

Investor Presentation – Sept 2021



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Investor Presentation for the quarter ended on Sept 30, 2021

TOPICS OF DISCUSSION

1. Highlight for the quarter ended Sept - 21
2. Quarterly Results and Shareholding – Sept 21
3. Project Updates
4. Debt Profile



Highlight of Q2



Highlights for the quarter ended – Sept – 21

❖ Sales and Collections Highlights-

Particulars	Sept 21	Jun 21	Variation (%)
Gross Sales* - Value (₹ Crores)	₹ 64	₹ 41	↑ 54%
Gross Sales* - No. of Units	170	92	↑ 85%
Registered Sales - Value (₹ Crores)	₹ 42	₹ 24	↑ 77%
Registered Sales – No. of Units	106	63	↑ 68%
Collections (₹ Crores)	₹ 28	₹ 16	↑ 79%

❖ Cash Flow Highlights –

Particulars	Sept 21	Mar 21	Variation (%)
From Operating Activities	₹ 4.84	₹ (2.28)	↑ 312%



Results of Q2



PHDL Results – Standalone Sept -21

₹ Crores

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended 31-03-2021 Audited
		30-09-2021 (Un-audited)	30-06-2021 (Un-audited)	30-09-2020 (Un-audited)	30-09-2021 (Un-audited)	30-09-2020 (Un-audited)	
1	Income from operations i. Revenue from Operations ii. Other Income Total income from operations (net)	17.88 0.17 18.05	8.59 0.05 8.65	5.12 1.28 6.41	26.48 0.22 26.69	8.78 2.48 11.26	54.76 2.84 57.60
2	Expenses i. Cost of Construction ii. Changes in Inventories of WIP and Finished goods iii. Employee Benefit Expenses iv. Depreciation and Amortisation Expenses v. Finance Costs vi. Other Expenses Total expenses	25.50 (9.15) 1.19 0.10 3.98 3.61 25.23 (7.18)	28.66 (20.85) 0.88 0.07 2.45 2.99 14.20 (5.56)	24.23 (19.82) 2.12 0.09 0.67 2.49 9.78 (3.37)	54.17 (30.00) 2.07 0.17 6.43 6.60 39.43 (12.74)	44.35 (36.99) 3.36 0.19 0.78 4.34 16.03 (4.77)	86.37 (53.54) 4.48 0.47 5.81 9.58 53.16 4.44
3	Profit / (Loss) before tax						
4	Tax expense: i. Current Tax Expense/ (Benefit) ii. Deferred Tax Expense/ (Benefit) Total Tax Expense/ (Benefit)	- (1.81) (1.81) (5.37)	- (1.39) (1.39) (4.17)	- (0.85) (0.85) (2.52)	- (3.21) (3.21) (9.53)	- (1.14) (1.14) (3.62)	0.86 0.76 1.62 2.82
5	Net Profit/ (Loss) after tax						
6	Other comprehensive income (OCI) Items not to be reclassified subsequently to profit or loss: - Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation - Gain on fair valuation of equity instruments - Deferred tax expense/(income) relating to these items	- (0.07) -	- 0.21 0.05	- 0.02 0.01	- 0.14 0.05	- 0.02 0.01	0.20 0.16 0.09
7	Other comprehensive income for the year (net of tax)	(0.07) (5.44)	0.16 (4.01)	0.02 (2.51)	0.08 (9.45)	0.02 (3.61)	0.27 3.09
8	Total comprehensive income for the year (net of tax)	6.32	6.32	6.32	6.32	6.32	6.32
9	Paid-up Equity Share Capital (Face Value INR 10/- each) Earnings per share (in INR) i. Basic ii. Diluted	(8.50) (8.50)	(6.60) (6.60)	(4.00) (4.00)	(15.10) (15.10)	(5.74) (5.74)	4.47 4.47



PHDL Results – Consolidated Sept -21

₹ Crores

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2021 (Un-audited)	30-06-2021 (Un-audited)	30-09-2020 (Un-audited)	30-09-2021 (Un-audited)	30-09-2020 (Un-audited)	31-03-2021 Audited
1	Income from operations i. Revenue from Operations ii. Other Income	17.88 0.48	8.59 0.40	5.13 0.95	26.48 0.88	8.81 1.74	54.86 4.31
	Total income from operations (net)	18.37	8.99	6.09	27.36	10.55	59.17
2	Expenses i. Cost of Construction ii. Changes in Inventories of WIP and Finished goods iii. Employee Benefit Expenses iv. Depreciation and Amortisation Expenses v. Finance Costs vi. Other Expenses	25.50 (9.15) 1.36 0.10 4.86 3.65	28.66 (20.85) 0.98 0.08 3.32 3.14	24.23 (19.82) 2.38 0.09 1.23 2.53	54.17 (30.00) 2.34 0.18 8.18 6.78	44.35 (36.99) 3.89 0.19 2.08 4.52	88.43 (53.54) 5.26 0.48 8.95 9.93
	Total expenses	26.31	15.33	10.64	41.64	18.95	59.51
3	Profit / (Loss) before tax	(7.95)	(6.33)	(4.56)	(14.28)	(7.50)	(0.34)
4	Tax expense: i. Current Tax Expense/ (Benefit) ii. Deferred Tax Expense/ (Benefit)	- (1.81)	- (1.39)	- (0.85)	- (3.21)	- (1.14)	0.86 0.76
	Total Tax Expense/ (Benefit)	(1.81)	(1.39)	(0.85)	(3.21)	(1.14)	1.62
5	Net Profit/ (Loss) after tax	(6.13)	(4.94)	(3.71)	(11.07)	(6.36)	(1.96)
6	Other comprehensive income (OCI) Items not to be reclassified subsequently to profit or loss: - Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation - Gain on fair valuation of equity instruments - Deferred tax expense/(income) relating to these items	- (0.09)	- 0.23	- 0.02	- 0.14	- 0.02	0.22 0.16
	Other comprehensive income for the year (net of tax)	(0.09)	0.17	0.02	0.08	0.02	0.28
7	Total comprehensive income for the year (net of tax)	(6.22)	(4.77)	(3.69)	(10.99)	(6.34)	(1.68)
8	Paid-up Equity Share Capital (Face Value INR 10/- each)	6.32	6.32	6.32	6.32	6.32	6.32
9	Earnings per share (in INR) i. Basic ii. Diluted	(9.71) (9.71)	(7.82) (7.82)	(5.87) (5.87)	(17.53) (17.53)	(10.06) (10.06)	(3.10) (3.10)



Balance Sheet – Sept -21

₹ Crores

Particulars	Standalone		Consolidated	
	Sept-21	Mar-21	Sept-21	Mar-21
ASSETS				
Non-current assets				
Property, plant and equipment	2.84	3.15	2.90	3.21
Investment properties	0.38	0.38	0.38	0.38
Intangible assets	0.59	0.84	0.59	0.84
Financial assets				
Investments	2.17	1.59	1.70	1.58
Loans	1.77	4.99	-	-
Other financial assets	103.79	86.94	116.74	103.22
Deferred tax assets (net)	10.83	7.68	10.89	7.74
Total non-current assets	122.38	105.56	133.20	116.97
Current assets				
Inventories	450.35	423.39	453.09	425.28
Financial assets				
Trade receivables	5.18	7.16	5.89	7.67
Cash and cash equivalents	4.03	10.24	4.06	10.37
Other bank balances	3.99	3.90	3.99	3.90
Loans	-	0.31	-	0.31
Other financial assets	24.76	17.02	25.43	20.13
Other current assets	21.60	18.63	23.03	19.78
Total current assets	509.91	480.64	515.48	487.44
TOTAL ASSETS	632.29	586.21	648.68	604.41
Particulars	Standalone		Consolidated	
	Sept-21	Mar-21	Sept-21	Mar-21
EQUITY AND LIABILITIES				
Equity				
Equity share capital	6.32	6.32	6.32	6.32
Other equity				
Reserves and surplus	187.22	196.68	173.07	184.05
Total equity	193.53	202.99	179.38	190.37
LIABILITIES				
Non-current liabilities				
Financial liabilities				
Borrowings	210.17	210.80	212.77	213.81
Other financial liabilities	83.85	69.46	83.85	66.46
Employee benefit obligations	0.78	0.78	0.96	0.96
Total non-current liabilities	294.81	281.05	297.58	281.24
Current liabilities				
Financial liabilities				
Borrowings	37.89	12.85	60.69	35.65
Trade payables	18.68	21.75	19.34	22.43
Other financial liabilities	28.93	30.07	30.55	31.35
Employee benefit obligations	2.13	2.07	2.34	2.29
Advance against sale of flats/land/TDR*	54.94	33.44	57.42	38.74
Other statutory liabilities	1.38	1.99	1.38	2.35
Total current liabilities	143.94	102.17	171.72	132.81
TOTAL LIABILITIES	438.75	383.22	469.30	414.04
TOTAL EQUITY AND LIABILITIES	632.29	586.21	648.68	604.41



Revenue Recognition

Advance against sale of flats/land/ TDR - This represents the amounts received from the customers against demand raised as per the terms of the contract. Accordingly this amount is to be considered as unearned revenue of the Company.

Accounting Policy

Revenue Recognition

The Company recognize revenue when or as the entity satisfies a performance obligation by transferring a promised good or service i.e. an asset to a customer. An asset is transferred when or as the customer obtains control of that asset. For each performance obligation, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time.

Determination of the timing of revenue recognition on the sale of completed and under development property in respect of Real Estate Development activity.

Determination of revenue whether over time (Percentage Completion Method) or at a point in time (Project Completion Method) necessarily involves making judgment as to when the performance obligation under the contracts with customers is satisfied.

Based on the management assessment, the Company is recognising revenue for its projects – Poddar Riviera, Kalyan and Poddar Wondercity, Badlapur in phased manner as per point in time i.e. project completion method and with respect to old ongoing projects - Poddar Spraha Diamond, Chembur and Poddar Samruddhi Evergreens, Badlapur as per over time i.e. percentage completion method.



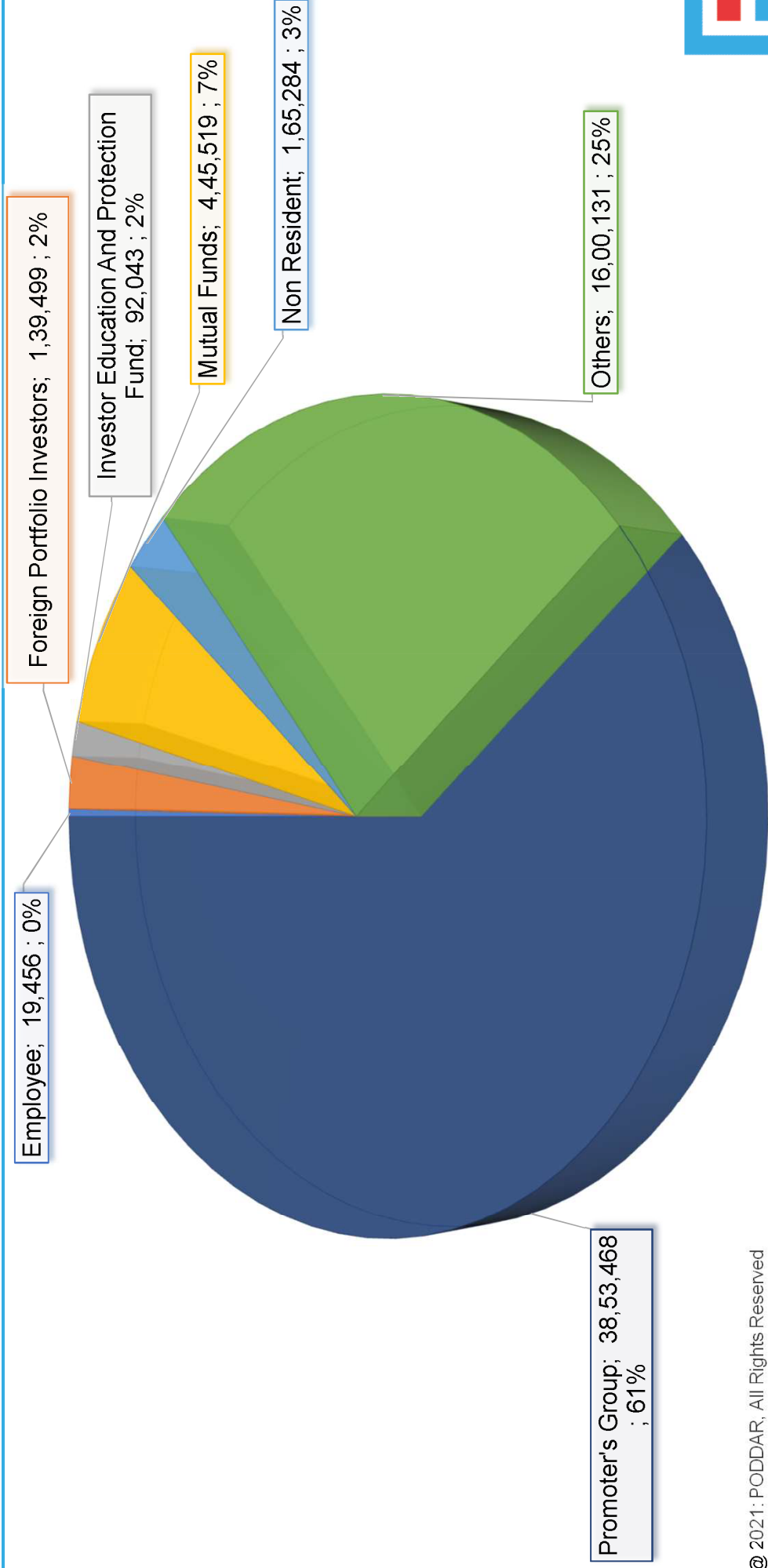
Cash Flow Summary – Sept -21

₹ Crores

Particulars	Sept -21		Sept -20	
	Sept -21	Sept -20	Sept -21	Sept -20
Cash generated from/ (used in) operating activities	4.84	(8.76)	(16.86)	(7.62)
Cash generated from/ (used in) investing activities	(19.05)	8.86	3.50	2.40
Cash generated from/ (used in) financing activities	8.49	0.25	7.04	5.70
Net increase / (decrease) in cash and cash equivalents	(5.71)	0.34	(6.31)	0.48
Add: Cash and cash equivalent at the beginning of the period	9.74	1.84	10.37	1.89
Cash and cash equivalent at the end of the period	4.02	2.18	4.06	2.37



Shareholdings – Sept -21



Project Updates



Synopsis of Projects[#]

Particulars	Ongoing / Upcoming					Completed SEG and SCC
	Riviera	Diamond	Wondercity I \$	Wondercity II \$	SEG 4C	
Estimated Area of Project (sqft.) *	23,93,403	1,04,877	10,28,974	6,59,189	76,963	17,58,629
Estimated Total Units (nos.)	3,412	132	1,702	1,039	114	3,615
Area opened for booking (sqft.)*	5,30,149	97,380	4,17,273	-	76,963	17,58,629
Units opened for booking (nos.)	720	118	671	-	114	3,615
Area Booked (sqft) *	3,32,242	86,850	1,76,247	-	55,861	17,19,905
Units Booked (nos.)	461	106	309	-	84	3,551
Area in Inventory (sqft.)*	1,97,907	10,530	2,41,026	-	21,102	38,724
Units in Inventory (nos.)	259	12	362	-	30	64
Booking Value (Rs. Crores)	160.4	128.0	78.9	-	21.2	406.0
Amount Collected (Rs. Crores) [#]	33.5	84.4	8.4	-	16.7	405.5
Revenue Recognised (Rs. Crores) [#]	-	105.2	-	-	16.6	406.0

* Salable area | # cumulative till Sept 2021 | Completed - Samruddhi Evergreen, Badlapur and Samruddhi Complex and Commercial, Karjat

\$ Poddar Wondercity - Approved CC under UDCPR for 10.29 Lac Sq. Ft. and for 6.60 Lac Sq. Ft. approval is in process.

Note - Project information of upcoming projects of Kandlivali and Goregaon will be updated once the preliminary approvals being obtained.



Project Updates



Poddar Riviera

1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	215	461	148	336

2. Construction –

A1-A4 - Excavation and PCC work completed. Plinth columns and back filling work in progress.
UGT – PCC, water proofing and raft completed and vertical wall work in progress

3. Approvals -

All approval in place under PMAY approvals.
Revised plans submitted under UDCPR 2020, expecting approval by Q-3 FY 21-22.



Project Photos



Project Updates

Poddar Spraha Diamond

1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	21	106	12	99

2. Construction -

- Wing B -
- RCC work & Block work completed and Fire sprinkler line upto 12th & Gypsum upto 13th floor completed.
 - Tiling, plumbing, electricity, kitchen platform and waterproofing work is in progress

Wing A -

- RCC work upto 11th Floor completed and 12th

3. Approvals -

Wing A full CC received in Oct 21, Project completion by June 2022
Rehab building OC applied.



Project Photos



Wing A



Wing A – 11th Slab



Wing A – Block Work



Water proofing –

Wing B



Platform and Dado –

Wing B



Tiling and Electrical –

Wing B



Project Updates



Poddar Wondercity

1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	9	309	-	96

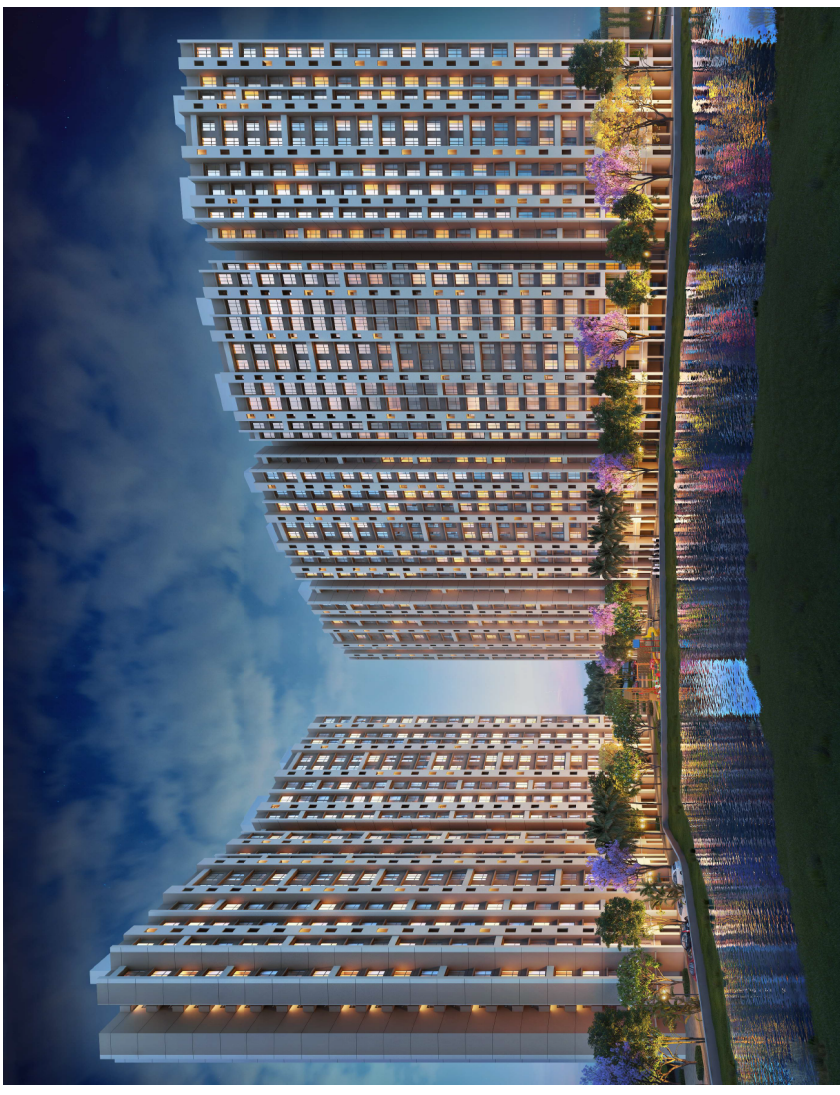
Project has been relaunched in Q2

2. Construction –

Building B5 4th slab and B4 & B6 – 3rd slab is in progress, block work upto 1st floor completed.

3. Approvals –

Revised approval with full CC till 23 floors received in May 2021 with increased potential to 17 lacs Sq.Ft.



Project Photos



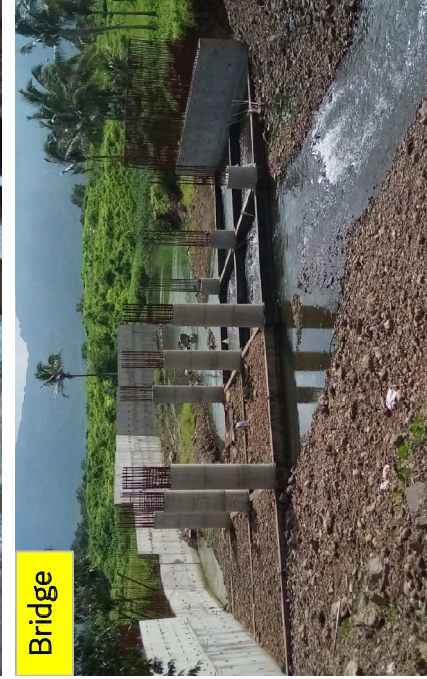
Building B-4



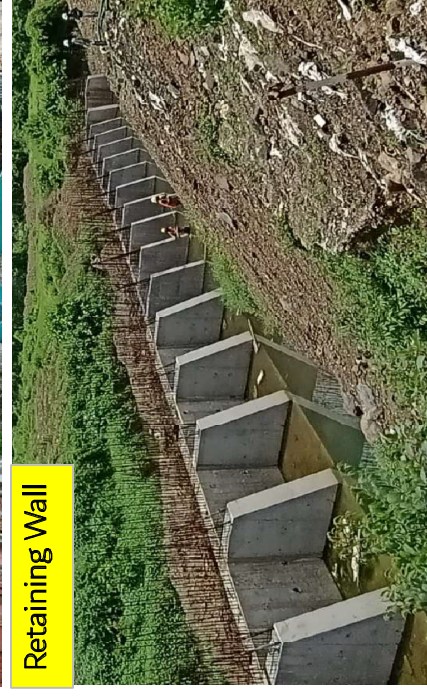
Building B-5



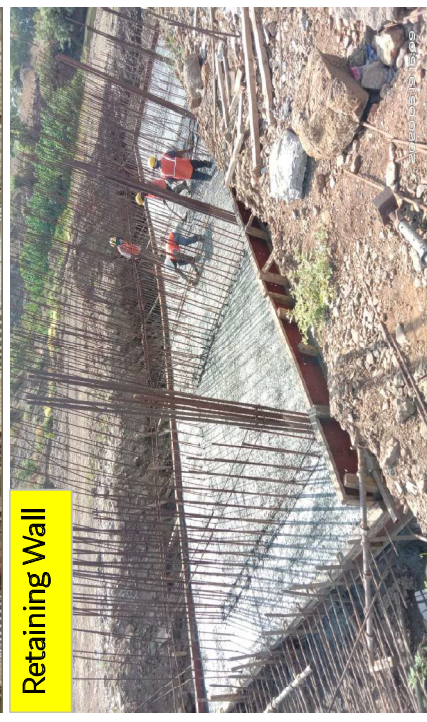
Building B-6



Bridge



Retaining Wall



Retaining Wall



Project Updates

Poddar Samruddhi Evergreens – 4C and completed phases

1. Sales –

Particulars of 4C	Booking		Registered	
	H1*	Total	H1	Total
No of Units	13	84	6	73

In Completed phases of Samruddhi Evergreens 4 units were booked and 4 units were registered in six month period ended on Sept 21.

2. Construction –

Construction Status	<80%	100%
No of Buildings	2	5
Units Sold	12	72

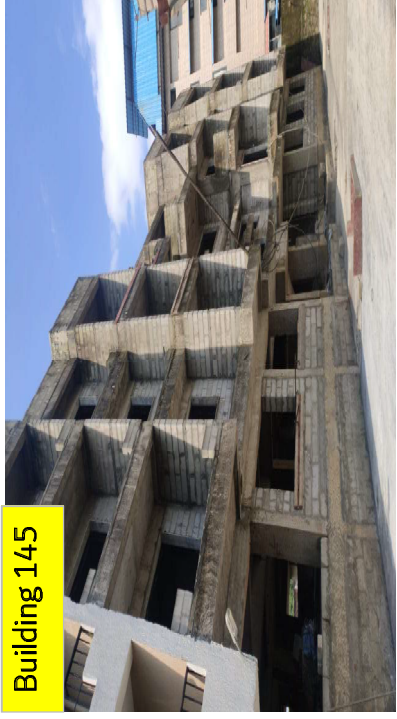
3. Approvals -

Full CC received.

Plans under revision as per UDCPR 2020 which will give additional potential of 1 lac sq.ft. of build up area.



Project Photos



Other Project Updates

Tisgaon

- Definitive JV document with Gopal Krishna Developers will executed in Q-4 of FY 21-22
- Received initial deposit of ₹ 3.01 crores.

Kandivali

- Revised IOA and CC upto plinth is expected in Q-4 of FY 21-22.
- More than 85% huts demolished, fencing work is in progress. Soil investigation completed

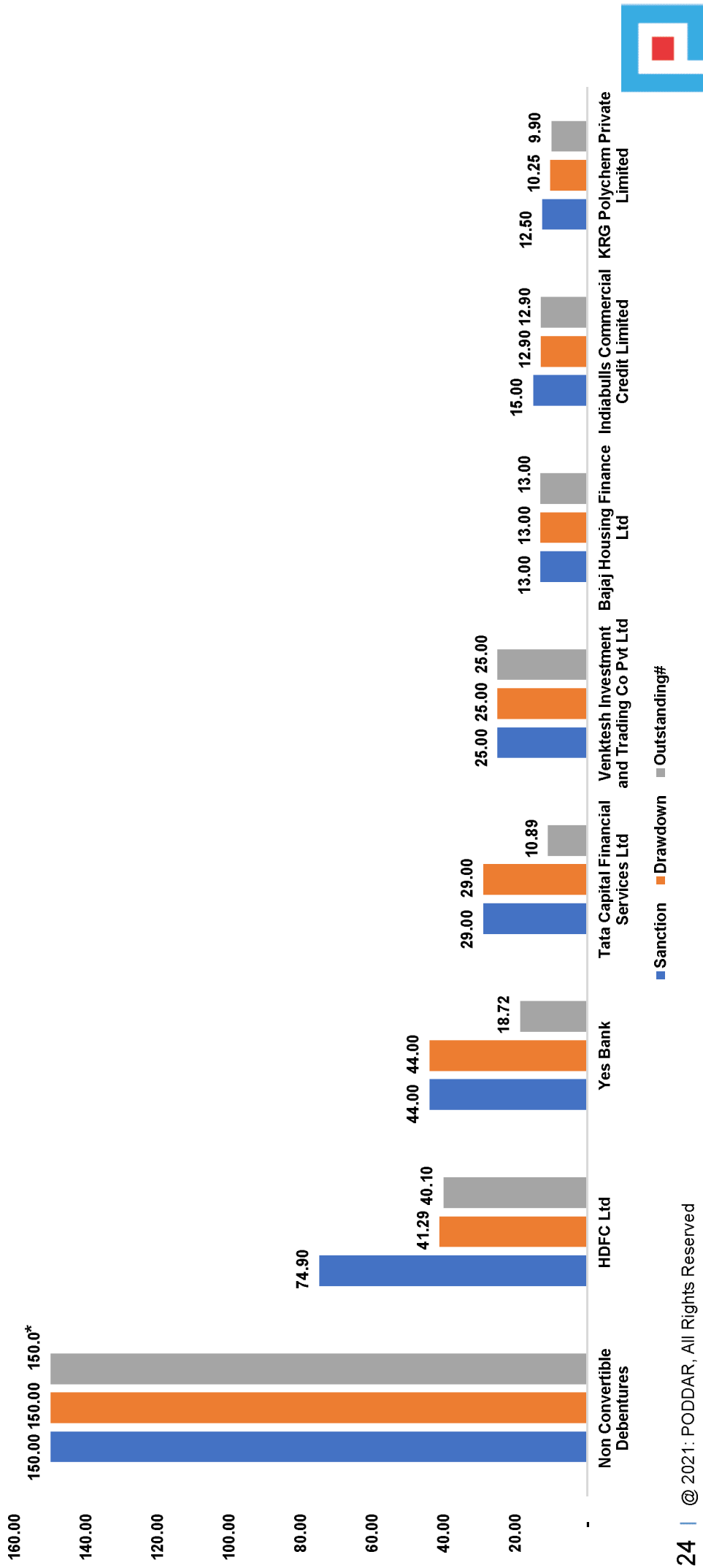


Debt Profile



Debt Profile (Consolidated) – Sept 21@

₹ Crores



Thank You

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