

## UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

### Statement of Consolidated Results for the Quarter Ended June 30, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2013 (Unaudited)	31.03.2013 (Unaudited)	30.06.2012 (Unaudited)	31.03.2013 (Audited)
1.	<b>Income from Operations</b> (a) Net sales / Income from Operations (Net of Excise Duty)	<b>57,257.10</b>	84,825.35	40,774.24	<b>244,053.95</b>
	<b>Total income from Operations (Net)</b>	<b>57,257.10</b>	84,825.35	40,774.24	<b>244,053.95</b>
2.	<b>Expenses</b>				
	(a) Cost of Material Consumed	<b>5,937.11</b>	8,732.97	2,919.66	<b>21,574.48</b>
	(b) Real estate, Construction and Other Expenses	<b>31,180.51</b>	48,669.54	22,550.05	<b>139,531.54</b>
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	<b>(742.49)</b>	479.03	(8.36)	<b>(2,272.62)</b>
	(d) Employee Benefits Expense	<b>5,290.71</b>	6,129.98	3,891.52	<b>18,823.72</b>
	(e) Depreciation and Amortisation Expense	<b>1,119.26</b>	1,042.72	987.52	<b>3,984.30</b>
	(f) Other expenses	<b>8,072.00</b>	12,840.38	5,949.17	<b>33,697.08</b>
	<b>Total Expenses</b>	<b>50,857.10</b>	77,894.62	36,289.56	<b>215,338.50</b>
3.	<b>Profit/(Loss) from Operations before Other income, Finance costs &amp; Exceptional items (1-2)</b>	<b>6,400.00</b>	6,930.73	4,484.68	<b>28,715.45</b>
4.	Other income	<b>2,510.55</b>	8,566.02	3,453.77	<b>18,876.08</b>
5.	<b>Profit/(Loss) from Ordinary activities before Finance Costs &amp; Exceptional Items (3+4)</b>	<b>8,910.55</b>	15,496.75	7,938.45	<b>47,591.53</b>
6.	Finance Costs	<b>573.07</b>	171.96	1,167.58	<b>3,053.00</b>
7.	<b>Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)</b>	<b>8,337.48</b>	15,324.79	6,770.87	<b>44,538.53</b>
8.	Exceptional items	-	-	-	-
9.	Prior Period Adjustments	<b>32.41</b>	2,687.93	(5.78)	<b>6.43</b>
10.	<b>Profit/(Loss) from Ordinary Activities before tax (7+8+9)</b>	<b>8,369.89</b>	18,012.72	6,765.09	<b>44,544.96</b>
11.	Tax Expense				
	(a) Current Tax				
	Current Year	<b>2,703.87</b>	4,955.07	2,740.26	<b>14,712.82</b>
	Earlier Years	<b>0.39</b>	2,378.35	0.15	<b>2,427.01</b>
	(b) Deferred Tax	<b>(65.66)</b>	(2,709.74)	(135.75)	<b>(3,362.68)</b>
12.	<b>Net Profit/(Loss) from Ordinary Activities after tax (10-11)</b>	<b>5,731.29</b>	13,389.04	4,160.43	<b>30,767.81</b>
13.	Less : Extraordinary items (Net of Tax Expense)	-	10,352.45	-	<b>10,352.45</b>
14.	<b>Net Profit/(Loss) for the Period (12-13)</b>	<b>5,731.29</b>	3,036.59	4,160.43	<b>20,415.36</b>
15.	Share of Profit/ (Loss) of associates	<b>11.65</b>	10.58	(18.25)	<b>60.04</b>
16.	Minority interest	<b>546.22</b>	(13.98)	445.72	<b>481.39</b>
17.	<b>Net Profit/(Loss) for the Period (14+15+16)</b>	<b>6,289.16</b>	3,033.19	4,587.90	<b>20,956.79</b>
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	<b>52,326.02</b>	52,326.02	52,326.02	<b>52,326.02</b>
19.	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year				<b>1,086,731.94</b>
20.i	<b>Earning Per share (Before Extraordinary Items) (of ₹ 2 each ) *(Not Annualised) Basic and Diluted (₹)</b>	<b>0.24*</b>	0.51*	0.18*	<b>1.20</b>
20.ii	<b>Earning Per share (After Extraordinary Items) (of ₹ 2 each ) *(Not Annualised) Basic and Diluted (₹)</b>	<b>0.24*</b>	0.11*	0.18*	<b>0.80</b>

**Select Information for the Quarter Ended June 30,2013**

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2013	31.03.2013	30.06.2012	31.03.2013
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>				
1	<b>Public Shareholding</b> - Number of shares - Percentage of shareholding	<b>1351344179</b> 51.65	1351344179 51.65	1351344179 51.65	<b>1351344179</b> 51.65
2	<b>Promoters and Promoter Group Shareholding</b> <b>a) Pledged / Encumbered</b> - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company) <b>b) Non - encumbered</b> - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company)	<b>1026006861</b> 81.11 39.22 <b>238950007</b> 18.89 9.13	957920410 75.73 36.61 307036458 24.27 11.74	908301545 71.80 34.72 356655323 28.20 13.63	<b>957920410</b> 75.73 36.61 <b>307036458</b> 24.27 11.74
<b>B</b>	<b>Investor Complaints</b> - Pending at the beginning of the Quarter - Received during the Quarter - Disposed of during the Quarter - Remaining unresolved at the End of the Quarter	<b>Quarter Ended 30.06.2013</b>			
				NIL 6 6 NIL	

**Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2013**

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2013 (Unaudited)	31.03.2013 (Unaudited)	30.06.2012 (Unaudited)	31.03.2013 (Audited)
		(₹ in Lacs)			
1.	<b>Segment Revenue</b> (a) Real estate and related activities (b) Transmission Towers (c) Property Management (d) Hospitality (e) Others <b>Total</b> <b>Less: Inter segment revenue</b> <b>Net sales / Income from operations</b>	<b>43,048.70</b> 7,555.41 3,523.97 995.15 2,133.87 <b>57,257.10</b> - <b>57,257.10</b>	62,983.15 11,759.69 3,376.82 1,187.49 5,518.20 84,825.35 - 84,825.35	31,827.45 3,618.40 2,993.50 767.55 1,567.34 40,774.24 - 40,774.24	<b>189,286.48</b> 26,789.93 12,783.92 4,078.47 11,115.15 <b>244,053.95</b> - <b>244,053.95</b>
2.	<b>Segment Results</b> (Profit before tax, Interest and Unallocable overheads) (a) Real estate and related activities (b) Transmission Towers (c) Property Management (d) Hospitality (e) Others <b>Total</b> <b>Less:</b> (i) Finance Cost (ii) Unallocable Overheads net of unallocable Income (iii) Prior Period Adjustment <b>Total profit before Tax</b>	<b>4,967.48</b> 664.07 1,176.45 (219.05) 871.12 <b>7,460.07</b> <b>573.07</b> <b>(1,450.48)</b> <b>(32.41)</b> <b>8,369.89</b>	16,060.43 689.40 641.03 (56.87) (4,414.77) 12,919.22 171.96 (2,577.53) (2,687.93) 18,012.72	4,324.90 383.78 1,320.76 (275.55) (61.11) 5,692.78 1,167.58 (2,245.67) 5.78 6,765.09	<b>36,418.60</b> 2,365.45 3,219.24 (706.02) <b>(2,069.76)</b> <b>39,227.51</b> <b>3,053.00</b> <b>(8,364.02)</b> <b>(6.43)</b> <b>44,544.96</b>
3.	<b>Capital employed</b> -Unallocable	<b>1,156,883.99</b>	1,139,057.96	1,217,313.24	<b>1,139,057.96</b>

**Notes:**

1	The above unaudited Consolidated financial results and the unaudited Standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 6 <sup>th</sup> August, 2013 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter ended 30 <sup>th</sup> June, 2013.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹919.55 Crores (previous year ending on 31 <sup>st</sup> March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. Further, significant portion has been adjusted/ recovered during the previous financial year 2012-13 and the management is confident of recovering/ appropriately adjusting the balance in due course.
3	<p>The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹923.94 Crores in an affiliate company holding stake in Unitech Wireless companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve.</p> <p>Further, the conditions of the 'Settlement and Mutual Release Agreement' executed between Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10<sup>th</sup> October, 2012, are yet to be fulfilled on the reporting date, and in case all these conditions are not fulfilled, the settlement and mutual release agreement will get terminated and all rights &amp; obligations of the partpies will be restored to the situation before the said agreement.</p>
4	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
5	Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the standalone results of the Company on its website ( <a href="http://www.unitechgroup.com">www.unitechgroup.com</a> ) or on the websites of BSE Limited ( <a href="http://www.bseindia.com">www.bseindia.com</a> ) and National Stock Exchange of India Limited ( <a href="http://www.nseindia.com">www.nseindia.com</a> ).
6	The above consolidated results have been prepared in accordance with the principles and procedures as set out in the Accounting Standard - 21 on 'Consolidated Financial Statements', Accounting Standard - 27 on 'Financial reporting of interests in Joint Ventures' and Accounting Standard - 23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
7	The Financial Results for the quarter ended 31 <sup>st</sup> March, 2013 are the balancing figures between audited results for the full financial year and the published year to date figures upto the third quarter for the relevant financial year.
8	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

For Unitech Limited

Date : 6<sup>th</sup> August, 2013Ramesh Chandra  
Chairman