

Indiabulls

Indiabulls declares net profit of Rs 71.7 crores for the quarter. Announces interim dividend of 25%

New Delhi, 18th Jan 2006: Indiabulls Financial Services announced its consolidated results for the quarter & the nine months ended December 31, 2005.

The Net Profit for the quarter increased to Rs 71.7 crores from Rs 18.4 crores in the same period last year, registering an increase of 290%. The total revenues during the quarter increased to Rs 164.4 crores from Rs 47 crores in the same quarter last year registering a growth of 249%. The total revenues for the nine month period ending Dec 31st 2005 stood at Rs 417.7 crores vs Rs 98.4 crores for the same period, a year back. The Net Profit for the first nine months of the current financial year is Rs 172.9 crores vs Rs 32.8 crores for the same period a year back. The Profit Before Tax for the quarter is Rs 105.9 crores and Rs 258.5 crores for the nine months ending Dec 31 2005 vs Rs 29.3 crores and Rs 52.25 crores respectively for the same period last year. The company declares an interim dividend of 25% on the face value of Rs 2 per share.

“Indiabulls strong performance during the quarter demonstrates the breadth and depth of our business. Our expanding business lines and a large capital base of over Rs 2,000 crores across different Indiabulls companies’ position us well to capitalize on the opportunities in front of us.” said Sameer Gehlaut, Chairman & Chief Executive Officer of Indiabulls Financial Services Ltd.

Recently Indiabulls announced that Farallon Capital had invested Rs 112.5 crores in Indiabulls Housing Finance Ltd, a majority owned housing finance company of Indiabulls Financial Services Ltd focused on residential mortgages, for a 33.3% stake, valuing the company at Rs 337 crores. Additionally, Farallon Capital invested Rs 89 crores in Indiabulls Credit Services Ltd as a follow-on investment, valuing the subsidiary at Rs 925 crores.

Indiabulls Financial Services and its subsidiaries offer consumer loans, home loans, personal loans, securities brokerage and other financial products and services to over 2,00,000 retail customers across 270 Indiabulls offices in 110 leading cities of the country. Through its real estate companies, Indiabulls is engaged in the business of developing and managing large real estate projects. Indiabulls companies have acquired 19 acres of prime real estate in Lower Parel, Mumbai at a price of approx 38 crores per acre, by winning Jupiter Mills and Elphinstone Mills in auctions carried out by NTC, a Govt of India undertaking. The permitted use of the NTC mill lands is commercial and/or residential. Land prices in Mumbai have seen significant appreciation in the recent

months. The most recent bid at Bandra-Kurla Complex (BKC) won by Reliance Industries Ltd yesterday has pegged the value of land at approx Rs 60 crores per acre at BKC.

Another real estate arm of Indiabulls is in the process of developing a over 100 acre township in Sonapat, around 14 kms away from Delhi.

Indiabulls Properties Pvt Ltd and Indiabulls Real Estate Company Pvt Ltd, the winning bidders of Jupiter Mills and Elphinstone Mills respectively, recently received interim relief from the Supreme Court of India at the close of hearings regarding the NTC sale matters that allows the companies to receive all relevant development permissions, carry out construction activities and also create third party rights on the lands. The final decision of the court with respect to these properties is awaited. Indiabulls Properties Pvt Ltd has already received the environmental clearance for the development of Jupiter Mills and expects to start construction on the site soon.