

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

**Statement of Consolidated Results
for the Quarter Ended June 30, 2015**

(₹ In Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015 (Unaudited)	31.03.2015 (Audited)	30.06.2014 (Unaudited)	31.03.2015 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	41,755.47	81,322.87	152,494.06	343,118.06
	Total income from Operations (Net)	41,755.47	81,322.87	152,494.06	343,118.06
2.	Expenses (a) Cost of Material Consumed	4,997.89	5,250.67	6,457.92	19,588.71
	(b) Real estate, Construction and Other Expenses	55,129.03	67,337.63	31,797.06	170,710.01
	(c) Changes in Inventories of finished properties, land, land	674.05	3,786.20	416.42	7,971.33
	(d) Employee Benefits Expense	4,025.82	4,621.65	4,604.84	18,110.45
	(e) Depreciation and Amortisation Expense	930.43	1,541.82	1,078.50	4,576.65
	(f) Other expenses	4,521.04	31,844.97	4,588.14	49,365.99
	Total Expenses	70,278.26	114,382.94	48,942.88	270,323.14
3.	Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)	(28,522.79)	(33,060.07)	103,551.18	72,794.92
4.	Other income	879.65	24,466.62	893.32	28,838.22
5.	Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	(27,643.14)	(8,593.45)	104,444.50	101,633.14
6.	Finance Costs	382.71	5,868.63	346.13	7,293.09
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)	(28,025.86)	(14,462.08)	104,098.37	94,340.05
8.	Exceptional items	-	-	-	-
9.	Prior Period Adjustments	(0.14)	(338.28)	1.05	(348.61)
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	(28,026.00)	(14,800.36)	104,099.42	93,991.44
11.	Tax Expense (a) Current Tax Current Year Earlier Years (b) Deferred Tax	1,096.06 3.86 (39.86)	(262.28) 29.89 2,982.66	1,800.58 0.25 3,151.87	6,617.24 31.54 4,535.95
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	(29,086.06)	(17,550.63)	99,146.72	82,806.71
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	99,072.66	99,072.66
14.	Net Profit/(Loss) for the Period (12-13)	(29,086.06)	(17,550.63)	74.06	(16,265.95)
15.	Share of Profit/ (Loss) of associates	18.02	(14.56)	50.01	31.87
16.	Minority interest	938.90	1,311.18	432.35	3,400.35
17.	Net Profit/(Loss) after share of Profit / (Loss) of associates &	(28,129.14)	(16,254.01)	556.42	(12,833.73)
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				1,041,833.15
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	(1.08)*	(0.62)*	3.81*	3.30
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	(1.08)*	(0.62)*	0.02*	(0.49)

Select Information for the Quarter Ended June 30, 2015

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015	31.03.2015	30.06.2014	31.03.2015
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding - Number of shares - Percentage of shareholding	1763141917 67.39	1424817679 54.46	1365468179 52.19	1424817679 54.46
2	Promoters and Promoter Group Shareholding a) Pledged / Encumbered - 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) Non - encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of	737710196 86.47 28.20 115448934 13.53	1076174434 90.32 41.13 115308934 9.68	1037830441 82.97 39.67 213002427 17.03	1076174434 90.32 41.13 115308934 9.68

	promoter and promoter group) Percentage of shares (as a % of the total share capital of the company)	4.41	4.41	8.14	4.41
B	Investor Complaints - Pending at the beginning of the Quarter - Received during the Quarter - Disposed of during the Quarter - Remaining unresolved at the End of the Quarter	Quarter Ended 30.06.2015			
		NIL	1	1	NIL

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2015

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015 (Unaudited)	31.03.2015 (Audited)	30.06.2014 (Unaudited)	31.03.2015 (Audited)
1.	Segment Revenue				
	(a) Real estate and related activities	25,910.67	41,254.95	52,441.78	177,777.04
	(b) Transmission Towers	8,468.37	10,766.80	8,151.58	28,910.78
	(c) Property Management	4,343.66	26,113.54	3,744.85	39,156.93
	(d) Hospitality	853.02	1,573.66	1,136.97	5,436.00
	(e) Investment activities	-	5.16	85,570.22	85,588.18
	(f) Others	2,439.79	2,243.25	2,879.06	11,017.85
	Total	42,015.51	81,957.36	153,924.46	347,886.78
	Less: Inter segment revenue	260.04	634.48	1,430.40	4,768.72
	Net sales / Income from operations	41,755.47	81,322.87	152,494.06	343,118.06
2.	Segment Results				
	(Profit before tax and Finance costs)				
	(a) Real estate and related activities (Refer note iii)	(31,000.01)	(36,731.34)	16,167.37	(20,128.77)
	(b) Transmission Towers	502.34	816.02	568.62	1,713.86
	(c) Property Management	1,882.31	5,171.27	1,328.74	10,513.01
	(d) Hospitality	(167.87)	(256.03)	(229.26)	(704.04)
	(e) Investment activities	(1.77)	(944.37)	85,555.11	84,608.03
	(f) Others	423.68	397.53	716.48	1,628.78
	(g) Unallocable Income/(Expense)	718.18	22,953.47	337.44	24,002.27
	Total	(27,643.14)	(8,593.45)	104,444.50	101,633.14
	Less:				
	(i) Finance Cost	382.71	5,868.63	346.13	7,293.09
	(ii) Prior Period Adjustment	0.14	338.28	(1.05)	348.61
	(iii) Extraordinary loss	-	-	99,072.66	99,072.66
	Net profit before Tax	(28,025.99)	(14,800.36)	5,026.76	(5,081.22)
3.	Capital employed				
	(Segment assets - Segment Liabilities)				
	(a) Real estate and related activities	993,033.44	1,027,365.47	1,024,777.84	1,027,365.47
	(b) Transmission Towers	7,250.44	6,971.92	7,010.01	6,971.92
	(c) Property Management	4,655.65	2,854.35	10,852.03	2,854.35
	(d) Hospitality	(6,357.10)	(5,661.31)	(3,173.03)	(5,661.31)
	(e) Investment activities	36,158.49	36,158.73	36,916.23	36,158.73
	(f) Others	17,931.18	14,018.13	14,336.37	14,018.13
	(g) Unallocable	12,034.25	12,451.88	8,095.99	12,451.88
	Total	1,064,706.35	1,094,159.17	1,098,815.44	1,094,159.17

Notes:

I	The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on August 13, 2015 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.
II	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹63,684.31 Lacs (previous year ending on 31st March, 2015 - ₹85,364.32 Lacs) have been given in the normal course of business to land owning companies, collaborators, projects and 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 already been adjusted/ recovered during the previous years as well as during the current quarter and the management is confident of recovering/ appropriately adjusting the balance in due course.
III	An overseas entity of the Group has sold its entire stake in an IT Park developer company to Brookfield which resulted in a capital loss of INR 224 crores and simultaneously another entity of the group acquired shareholding of a SEZ developer company from an overseas affiliate of Brookfield.
IV	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting'.
V	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 (www.unitechgroup.com) or on the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
VI	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'.
VII	The Financial Results for the quarter ended March 31, 2015 are the balancing figures between audited results for the full financial year and the unaudited published year to date figures up to the third quarter of the financial year 2014-2015.
VIII	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: Gurgaon
Dated: August 13, 2015

For Unitech Limited

Ramesh Chandra
Chairman