

SRL/SE/37/16-17

Date: 14th December, 2016

To
Corporate Relation Department
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

To
Metropolitan Stock Exchange of India Limited
(Formerly known as MCX Stock Exchange Limited)
Vigbyor Towers, 4th Floor,
Plot No.C 62, G Block,
Opp.Trident Hotel, BKC,
Bandra (East),
Mumbai – 400 098
Scrip Code: 512179

Sub: Results Presentation

Dear Sir/Ma'am,

Pursuant to Regulation 30(6) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, please find enclosed the Results Presentation with regard to Unaudited Financial Results for the quarter and half year ended 30th September, 2016.

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

Kindly acknowledge the receipt of the same.

Thanking You,

For Sunteck Realty Limited



Rachana Hingarajia
Company Secretary
Encl: a/a



Email add: cosec@sunteckindia.com

Sunteck Realty Ltd.

Q2 & H1 FY2017 results update - Investor Presentation

December 12th, 2016

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An Insight

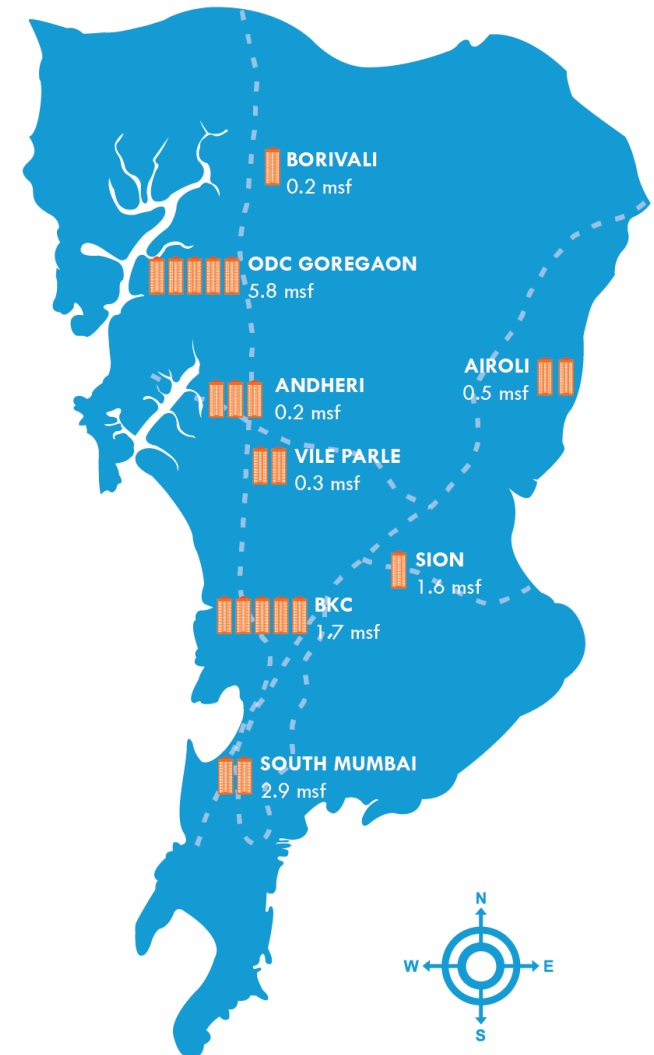
Q2 & H1 FY2017 results update

Goregaon (W) - Location Update

Construction updates

- Mumbai focused developer which has built trust and strong brand in less than a decade
- City-centric land acquisitions at low costs and focus on clear titles
- Demonstrated focus on acquiring projects with attractive IRRs
- Premium Positioning in every micro-market and product
- Adaptability to provide Luxury which is affordable at a large scale
- Project Portfolio – 23 msf spread across 25 projects sufficient for next 5-7 years

OUR PRESENCE



Premium positioning of the brand 'Sunteck' across projects, since the company intends to fill the gap of luxury products in every micro market of Mumbai

The "Signature" brand logo, featuring the word "Signature" in a large, elegant, orange script font.

Uber luxury residences aimed
at ultra HNIs

The "Signia" brand logo, featuring the word "Signia" in a large, elegant, orange script font.

Super Premium residences in
select suburban micro markets

The "SunteckCity" brand logo, featuring the word "Sunteck" in a bold, black, sans-serif font, followed by the word "City" in a bold, orange, sans-serif font.

Large formats and mixed use developments

The "Sunteck" brand logo, featuring the word "Sunteck" in a bold, black, sans-serif font.









Commercial developments

Q2 & H1 FY2017 results update




Key Developments:

- **Income from Operations jumps almost six-fold to Rs. 206 crores in Second-Quarter FY2017.**
- **Income from Operations jumps almost eight-fold to Rs.731 crores in First-Half FY2017.**
- **EBITDA jumps to Rs. 126 crores in Second-Quarter FY2017 v/s Rs. 10 crores in Second-Quarter FY2016.**
- **EBITDA jumps to Rs. 241 crores in First-Half FY2017 v/s Rs. 28 crores in First-Half FY2016.**

Strong growth in Sales, EBITDA, PAT and Operational Data

P&L (consolidated) - Rs cr.	Q2 FY17	Q2 FY16	% change yoy	H1 FY17	H1 FY16	% change yoy
Income from Operations	206	30	 582%	731	84	 774%
EBITDA	126	10	 1160%	241	28	 752%
Net Profit**	96	2	 5210%	156	16	 885%
Operating Margin	61%	33%	 -	33%	34%	 -

** includes other comprehensive income

Operational Data - Rs cr.	H1 FY17	H1 FY16	% change yoy
Pre-sales (new bookings)	344	232	 48%
Collections	286	165	 73%
Cost Incurred	141	116	 22%

- Improved **transparency** in the sector.
- More **confidence** in the minds of home buyers with regards to **fair transactions and on-time execution of projects.**
- Increased deposits in the banking system will **push down home loan rates** leading to increase in demand.
- Sector should witness substantial **inflow of foreign capital via private equity and REITs.**
- Demand from consumers in the **luxury segment largely inelastic** as consumer prefers **completed/Ready to move in projects.**
- The step will be **well supported by other recent reforms** undertaken by the Government in the real estate sector **like Real Estate Regulation Act (RERA).**

Goregaon (W) – Location Updates

ODC (Goregaon): Infrastructure improvement

Then



Oshiwara Flyover



Ram Mandir Road



Oshiwara Station

Now



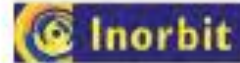
CORPORATE HUBS



SCHOOLS



MALLS



MEDICAL FACILITY



HOTELS



Significant progress made in construction of two Towers (structure work ongoing for third tower)



Indicative Artistic Impression



**RCC work in progress in Tower 1 and Tower 2.
Structure work in progress for Tower 3**



Structure work under progress at the site



Indicative Artistic Impression



Structure work under Progress

Master Plan moving towards approval



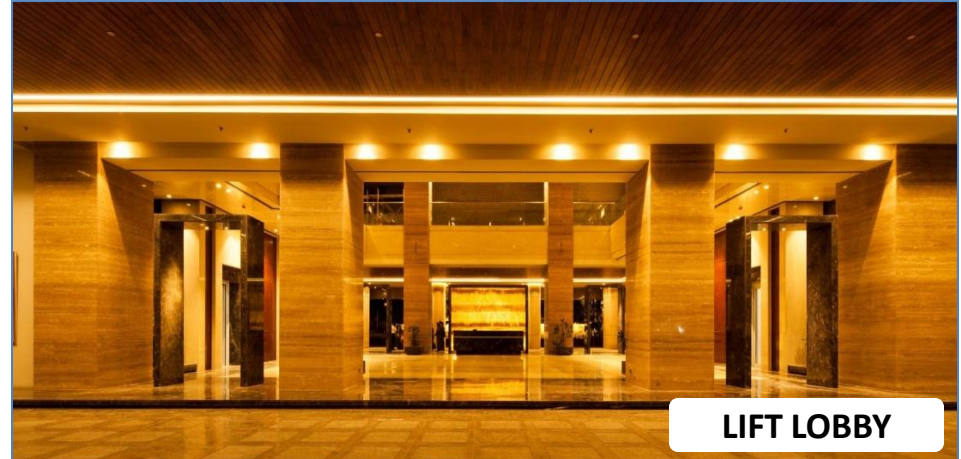
Construction Updates

COMPLETED PROJECTS



UNDER CONSTRUCTION PROJECTS

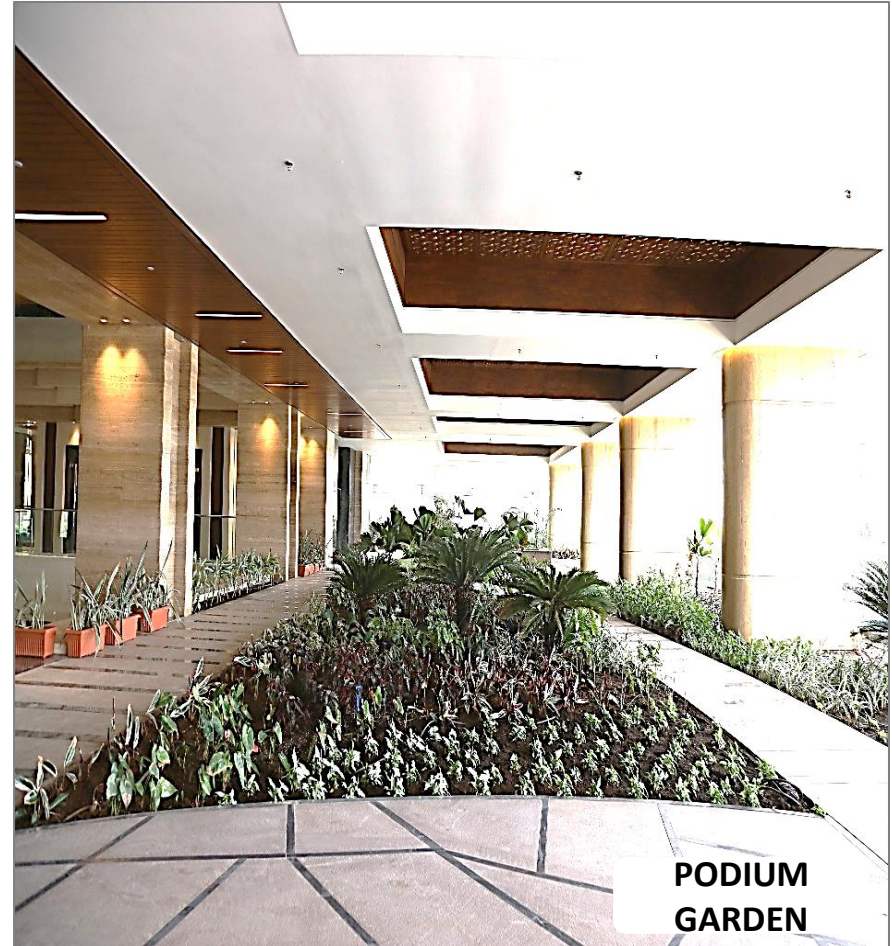
UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

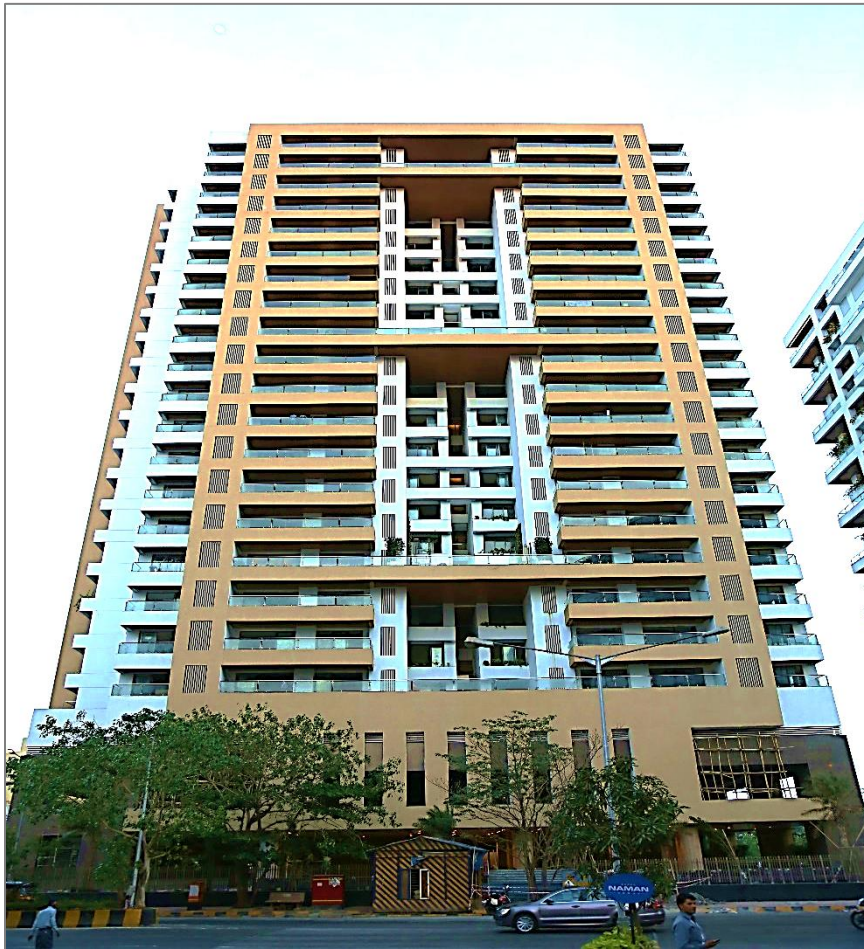
UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



**Show Flat -
Living Room**



**Show Flat -
Bedroom**

COMPLETED PROJECTS



UNDER CONSTRUCTION PROJECTS



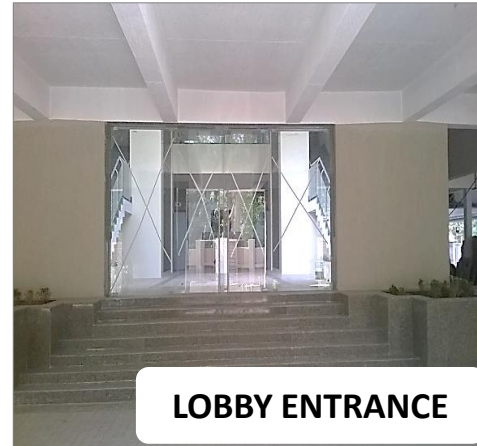
UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



LOBBY ENTRANCE



DRIVEWAY



SWIMMING POOL

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



SUNTECK KANAKA CORPORATE PARK, GOA

COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Final stage of RCC work-in-progress Finishing WIP

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression



RCC work in progress in Tower 1 and Tower 2.
Structure work in progress for Tower 3



COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS*

UPCOMING PROJECTS



Indicative Artistic Impression



Structure work under Progress

COMPLETED PROJECTS



Indicative Artistic Impression

UNDER CONSTRUCTION PROJECTS



Terrace slab Completed

UPCOMING PROJECTS

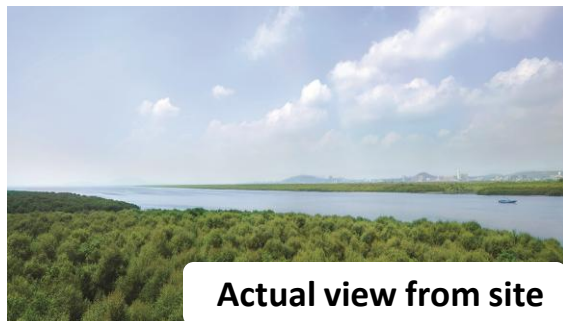


Interior Works ongoing

COMPLETED PROJECTS

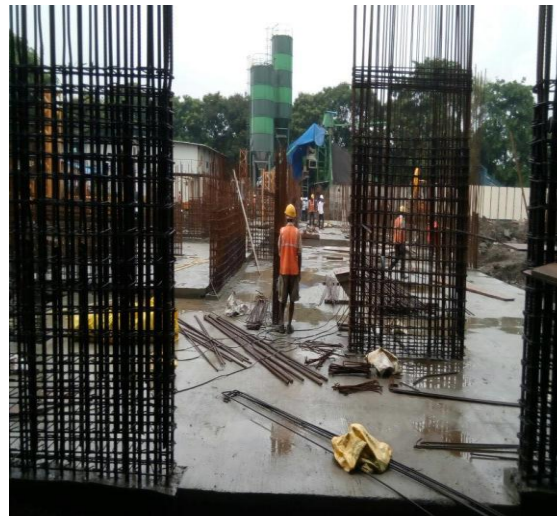


Indicative Artistic Impression



Actual view from site

UNDER CONSTRUCTION PROJECTS



Foundation & Plinth WIP

COMPLETED PROJECTS



Indicative Artistic Impression

UNDER CONSTRUCTION PROJECTS



Structure work under progress

UPCOMING PROJECTS



COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression

COMPLETED PROJECTS

UNDER CONSTRUCTION
PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression

COMPLETED PROJECTS

UNDER CONSTRUCTION PROJECTS

UPCOMING PROJECTS



Indicative Artistic Impression

- ✓ **Sunteck City Avenue 3**
- ✓ **Development Potential - ~1.4 msf**
- ✓ **Current Status – Approval Stage**

Thank You!

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