



SOBHA

PASSION AT WORK

July 29, 2009

To The Bombay Stock Exchange Limited PJ Towers Dalal Street Mumbai	To The National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra East Mumbai
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Dear Sir / Madam

**Sub: Outcome of Board Meeting.**

Please find attached the outcome of the meeting of the Board of Directors of the Company held on Monday, the 29<sup>th</sup> day of July 2009, at 2.00 PM at 5<sup>th</sup> floor, Neeladri Plaza, Raja Ram Mohan Roy Road, Near Richmond Circle, Bangalore – 560 025 .

We request you to kindly take the aforesaid document on record and oblige.

Thanking you

**For Sobha Developers Limited**

**Kishore Kayarat**  
**Company Secretary & Compliance Officer**

SOBHA DEVELOPERS LTD.

# 4, NEELADRI PLAZA, 5TH FLOOR RAJA RAM MOHAN ROY ROAD, NEAR RICHMOND CIRCLE, BANGALORE - 560 025 INDIA. TEL : 22104561/62 FAX : 22104569  
REGD. OFFICE : E-106, SUNRISE CHAMBERS, 22, ULSOOR ROAD, BANGALORE -560 042 INDIA TEL : 25597260,25594139,25550695, FAX : 25594138



**SOBHA**

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**OUTCOME OF THE BOARD MEETING HELD ON JULY 29, 2009**

1. The un-audited financial results for the 01<sup>st</sup> Quarter ended 30<sup>th</sup> June 2009 were taken on record by the Board of Directors.
2. The financial advertisement matter in terms of Clause 41 of the Listing Agreement and the media release which the Company intends to disseminate is enclosed herewith.
3. Mr. Kishore Kayarat is promoted and appointed as the Company Secretary & Compliance Officer of the Company. Mr. N Venkatramani, Executive Director who was given additional charge as Company Secretary & Compliance Officer along with Human Resources function since August 04, 2008 will continue as Executive Director – Human Resources of the Company.

**For Sobha Developers Limited**

  
**Kishore Kayarat**  
**Company Secretary & Compliance Officer**

SOBHA DEVELOPERS LTD.

**SOBHA DEVELOPERS LIMITED**  
 Regd. Office: E-106, Sunrise Chambers, 22, Ulsoor Road, Bangalore - 560 042  
**Unaudited financial results for the quarter ended on June 30, 2009**

		(Rs. in million)		
	Particulars	Quarter ended 30. 06. 2009 [Unaudited]	Quarter ended 30. 06. 2008 [Unaudited]	Previous accounting year ended 31. 03. 2009 [Audited]
1	Net sales/Income from operations	1,771	3,468	9,679
2	Share of profits in a partnership firm ['Subsidiary']	15	13	68
3	<b>Total operating income (1+2)</b>	<b>1,786</b>	<b>3,481</b>	<b>9,747</b>
4	Expenditure			
	(a) (Increase)/decrease in stock in trade and work in progress	(233)	(514)	(2,697)
	(b) Land cost	66	748	2,453
	(c) Consumption of materials and construction cost	1,070	1,370	4,748
	(d) Employee cost	163	331	1,009
	(e) Depreciation / amortization	82	89	360
	(f) Other expenditure	282	517	1,537
	<b>Total</b>	<b>1,430</b>	<b>2,541</b>	<b>7,410</b>
5	Profit from operations before other income, interest and exceptional items (3-4)	356	940	2,337
6	Other income	4	7	157
7	Profit before interest and exceptional items (5+6)	360	947	2,494
8	Interest (net)	233	267	1,039
9	Profit after interest but before exceptional items (7-8)	127	680	1,455
10	Exceptional items	-	-	-
11	Profit from ordinary activities before tax (9+10)	127	680	1,455
12	Tax expenses			
	- Current tax	20	184	374
	- Deferred tax	(2)	(11)	(20)
	- Fringe benefits tax	1	2	4
	- MAT credit entitlement	(19)	-	-
13	<b>Net profit from ordinary activities after tax (11-12)</b>	<b>127</b>	<b>505</b>	<b>1,097</b>
14	Extraordinary items (net of tax expenses)	-	-	-
15	Net profit for the period (13-14)	127	505	1,097
16	Paid-up equity share capital (Face value per share - Rs.10)	729	729	729
17	Reserves excluding revaluation reserves as per balance sheet			10,166
18	Earnings Per Share (EPS) - (Rs.)			
	a) Basic and diluted EPS before extraordinary items	1.74	6.93	15.04
	b) Basic and diluted EPS after extraordinary items	1.74	6.93	15.04
19	Public shareholding			
	- Number of equity shares	9,480,353	9,480,353	9,480,353
	- Percentage of shareholding	13%	13%	13%
20	Promoters and promoter group shareholding			
	a) Pledged/encumbered			
	- Number of shares	20,700,000		20,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	33%		33%
	- Percentage of shares (as a % of the total share capital of the company)	28%		28%
	b) Non-encumbered			
	- Number of shares	42,721,380		42,721,380
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	67%		67%
	- Percentage of shares (as a % of the total share capital of the Company)	59%		59%

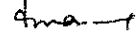
*Signature*

**Notes :**

- (1) There were no complaints from investors outstanding at the beginning of the quarter ended June 30, 2009. The Company had received 3 complaints from investors during the quarter and 3 complaints was resolved/ replied during the quarter. There were no complaints pending to be resolved/ replied at the end of the quarter.
- (2) As the Company's business activity primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (3) Subsequent to quarter-end, the Company has allotted to qualified institutional buyers, 25,162,135 equity shares of face value of Rs.10 each at a price of Rs.209.40 per share, issued under Chapter XIII-A of Securities and Exchange Board of India (Disclosure and Investor Protection) Guidelines, 2000, as amended.
- (4) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on July 29, 2009.
- (5) The auditors have conducted a "Limited Review" of the above financial results for the quarter ended June 30, 2009.
- (6) The figures of the previous year/ periods have been regrouped/ reclassified, wherever necessary.

Bengaluru, India  
July 29, 2009

For and on behalf of the  
Board of Directors



J. C. Sharma  
Managing Director



**PASSION AT WORK**

**Press Release  
For immediate publication**

**SOBHA DEVELOPERS LIMITED ANNOUNCES FINANCIAL RESULTS FOR Q1, FY 2009 – 2010:**

**Bangalore, July 29th, 2009:** Sobha Developers Limited, India's leading Real Estate and Construction Company, today declared its financial results for the 1<sup>st</sup> Quarter ended June 30, 2009 at its Board meeting held in Bangalore.

Sobha Developers Ltd recorded a net profit of Rs. 12.7 cr during the first Quarter of 2009-10 financial year. The net profit of Rs 12.7 cr was up from Rs. 7.2 cr in the fourth quarter of the previous year by 76.39%. Its turnover for the quarter ended 30<sup>th</sup> June 2009 was Rs. 178.60 cr, against the turnover of Rs.154.50 cr during the last quarter of the previous year registering a growth of 15.60%. However the net profit of Rs 12.7 cr for the current quarter has come down compared to the net profit of Rs. 50.5 cr for the corresponding period of the previous year (by 74.8%). Also the turnover of Rs. 178.60 cr for the current quarter has come down compared to the corresponding period of the previous year turnover of Rs. 348.10 cr (48.69%).

The real estate industry has seen clear signs of revival in demand during the first quarter. The positive sentiment was also spurred by the proactive steps initiated by the industry leaders including Sobha by implementing various cost effective measures and passing on the benefit to the customers through downward revision in prices without compromising on quality and specifications.

With the Indian economy growing at a rate of over 6 – 7% and expected to achieve an even higher growth in the next couple of years, real estate and infrastructure industries are poised to play a more significant role. It will be a domestic demand driven industry growing at a much faster pace.

Sobha has shown great resilience in dealing with the recessionary phase by (a) realignment of its debt portfolio, (b) bringing in a private equity partner and (c) successful completion of a QIP of

over Rs. 500 cr. These steps have added the much needed comfort in operations and have enabled the Company to focus on progress of its various projects in 4 cities. It is now poised to launch several new projects in Bangalore as well as in new markets.

Sobha will continue its focus on debt reduction and cost optimization. With its unique business model it is most well-equipped to capitalize on an early revival of Indian economy.

#### **About Sobha Developers Ltd.**

Sobha Developers Ltd is a recognized leader in real-estate development business, delivering international quality products of superior finish and services through benchmarked practices. The company was incorporated in 1995 under the chairmanship of Mr PNC Menon. It is one of the few companies in its category in India to have been certified for ISO 9001:2000, ISO 14001:2004 and OHSAS 18001:2007 for adhering to global standards in quality, environment and safety.

Sobha Developers has a unique business model where backward integration of all its processes has been the key driver for its high standards in quality. It has been at the forefront adopting the world-class building techniques and now enjoys an ever-widening reputation for reliability, dependability and honesty.

The Company has an enviable profile that makes it a complete real estate player. Its vast array of projects covers the gamut from plotted development, multi-storey buildings, row houses, villas and integrated township.

As of June 30, 2009, Sobha has completed 50 residential/commercial in-house projects and 146 contractual projects covering about 31.90 million square feet of built-up area. Being the 'preferred builder for Infosys', SDL has approximately 4.90 mn sq ft under construction for the corporate giant. It currently has 31 residential/commercial ongoing projects totaling 9.29 million square feet. Contractual projects have been constructed by Sobha Developers in Karnataka, Kerala, Andhra Pradesh, Orissa, Tamil Nadu, Punjab, Haryana, NCR and Maharashtra.

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**For further information, please contact: Image Inc.**

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