EMAAR MGF LAND LIMITED

Registered Office: ECE House, 28, Kasturba Gandhi Marg, New Delhi 110 001
Tel: +91 11 4152 1155 Fax: +91 114152 4619 CIN: U45201DL2005PLC133161
Email: company.secretary@emaarmgf.com Website: www.emaarmgf.com

STATEMENT OF STANDALONE UNAUDITED FINANCIALS RESULTS FOR THE SIX MONTHS ENDED SEPTEMBER 30, 2016

(Rs. in million)

S. No.	Particulars	Six months ended September 30, 2016 Unaudited (refer note 2)	Six months ended September 30, 2015 Unaudited (refer note 2)
1	(a) Income from Operations (refer note 8)	319.67	8,409.82
	(b) Other Operating Income	-	-
	Total Income	**319.67**	**8,409.82**
2	**Expenditure**		
	(a) (Increase)/Decrease in inventories	(523.95)	408.18
	(b) Cost of land & development rights	281.73	3,061.56
	(c) Material cost & contractor expenses	1,314.02	1,914.04
	(d) Claim and compensation expenses	1,122.06	316.15
	(e) Employees cost	400.53	420.20
	(f) Depreciation/amortization	14.39	18.98
	(g) Other expenditure	935.90	855.73
	Total Expenditure	**3,544.68**	**6,994.84**
3	**Profit/(Loss) from operations before other income and finance cost**	**(3,225.01)**	**1,414.98**
4	Other Income	183.40	160.35
5	**Profit/(Loss) from operations before finance costs**	**(3,041.61)**	**1,575.33**
6	Finance costs	3,808.65	3,897.52
7	Prior period items (net of Tax expense)	-	-
8	**(Loss) from Ordinary Activities before tax**	**(6,850.26)**	**(2,322.19)**
9	Tax expense	-	-
10	**Net (Loss) after tax from Ordinary Activities**	**(6,850.26)**	**(2,322.19)**
11	Extraordinary activities	-	-
12	**Net (Loss) for the period**	**(6,850.26)**	**(2,322.19)**
13	Other Comprehensive Income	2.73	11.25
14	**Total Comprehensive (Loss)**	**(6,847.53)**	**(2,310.94)**
15	Paid-up Equity Share Capital (face value of Rs.10 per share)	9,126.20	9,126.20
16	Paid up Debt Capital	43,638.49	42,094.58
17	Net Worth	19,614.66	31,117.23
18	Debenture Redemption Reserve	738.13	738.13
19	Capital Redemption Reserve	8,610.25	8,610.25
20	(Loss) Per Share (in Rupees) (Basic & Diluted) (not annualised)	(7.20)	(2.44)
21	Debt Equity Ratio	2.22	1.35
22	Debt Service Coverage Ratio	(0.79)	0.31
23	Interest Service Coverage Ratio	(0.79)	0.41

Emaar MGF Land Limited New Delhi

Emaar MGF Land Limited New Delhi

Notes:

1. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on 12 November 2016.

2. (a) The Company adopted Indian Accounting Standard ("IND AS") and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in the IND AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder. The date of transition to IND AS is April 1, 2015. The impact of transition has been accounted for in opening reserves and the comparative period results have been restated accordingly. However, there is a possibility that the opening balance sheet as at April 1, 2015 and the results for all subsequent periods may require revision and thus the above financial results are provisional and would get finalised along with the annual financial statements for the year ended March 31, 2017.

   (b) The IND AS financial results and financial information for the half year ended September 30, 2015 have been compiled by the management after making necessary adjustments to give a true and fair view of the results in accordance with IND AS. This information has not been subject to any limited review.

3. Ratios have been computed as follows:

   (i) Debt Equity Ratio =Paid up Debt Capital/Equity, where,
   * Equity represents issued, subscribed and paid up share capital, equity component of compulsory convertible debentures and reserves and surplus (mentioned below)
   * Reserves and Surplus includes Capital reserve, Capital redemption Reserve, Debenture redemption reserve, Securities premium account and Retained earnings.
   * Paid up Debt Capital represents long-term and short-term borrowings excluding deferred payment liabilities.

   (ii) Interest Service Coverage ratio = Earnings before finance costs, tax and depreciation / finance costs.

   (iii) Debt Service Coverage ratio = Earnings before finance costs, tax and depreciation / [finance costs + net principal repayment of paid debt capital during the period/year].

   (iv) Net worth represents Equity.

   (v) Paid up equity capital represents issued, subscribed and paid up share capital.

4. Additional disclosures as per Regulation 52(4) of SEBI (LODR) Regulations, 2015

S. No.	Particulars	Credit Rating	Principal		Interest	
			Previous due date	Next due date	Previous due date	Next due date
1	5,750 (13%) Secured Redeemable Non-convertible debentures	CARE B	30 Sep 2016 (paid)	31 Oct 2016 (since paid)	30 Sep 2016 (paid)	31 Oct 2016 (since paid)
2	22,600 (11.25%) Secured Redeemable Non-convertible debentures	CARE D revised from CARE BB	Not applicable	31 Dec 2019	30 Sep 2014 (paid)	30 Apr 2017
3	6,000 (Zero Coupon) Secured Redeemable Non-convertible debentures	ICRA D revised from ICRA B	31 Oct 2015 (paid on 31 Aug 16)	31 Dec 2016	Not applicable	Not applicable

Emaar MGF Land Limited New Delhi

Emaar MGF Land Limited New Delhi

a. The relisting application of 5,750 (13%) Secured Redeemable Non-convertible debentures are pending approval of Bombay Stock exchange.
b. Due dates disclosed above are after considering extensions granted by the debenture holders.
c. The Non-convertible debentures referred above are secured by an adequate asset cover.

5. One of the subsidiaries of the Company, Emaar MGF Construction Private Limited (the "Subsidiary") is undergoing certain litigations/disputes in relation to the Commonwealth Games Village Project, 2010 developed by it. The Company has investments in the equity share capital of the said Subsidiary aggregating to Rs. 603.53 million and has advances recoverable aggregating to Rs. 2,109.79 million from the Subsidiary. The Company has also given commitment for support in case of unfavorable outcome to the Subsidiary in respect of any of the litigations / disputes. The management is hopeful of favorable outcome of various sub-judice matters. The auditors have expressed an emphasis of matter on the same.

6. The Company, vide a Development Agreement dated November 3, 2006 (subsequently amended by the agreement dated July 25, 2007) entered into with Emaar Hills Township Private Limited ("EHTPL"), had undertaken the development of land in Hyderabad, which was sold to EHTPL by Andhra Pradesh Industrial Infrastructure Corporation through a duly registered Conveyance Deed dated December 28, 2005. The Company also, vide Assignment Deed dated November 3, 2006 entered into with Boulder Hills Leisure Private Limited ("BHLPL"), had undertaken the development and operation of a 'Golf Course' in Hyderabad. The Company, EHTPL and BHLPL have been subjected to litigations relating to the allegations of irregularities in allotment of project land, notice for termination of project, notice for termination of development agreement by one of the shareholders of the development partner, stoppage of registration of properties in the project, etc. Further, in one of the matters mentioned herein, Central Bureau of Investigation has filed charge sheets against various persons, including the Company, its former Managing Director and certain officers of the Company. Under the said matter, the Company has also received an attachment order of its certain properties from Directorate of Enforcement. The Company has outstanding assets and liabilities of Rs. 3,033.52 million and Rs. 2,129.59 million respectively and has recorded revenues aggregating to Rs. 1,447.86 million (including Rs. 94.26 million which have been included in outstanding assets as they are yet to be either collected or billed) till date relating to the said project. The matters mentioned herein are pending with judicial authorities at various levels. Based on the legal advices received and internal assessments, the management believes that the allegations/matters raised above are untenable and contrary to the factual position. The auditors have expressed an emphasis of matter on the same.

7. The Company has incurred a book loss of Rs. 6,850.26 million during the six months ended September 30, 2016. Further, as at September 30, 2016 the Company has debts of Rs. 5,225.30 million which are due for repayment in the next one year. In addition, an amount of Rs. 1,477.90 million and Rs. 1,022.69 million towards principal and interest thereon respectively, relating to development charges payable to government authorities is overdue and remains unpaid till date, besides breach in some of the covenants on financial/technical parameter which raises uncertainty about Company's ability to continue as a going concern. As per the present business plans the Company would (i) require additional capital either in the form of long term debts/equity and (ii) reschedule debt and interest obligations; for an aggregate of Rs. 16,000.00 million (out of which Rs. 10,000.00 million already have been sanctioned by the lenders till date), to be able to meet its financial obligations in the next one year. The management and the promoters of the Company have been exploring options for raising funds to meet the financial obligations of the Company and are actively working with certain lenders to re-schedule the principal and interest payment terms in line with its expected cash flows. To facilitate the same, the Company and its promoters have also filed a Scheme of Arrangement before the Hon'ble High Court of Delhi for reorganising its business and demerging part of the same to a separate entity (refer note no. 9 below).

Emaar MGF Land Limited New Delhi

Emaar MGF Land Limited New Delhi

The management also considered the fact that the Company has significant asset base, including land inventories or land development rights, which can yield values in excess of their book values and can hence be used for raising additional capital, if and when required. In view of the same, the management of the Company is hopeful of generating sufficient cash flows in the future to meet the Company's financial obligations. Hence, these financial results have been prepared on a going concern basis. The auditors have expressed an emphasis of matter on the same.

8. During the current six months, the Company has revised its infrastructure cost estimates for some of the projects which are yet to be completed. Consequent to the same, the revenue for the current period has reduced by Rs. 2,512.82 million.

9. In order to lend greater focus on the operation of the Company's businesses/projects, in May 2016 the Company had filed a Scheme of Arrangement under Section 391-394 of the Companies Act, 1956 with the Hon'ble High Court of Delhi. The Scheme provides for demerger of undertaking(s) of the Company and has already been approved by the shareholders and creditors of the Company. Pending approval of the Court, no impact of the same has been given to the results.

10. Reconciliation of net profit as per erstwhile Indian GAAP as previously reported and the total comprehensive income as per IND AS is as follows:

(Rs. in million)

Particulars	**Six months ended September 30, 2015**
Net (Loss) as per Indian GAAP	(1,147.48)
Adjustments	
Effect of fair value accounting of joint development arrangements	(21.02)
Effect of measuring mutual fund investment at fair value	(2.24)
Effect of actuarial gain recognised in other comprehensive income	(11.25)
Effect of measuring advances / investments in subsidiaries at fair value	(8.03)
Effect of measuring finance costs on debt component of compulsory convertible debentures and effective interest rate accounting	34.53
Effect of premium on redemption of debentures charged to finance cost which was earlier charged to securities premium account	(1,166.70)
Net (Loss) as per IND AS (A)	**(2,322.19)**
Other Comprehensive income **(B)**	11.25
Total Comprehensive (Loss) (A+B)	**(2,310.94)**

For and on behalf of the Board of Directors of
Emaar MGF Land Limited

Ashish Narayan Prasad Kabra
Director
DIN-06408748

Place: Dubai
Date: November 12, 2016

Emaar MGF Land Limited New Delhi

Emaar MGF Land Limited New Delhi