

SRL/SE/65/17-18

Date: 13th November, 2017

The Secretary, Listing Department,
Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

The Manager, Listing Department
National Stock Exchange of India Ltd
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (East), Mumbai- 400 051
Scrip Code: SUNTECK

Sub: Press Release on financial results for quarter and half-year ended 30th September, 2017

Sir,

Please find enclosed herewith Press Release with regard to Unaudited Financial Results for the quarter and half-year ended 30th September, 2017.

The copy of the same is enclosed herewith for your records. The same will also be placed on the Company's website.

This is for your information and records.

Thanking You,
For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary



Encl: as above

Sunteck Realty Limited

Sunteck Realty Announces Q2 FY 2018 results and reports a 33% qoq increase in pre-sales and 11% qoq increase in collections

Mumbai, November 13, 2017: Sunteck Realty Limited, Mumbai’s premier real estate developer catering to the premium and ultra-premium segment today announced its financial results for the quarter ended September 30, 2017.

Operational Highlights:

Operational Data - Rs million	Q2 FY18	Q1 FY18	% change qoq	Q2 FY17
Pre-sales (new bookings)	1,698	1,278	33%	2,688
Collections	1,455	1,305	11%	1,984

Financial Highlights:

P&L (consolidated) - Rs million	Q2 FY18*	Q1 FY18	% change qoq	Q2 FY17
Revenue from Operations	3,467	1,334	160%	2,061
EBITDA	993	707	40%	1,264
Operating Margin	29%	53%	-	61%
Profit after tax	621	352	77%	961
Net Profit Margin	18%	26%	-	47%

* Revenue from Sunteck City Avenue 1 and Avenue 2 at Goregaon (W), ODC, recognized for the first time during Q2FY18.

Commenting on the Q2 FY2018 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said: “The second quarter of FY2018 has seen the transition to RERA and GST regime taking shape. We at Sunteck welcome these changes and are already seeing the customer differentiate between organized and unorganized developers.

On the operational front, we launched fresh inventory of our projects Sunteck City Avenue 1 and Avenue 2 at ODC, Goregaon (W) which received an overwhelming response. This further reinforces our belief in Oshiwara District Centre (ODC), which is being planned and developed by MMRDA on the lines of BKC.

We can see our vision becoming reality with the connectivity and infrastructure reaching new heights in ODC. Recently we have seen the commissioning of two new flyovers, a new station and work underway on several 90 feet wide roads. This zone is poised to create huge value for its stakeholders, just like BKC. In addition, the location is nestled amidst the back-office and mid-office hubs of Mumbai with corporate parks like Nirlon Knowledge Park, Nesco, and Infinity IT Park in close proximity. Our Sunteck City project spread across 23 acres will give us about 6 mn sqft of sales potential and we look forward to capitalize on these developments.

The strong recent customer response at ODC reiterates our confidence that the ongoing reforms in India’s real estate sector are setting the stage for sustainable growth of organized developers. Our balance sheet strength gives us an edge to look at acquisition of projects across pricing spectrums, including distressed opportunities. In addition, with the company raising fresh capital recently, we are very well placed to increase the pace of execution at our ongoing and forthcoming projects. We are excited about the times ahead and aim to benefit from the upcoming opportunity in India’s real estate sector thereby scaling up our business while maintaining attractive RoEs.”

About Sunteck Realty

Sunteck Realty Limited (SRL) is one of the fastest growing Mumbai-based real estate development company, catering to Uber luxury and luxury residential segment. SRL focuses on a city centric development portfolio of about 23 million square feet spread across 25 projects. Sunteck Realty has categorized its projects under four brands: Signature for its marquee Uber premium landmark homes; Signia for exclusive premium landmark apartments; Sunteck City for large format luxury townships and; Sunteck for Commercial landmarks and rented apartments.

The company is listed on BSE & NSE and has been backed by respected strategic partners like Ajay Piramal, Kotak Realty fund and large FIIs and Private Equity. The company enjoys one of the strongest balance sheets with negligible debt levels and visible cash flows. Sunteck has projects in Sion, Borivali, Andheri, Airoli (Navi Mumbai), ODC, Goregaon (W) amongst other locations in Mumbai. Sunteck’s flagship project in BKC comprises of three residential projects: Signature Island, Signia Isles and Signia Pearl which are home to some of the head honchos of leading global conglomerates.

Disclaimer

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For further details, please contact:

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