

SRL/SE/85/17-18

Date: 14th February, 2018

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 nine months ended 31st December, 2017

Sir,

Please find enclosed herewith Press Release with regard to Unaudited Financial Results for the quarter and nine months ended 31st December, 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 announces Q3 FY2018 results and reports a 239%yoy PAT growth and 333bps increase in EBITDA margins.

Mumbai, February 14, 2018: Sunteck Realty Limited, Mumbai’s premium real estate developer catering to the premium and ultra-premium segment today announced its financial results for the quarter ended December 31, 2017.

Financial Highlights:

P&L (consolidated) - Rs million	Q3 FY18	Q3 FY17	% change yoy
Revenue from Operations	2,015	837	141% ↑
EBITDA	891	342	160% ↑
Operating Margin	44%	41%	333 bps ↑
Profit after tax	602	178	239% ↑
Net Profit Margin	30%	21%	865 bps ↑

Operational Highlights:

Operational Data - Rs million	Q3 FY18	Q3 FY17	% change yoy
Pre-sales (new bookings)	1,040	1,271	-18%
Collections	1,006	1,446	-30%

Commenting on the Q3 FY2018 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said: “Sunteck has delivered a robust financial performance during this third quarter of FY2018. The improvement in market sentiments with a traction for our BKC projects has led not only to strong growth but also notable improvement in margins. This gives a glimpse of the cash flow potential that our BKC inventory can release.

Our project in Oshiwara District Centre (ODC), Sunteck City continues to see significant improvement in infrastructure and this zone is poised to create huge value for its stakeholders, just like BKC. We are gearing up to launch for sale of new inventory in the coming quarters. In addition, we also commenced construction of two projects – Sunteck Icon at BKC junction and Gilbert Hill at Andheri (W).

Sunteck capitalizes on its strong brand by acquiring a project in the aspirational segment, under the asset light JDA model. The project has a potential development of 100 acres in Mumbai Metropolitan Region (MMR). Through this project, Sunteck will break the conventional path by giving the experience of luxury in aspirational homes with a new brand

under a completely new division. Through this project we have diversified our business across the pricing spectrum, from uber-luxury to affordable and at the same time being true to defining luxury living for all. This further augments our credibility and strengthens the cash flow visibility & stability of the company.

Furthermore, our balance sheet strength gives us an edge to look at a lot of distressed opportunities in the market. We are excited about the times ahead as the once fragmented real estate sector in India undergoes consolidation which should help organized developers like us to gain significant market share, while maintaining attractive returns profile.”

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 and mixed use development; Sunteck for Commercial landmarks and rental portfolio.

The company is listed on BSE & NSE and has been backed by respected strategic partners like Ajay Piramal, 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 Bandra Kurla Complex (BKC), Oshiwara District Centre (ODC), Borivali, Airoli (Navi Mumbai), Andheri, Sion 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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