

SRL/SE/30/17-18

Date: 10th August, 2017

To
BSE Limited
P. J. Tower, Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

To
National Stock Exchange of India Ltd
Listing Department, 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 ended 30th June, 2017

Dear Sir/Ma'am,

Kindly find enclosed herewith Press Release with regard to Unaudited Financial Results for the quarter ended 30th June, 2017.

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

Kindly take the same on record and disseminate to all the concerned.

For Sunteck Realty Limited


Rachana Hingarajia
Company Secretary



Encl:a/a

Sunteck Realty Limited

Sunteck Realty Announces Q1 FY 2018 results and reports a 69% yoy increase in pre-sales and 49% yoy increase in collections

Mumbai, August 10, 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 June 30, 2017.

Operational Highlights:

Operational Data - Rs million	Q1 FY18	Q1 FY17	% change yoy
Pre-sales (new bookings)	1,278	755	69%
Collections	1,305	874	49%

Financial Highlights:

P&L (consolidated) - Rs million	Q1 FY18	Q1 FY17*	% change yoy
Revenue from Operations	1,334	5,245	-75%
EBITDA	707	1,150	-39%
Operating Margin	53%	22%	3111 bps
Profit after tax	352	603	-42%
Net Profit Margin	26%	12%	1488 bps

* first time P&L recognition of Signia Pearl

Commenting on the Q1 FY2018 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said: "The first quarter of FY2018 has witnessed profound regulatory changes taking shape such as RERA and GST. We at Sunteck underline our support to these positive measures and have successfully applied for RERA registration for all our ongoing projects, and obtained the registration number for two projects. GST has also been implemented across our projects. We believe these reforms are setting the stage for sustainable growth for organized developers.

On the operational front, at our BKC projects, we are witnessing good latent demand given the completed status and increasing habitation of these projects. In the first quarter, our flagship project Signature Island witnessed significant appreciation in realization. With many celebrated end-users having already shifted into their apartments and more expected to shift in the next few months, we remain optimistic about luxury residential sale prices and volume

in BKC going forward. We also saw the momentum for high lease deals at our BKC projects continuing as more transactions were concluded for customers. At Oshiwara District Centre (ODC), Goregaon West, we have completed the master planning for the Sunteck City Avenue 3 project and preparing to launch going ahead and look forward to good demand in that micro-market. The location has witnessed significant improvement in infrastructure in recent times such as two east-west connecting flyovers and the Ram Mandir station becoming operational.

We continue to focus on execution at our ongoing projects and believe that complete/nearing completion projects will see strong demand in the new environment. In addition, we continue to selectively evaluate prospects in the mid-income value housing space, given the government's thrust on housing for all."

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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