779	3,62,72,800	4,95,14,000	4,88,56,779	4,95,14,000
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)		90.02 %	66.51 %	82.52 %	90.02 %	82.52 %
	- percentage of share (as a % of the total share capital of the Company)		67.17 %	49.87 %	68.07 %	67.17 %	59.81 %
	b. Non-encumbered						
	- number of shares		54,17,903	1,82,67,903	1,04,86,000	54,17,903	1,04,86,000
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)		9.98 %	33.49 %	17.48 %	9.98 %	17.48 %
	- percentage of share (as a % of the total share capital of the Company)		7.45 %	25.11 %	14.42 %	7.45 %	22.68 %

B.	INVESTOR COMPLAINTS	Quarter ended 30.09.2014
	Pending at the beginning of the quarter	0
	Received during the quarter	6
	Disposed off during the quarter	6
	Remaining unresolved at the end of the quarter	0

Ratios :

- Paid-up Debt Capital represents Non-convertible Debentures
- Debt Equity Ratio = Debt / Net Worth (Net Worth = Equity Share Capital + Reserves and Surplus) where Debt = Long-term borrowings + Current maturities + Short-term borrowings + Interest accrued and due + Interest accrued but not due
- Debt Service Coverage Ratio = Profit before Tax + Interest costs / (Interest costs + Principal repayment during the period)
- Interest Service Coverage Ratio = Profit before Tax + Interest Costs / Interest costs



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