



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.

Results presentation 2nd Quarter 2008-09



Key Financial Numbers (Crores)



Particulars	II Quarter 08-09	II Quarter 07-08	Growth (%)	HALF YEAR 08-09	HALF YEAR 07-08	Growth (%)
Income	503.02	481.71	4.42	1,091.05	927.56	17.63
PBT	281.24	256.46	9.66	618.46	485.39	27.42
PBT % to Income	55.91	53.24		56.68	52.33	
EBIDTA	295.98	273.08	8.39	778.78	512.27	52.03
EBIDTA % to Income*	58.84	56.69		71.38	55.23	
PAT	265.69	229.26	15.89	583.64	431.95	35.12
PAT % to Income	52.82	47.59		53.49	46.57	
Net worth	4,208.77	2,732.85	54.01	4,208.77	2,732.85	54.01
Net Debt**	3,546.20			3,546.20		
Net Debt Equity ratio	0.84			0.84		
EPS	9.64	8.64	11.57	21.19	17.38	21.92
Work-in-progress	5,583.00	1,895.00		5,583.00	1,895.00	

Note:* Gross Debt on 30/09/08 is Rs 3947.83 Cr

Note:** Cash on hand & FD as on 30/09/08 is Rs 401.63 Cr

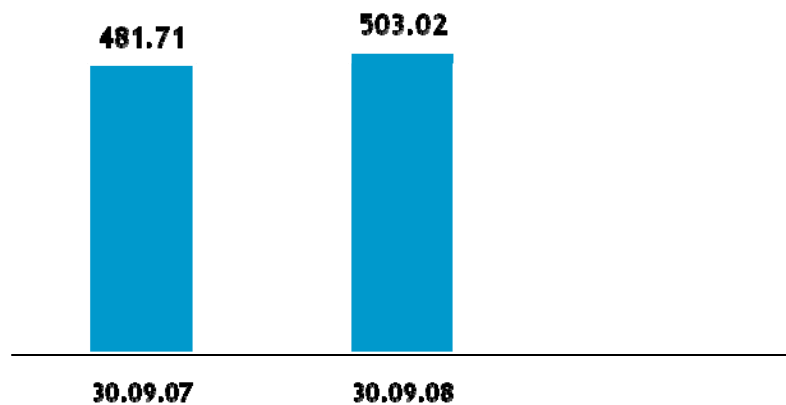
Note:** Net Debt for 30/09/07 was negative.

Note :** HDIL has repaid Rs 268 Cr Debt during the quarter.

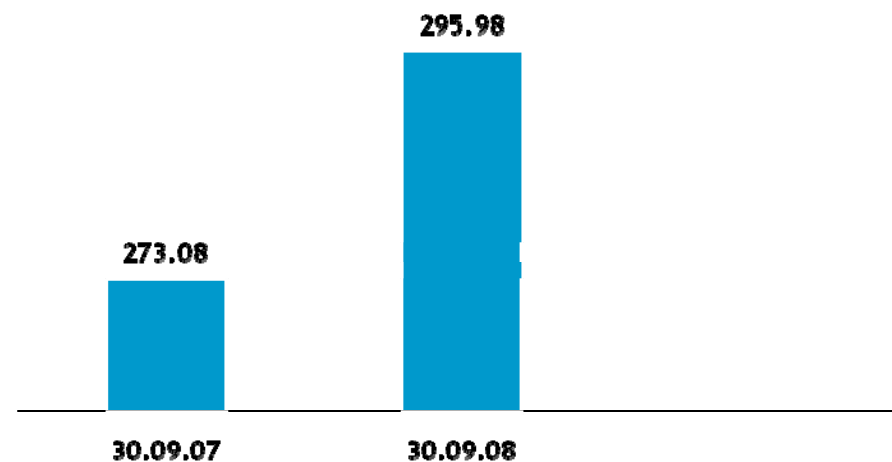
Key Quarterly Financials (Standalone)



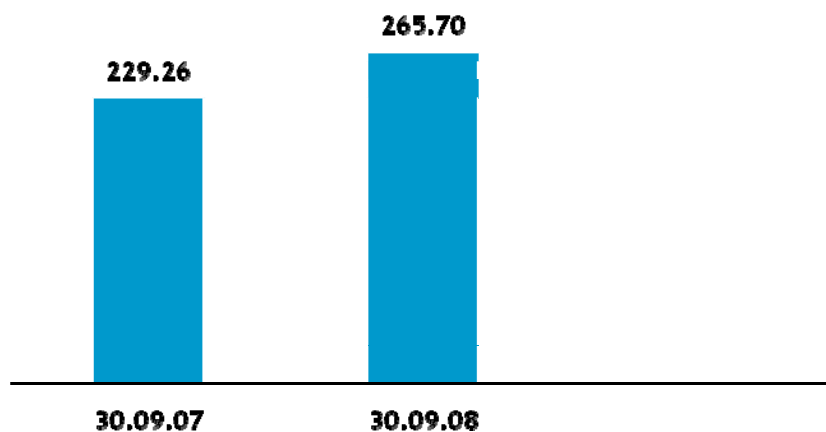
Revenue (Rs. Crores)



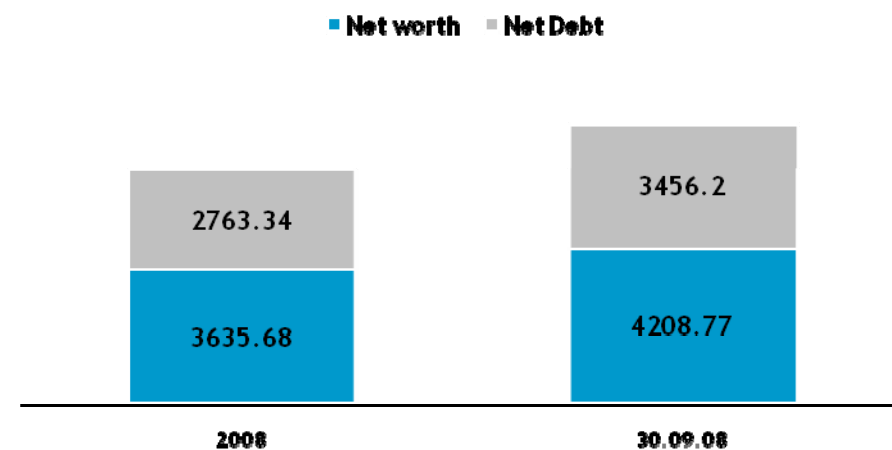
EBITDA (Rs. Crores)



Net Profit (Rs. Crores)



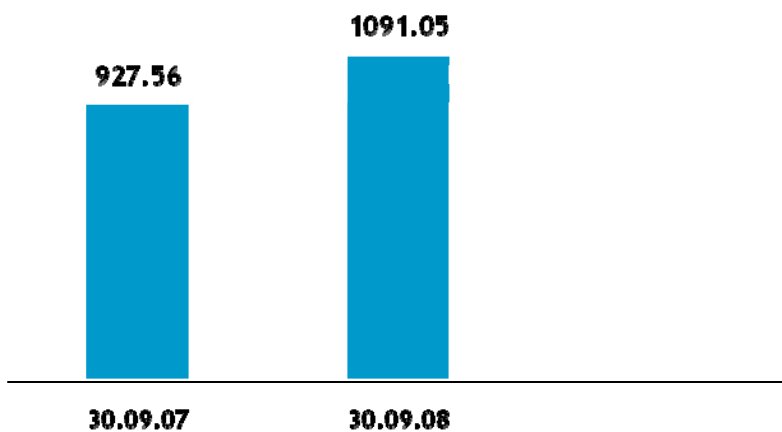
Capital Employed (Rs. Crores)



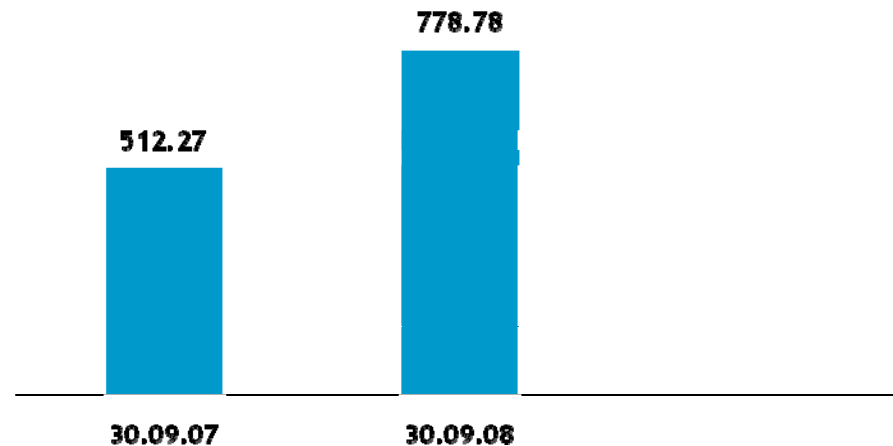
Key Half yearly Financials (Standalone)



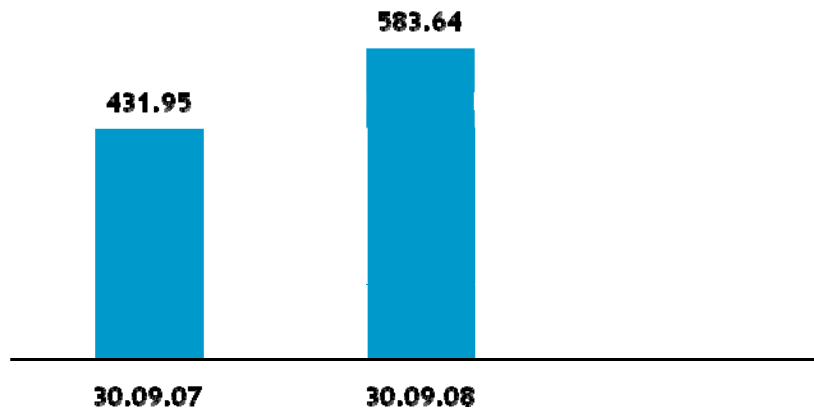
Revenue (Rs. Crores)



EBITDA (Rs. Crores)



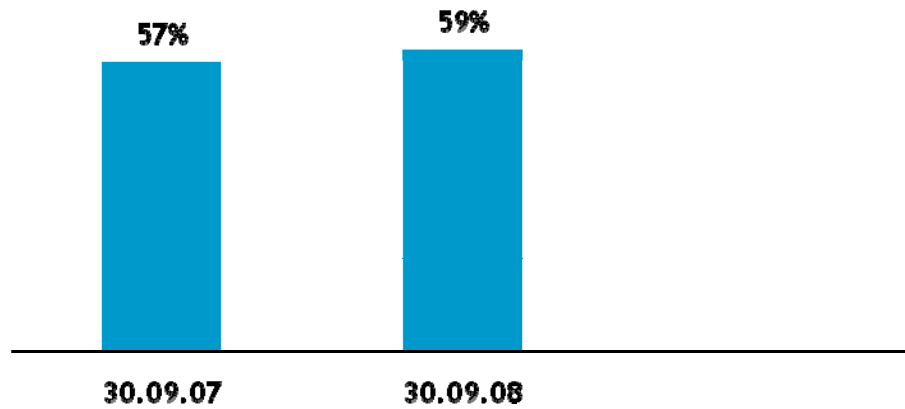
Net Profit (Rs. Crores)



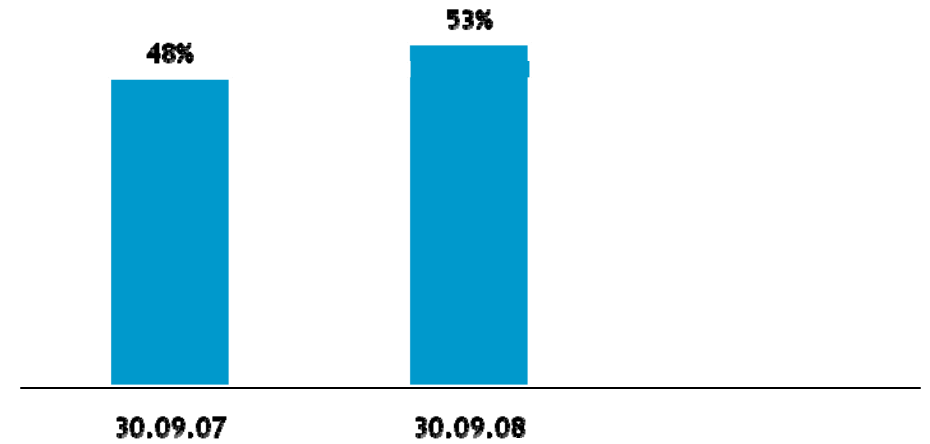
Key Quarterly Financials - Profitability (Standalone)



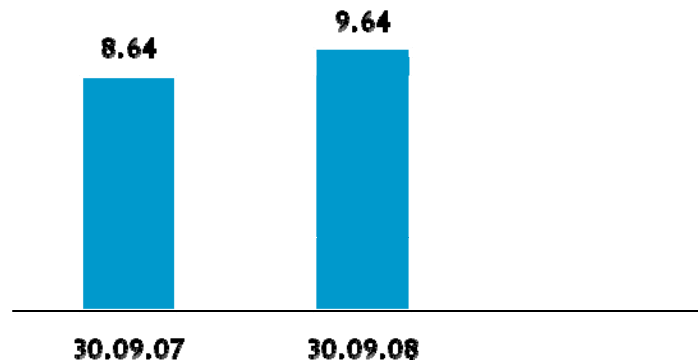
EBITDA Margin



PAT Margin



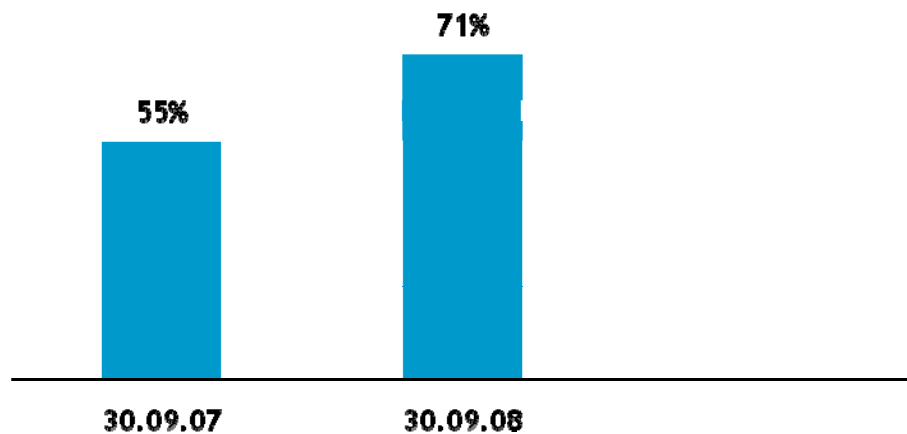
Earnings Per share (Rs.)



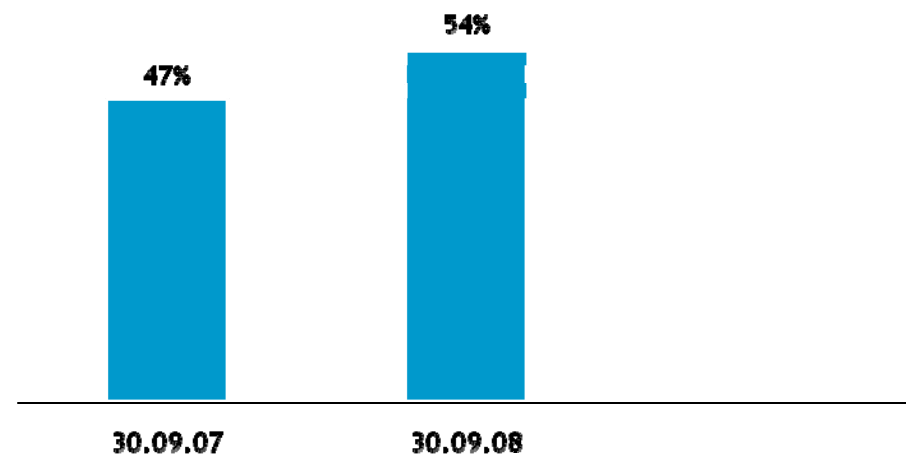
Key Half Yearly Financials - Profitability (Standalone)



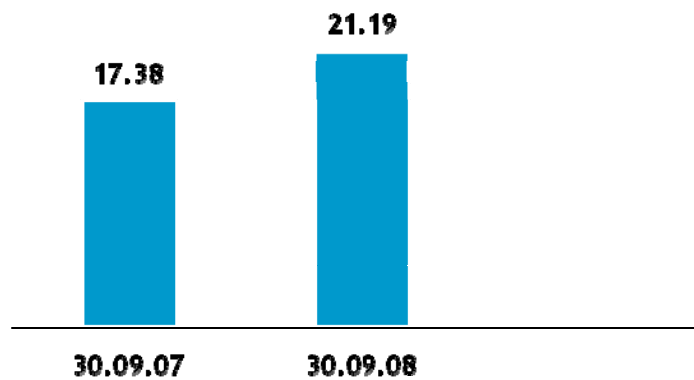
EBITDA Margin



PAT Margin



Earnings Per share (Rs.)



Unaudited Balance Sheet



Housing Development and Infrastructure Limited Balance Sheet as at

	<u>30-09-2008</u> <u>(Unaudited)</u> <u>(Amount in Rs.)</u>	
<u>SOURCES OF FUNDS</u>		
Shareholders' funds		
Capital	2,754,926,760	
Reserves and surplus	39,453,590,607	42,208,517,367
Loan funds		
Secured loans	29,394,992,039	
Unsecured loans	10,083,333,334	39,478,325,373
Deferred tax liability		18,485,420
		81,705,328,161
<u>APPLICATION OF FUNDS</u>		
Fixed assets		
Gross block	583,002,482	
Less : Depreciation	35,607,985	
Net block	547,394,497	
Capital work-in-progress	100,239,686	647,634,183
Investments		
Current assets, loans and advances		
Inventories	55,834,198,243	
Sundry debtors	1,686,482,495	
Cash and bank balances	4,016,387,064	
Loans and advances	25,497,918,074	
	87,034,985,876	
Less : Current liabilities and provisions		
Liabilities	9,391,611,001	
Provisions	813,330,326	
	10,204,941,327	
Net current assets		76,830,044,549
Miscellaneous expenditure (to the extent not written off or adjusted)		120,792,418
		81,705,328,161

Unaudited Profit & Loss Account



Housing Development and Infrastructure Limited Profit and Loss Account for the period ended on

	Quarter ended 30-09-2008 (Unaudited) (Amount in Rs.)
<u>INCOME</u>	
Turnover	4,775,645,285
Other income	254,643,495
	5,030,288,780
<u>EXPENDITURE</u>	
(Increase) /Decrease in stock in trade	12,701,421
(Increase) /Decrease in work-in-progress	(3,331,493,608)
Cost of construction and development	3,681,181,012
Project specific interest	1,457,126,322
Employees' remuneration and welfare expenses	60,744,405
Administrative expenses	189,961,611
Interest	141,371,066
Depreciation	4,931,107
Preliminary and other expenses written off	1,279,153
	2,217,802,489
<u>Operating Profit before Tax</u>	2,812,486,292
Less :Provision for tax	150,468,000
Less:-Provision for Fringe benefit tax	2,798,000
Less:-Provision for Wealth tax	87,000
Less :Deferred tax liability	2,228,835
Operating Profit after Tax	2,656,904,457
Balance brought forward from previous year	8,916,099,923
Profit Carried to Balance Sheet	11,573,004,380
Earnings per share - Basic and diluted (Amount in Rs.)	9.64
Equity shares of par value Rs. 10/- each	
Weighted average number of equity shares	275,492,676

Cost of Construction & Development includes interest Cost expenses as per matching cost principle

Unaudited Cash Flow



Housing Development and Infrastructure Limited Cash Flow Statement for the period ended on

		Quarter ended 30.09.2008 (Amount in Rs.)
A Cash flow from operating activities		
Net profit before tax		2,812,486,292
Adjustments for :		
(1) Depreciation	4,931,107	
(2) Expenses of increasing authorised share capital written off	7,279,153	
(3) Interest expenses	141,371,066	
(4) Interest on fixed deposits	9,379,556	162,960,882
Operating profit before working capital changes		2,975,447,174
Movements in working capital :		
Decrease / (Increase) in inventory	(3,318,792,188)	
Decrease / (Increase) in sundry debtors	(1,114,849,302)	
Decrease / (Increase) in other receivables	(1,222,897,426)	
(Decrease) / Increase in trade and other payables	2,866,779,060	
Net movement in working capital		(2,789,759,856)
Cash generated from operations		185,687,318
Less : Direct taxes paid (net of refunds)		29,005,305
Net cash from operating activities		156,682,013
B Cash flows from investing activities		
(1) (Increase) / Decrease in capital WIP	(24,220,907)	
(2) (Increase) / Decrease in investments (net)	(456,541)	
(3) Interest on fixed deposits	(9,379,556)	
(4) Purchase of fixed assets	(13,981,727)	
Net cash from investing activities		(48,038,731)
C Cash flows from financing activities		
(1) Proceeds from borrowings	4,000,000,000	
(2) Repayment of borrowings	(2,683,664,130)	
(3) Dividend paid (including dividend distribution tax)	(751,100,257)	
(4) Interest paid	(141,371,066)	
Net cash used in financing activities		423,864,547
Net increase in cash and cash equivalents (A + B + C)		532,507,829
Cash and cash equivalents at the beginning of the year		3,483,879,235
Cash and cash equivalents at the end of the year		4,016,387,064

Disclaimer



This investor & analyst results presentation has been prepared by Housing Development and Infrastructure Ltd (“HDIL”). and does not constitute a prospectus or placement memorandum or an offer to acquire any securities. This presentation or any other documentation or information (or any part thereof) delivered or supplied should not be deemed to constitute an offer.

No representation or warranty, express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained herein. The information contained in this presentation is only current as of its date. Certain statements made in this presentation may not be based on historical information or facts and may be “forward looking statements”, including those relating to the general business plans and strategy of HDIL, its future financial condition and growth prospects, future developments in its industry and its competitive and regulatory environment, and statements which contain words or phrases such as ‘will’, ‘expected to’, ‘horizons of growth’, ‘strong growth prospects’, etc., or similar expressions or variations of such expressions. These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results, opportunities and growth potential to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include, but are not limited to risks with respect to its real estate business, SEZ business and its infrastructure business. All facts relating to TDR available from projects, saleable area are HDIL estimates and HDIL has right to change or alter the same as per their business plans without obligation to notify any person of such revision or changes.

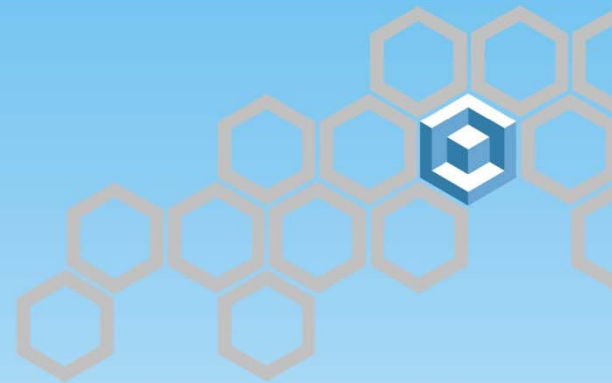
HDIL may alter, modify or otherwise change in any manner the content of this presentation, without obligation to notify any person of such revision or changes. This presentation cannot be copied and disseminated in any manner.

No person is authorized to give any information or to make any representation not contained in and not consistent with this presentation and, if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of HDIL. This presentation is strictly confidential.



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.



The new face of real estate

Thank You

