



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.



Company Overview



- Wadhawan Group
 - Over three Decades of expertise in the Real Estate Business
 - Developed over 100 Mn sq.ft. area
 - Promoters of HDIL & Dewan Housing Finance Corporation Limited
- Company Profile
 - A major player in Mumbai Reality with 87 % land Reserves in MMR
 - Total Land Reserve (including TDR)of 195.0 * Mn sq.ft as on 31th Dec. 08
 - Leader in SRA projects
 - Currently doing one of the largest SRA projects for rehabilitation of aprox. 85,000 slum dwellers under expansion & modernisation of Mumbai airport
 - Construction Started for Phase 1 of Airport Slum Rehab. Projects in Kurla
 - Currently approx 61 million sqft under construction
 - 15 ongoing projects with combinations of Residential , Commercial & Retail
 - Revenue - Rs. 2432.32 crores for FY08 and Rs. 1216.51 crores upto March 07



Strong track record of performance, consistent growth and profitability

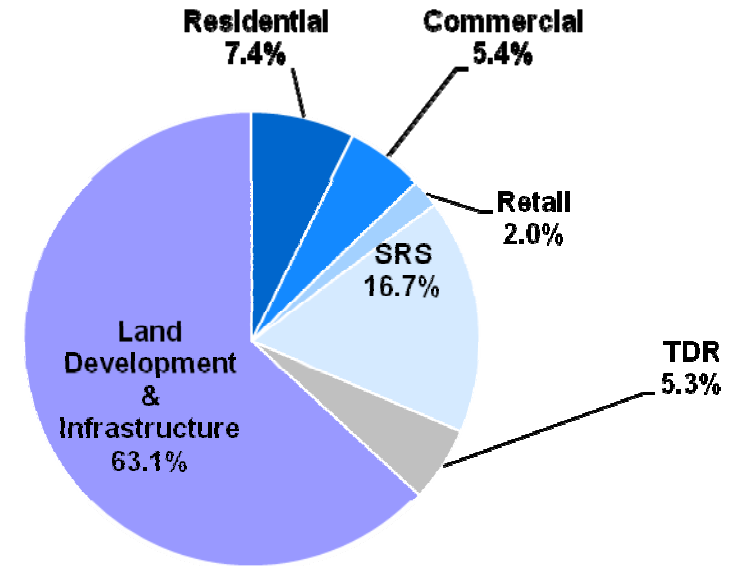
* Company estimates

Business Snapshot - Projects Completed



Completed - 32 Projects upto Dec.31, 2008

Project Type	Saleable Area in Mn. Sq.ft
Residential	2.07
Commercial	1.52
Retail	0.57
SRS (Saleable Area)	4.70
TDR	1.50
Land Development & Infra.	17.73
Total Saleable Area Developed	28.09
SRS (Rehabilitation Area)	4.31
Total Area Developed	32.40



% in Sq.Ft of total saleable area

Established Track Record Across All Business Segments

Strong Management Team



Rakesh Kumar Wadhawan
Executive Chairman

Sarang Wadhawan
Managing Director

K.P. Devassy - CFO

Romel Bhog - CEO Hospitality

Pramod Purandare - G.M. Projects

Venkat Iyengar - G.M. Systems & Audit

Shashikant S. Shinde - G.M. Architect

Dilipkumar Sinha - Sr. V.P., HR & Admin

Balraj Dubey - G.M. Engineering

Makarand Todankar - G.M. Finance

Devdutta B. Gangawanwale - G.M. Legal

Darshan Majmudar - Company Secretary

John D. Sequeria - G.M. Purchase

Sachin Mahamunkar - Head, SRA Projects

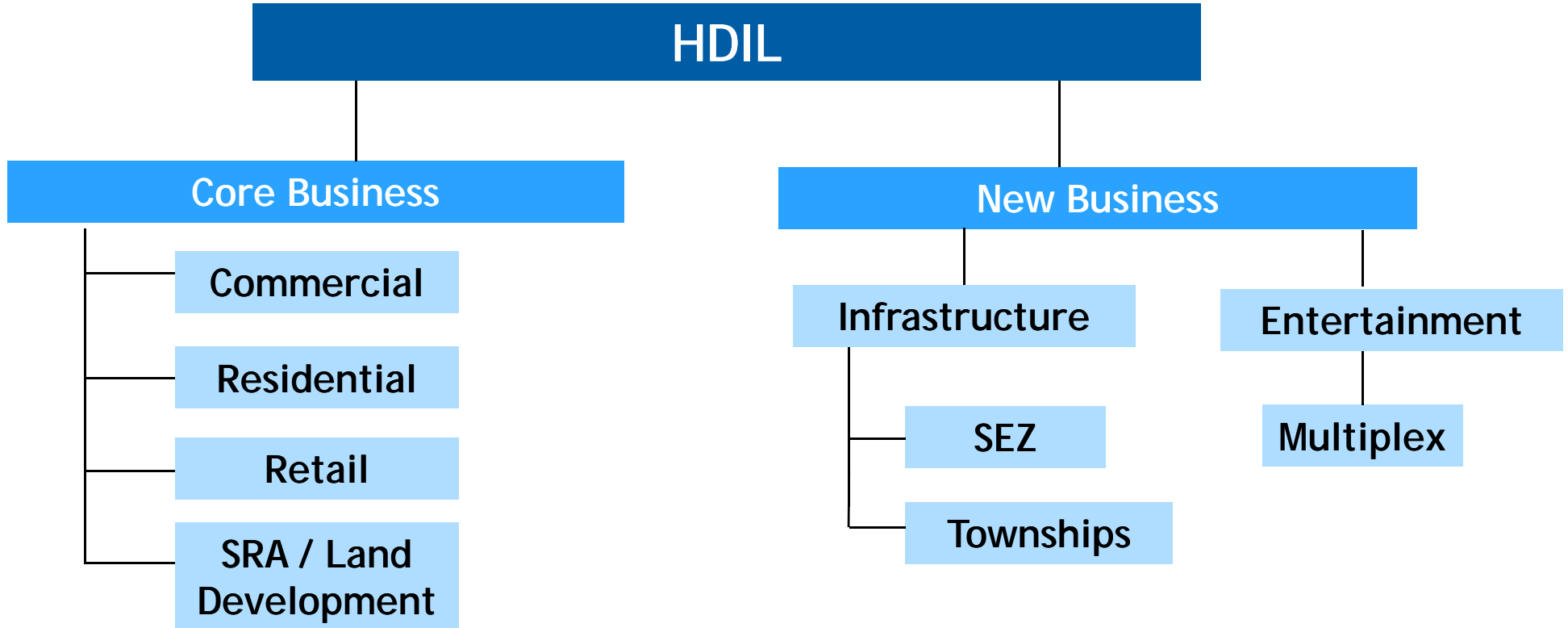
Manoj Bhojwani - G.M. System Control

Mukesh Gupta - CEO, HDIL Entertainment

Hari Prakash Pandey -DGM Finance

Lydia Luis - Head ,Sales & Marketing

As on December 31, 2008 we had 750 employees & between 11,000 - 13,000 contract workers



Strong Business Verticals

Strong Presence in Mumbai Metropolitan Region (MMR)



- Vasai- Virar belt (Part of Thane district) Preferred residential destination, well connected with rail and road network
- Majority of Mumbai's working population resides in this region
- Potential business destination/ district
- 40% of the HDIL land bank in this area

- Major potential for slum rehabilitation and redevelopment
- New commercial hub of Mumbai
- Major investment in infrastructure in the region
- Awarded largest slum rehabilitation project at Mumbai airport

- Old business district of Mumbai
- No major supply of land expected

MMR

- Carmicheal Road Property
- Worli Commercial Property
- Dadar Property
- Affaire
- Bandra (E) SRS Scheme
- Grande
- Project Metroplis
- Mumbai Airport Project
- Bombay Oxygen
- Kilburn Engineering
- Eveready
- Ghatkopar (W) Property
- Malad (W) Property
- Harmony
- Malad (W) SRS Scheme
- Multiplex
- Dewanmann
- Vasai Mall
- Sasunavghar Property
- Dongre Phase
- Agashi
- Mega Township Virar
- Virar (E) Property

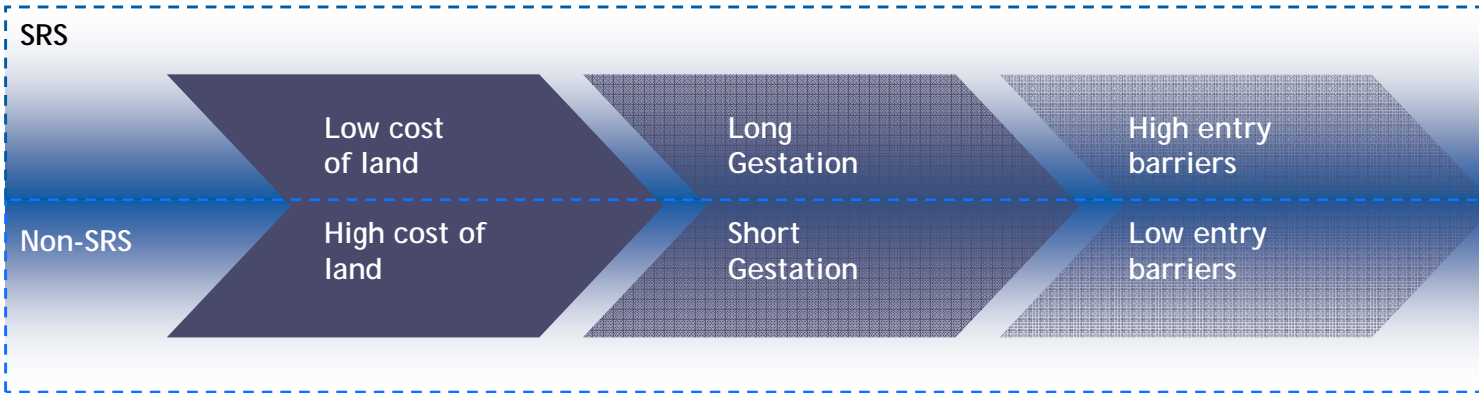
Outside MMR

- Hyderabad
- Kochi
- Palghar
- Pune

Leader in Slum Rehabilitation Scheme (SRS)



Low Cost High Margin Business



- Healthy project portfolio mix of SRS and Non-SRS projects
- Well balanced asset cycle risk and overall cash flow
- High entry barriers due to HDIL's expertise in SRS projects
- Rehabilitated more than 30,000 families

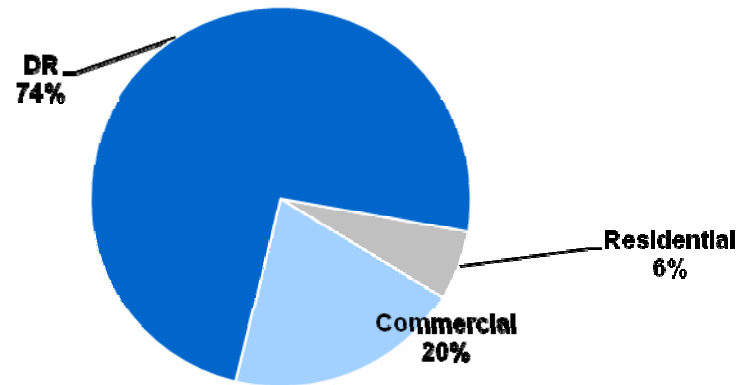
- Developer**
- Land resources are scarce in urban cities like Mumbai
 - Cost of land is only the cost of construction for Rehab of slum dwellers
 - Additional FSI up to 3 times
 - For higher slum density FSI up to 4
- Slum Dwellers**
- Rehabilitation in 269 sq. ft. tenements free of cost
- Government**
- Helps government fulfill social obligations
 - Releases Land for Infrastructure Developments

HDIL is Currently executing largest SRA project in India of Mumbai Airport Slum Rehabilitation

Diversified Project Mix

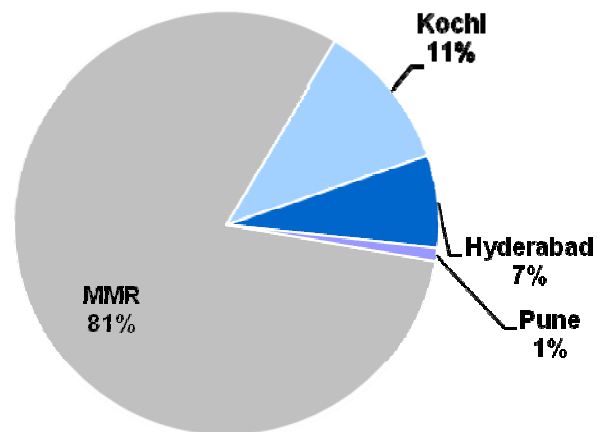


Ongoing Projects: Segment details



15 Ongoing Projects aggregating 61 Mn sq.ft

Planned Projects : Region wise



18 Planned Projects aggregating 132.53 Mn. sq.ft - 81% in MMR

In-house Development Capabilities & Project Management Skills



Identify Land & Perform Feasibility Studies including in SRS



Acquisition of Land or Development Rights



Planning / Design, Obtain Permits and Approvals



Procurement, Project Planning & Execution



Sales & Marketing / Project Completion



- Quality Construction
- Quick Turnaround and Timely Completion
- Customer Satisfaction

MUMBAI INTERNATIONAL AIRPORT
EXPANSION AND MODERNISATION

Largest Urban Rehabilitation Project in India

Pictures: Airport Slum



Snapshot of MIAL Rehabilitation Project



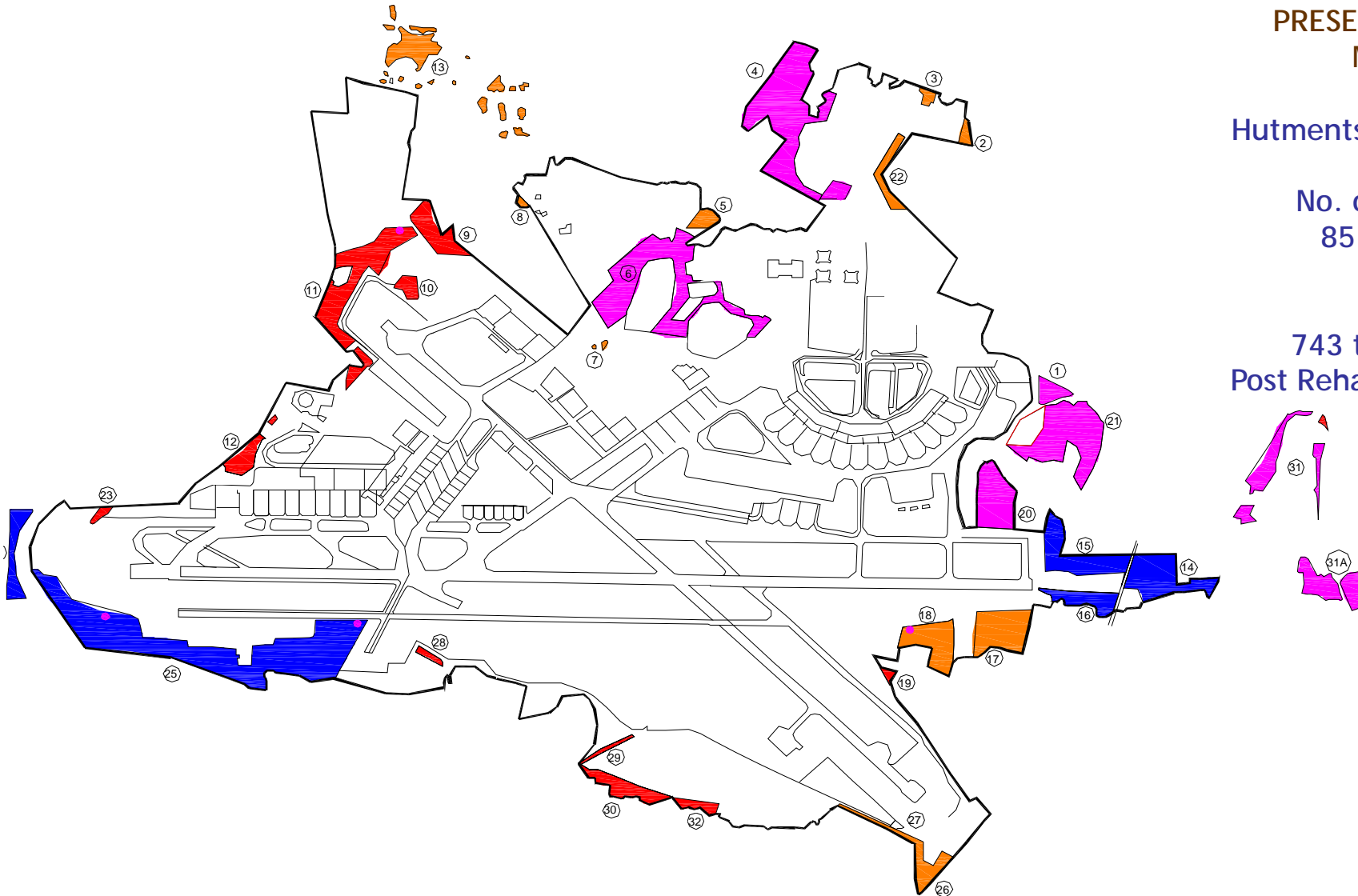
- Largest Urban Rehabilitation Scheme in India -Involving approx 80,000-85,000 families
- Rehabilitation of more than 1 million people over next 4-6 years
- Larger than Dharavi Redevelopment Scheme
- Scale of Rehabilitation is similar to Town Planning & Urban Renewal Scheme
- Project is categorized as Vital Public Infrastructure Project.
- Approved FSI of 4 for Airport Project on similar line to Dharavi Redevelopment
- Objective of Clearing Airport Land for Airport Modernization & Expansion
- Providing World Class Infrastructure for Mumbai Airport
- Project will generate around 10,000 direct & indirect employment opportunities over next 4-6 years

PRESENT HUTMENTS MAPPING

Hutments Land - 276 Acres

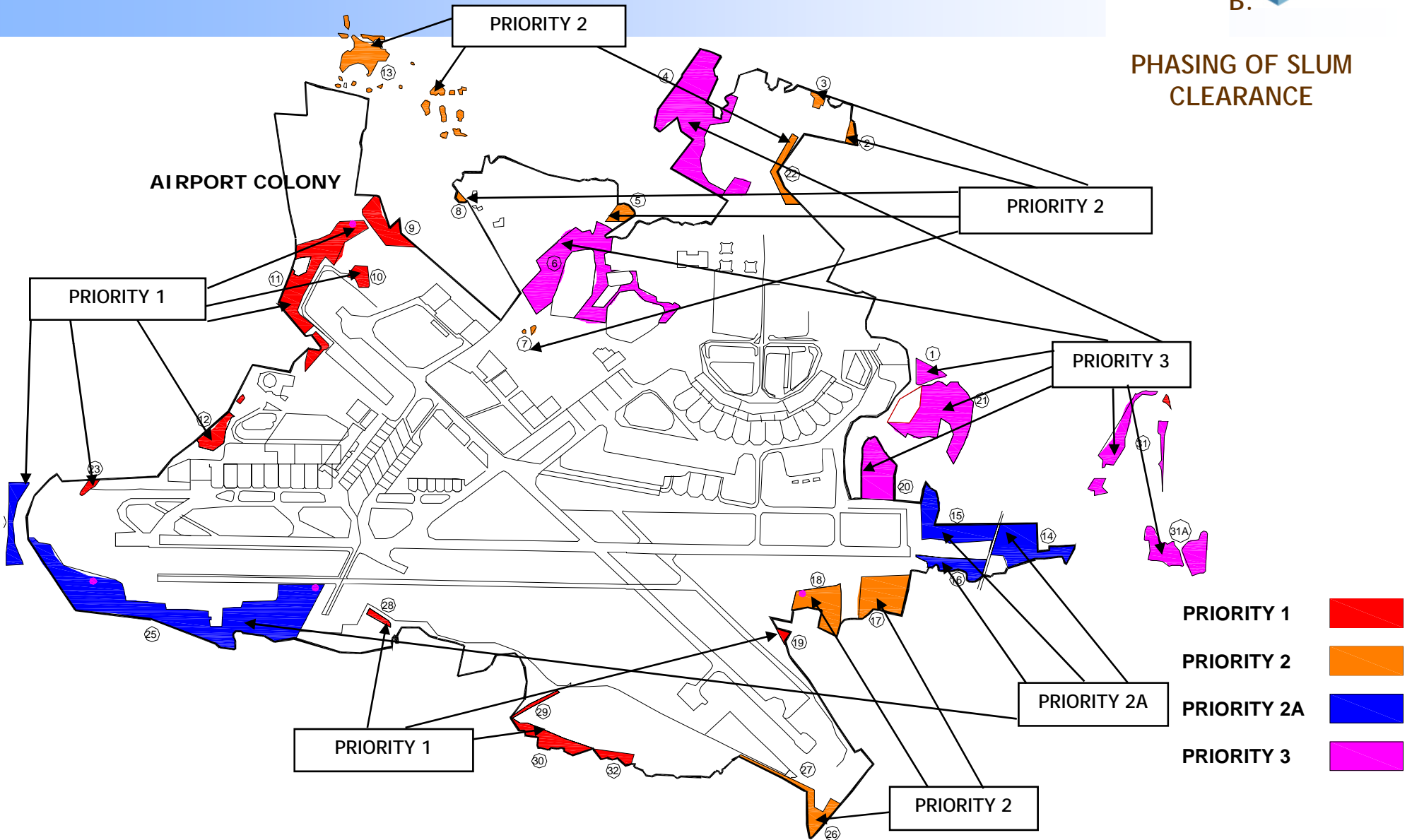
No. of Hutments -
85,000 apprx.

Density -
743 tenements/Ha
Post Rehab. HDIL Share :65
acres



Addition of 65 Acres of Prime Land Bank in Mumbai

PHASING OF SLUM CLEARANCE



Strategic planning & Execution Road Map

Phase : 1
KURLA Rehabilitation 1st SITE
PREMIER AUTO



Mumbai Airport Slum Rehab: Phase 1 Kurla



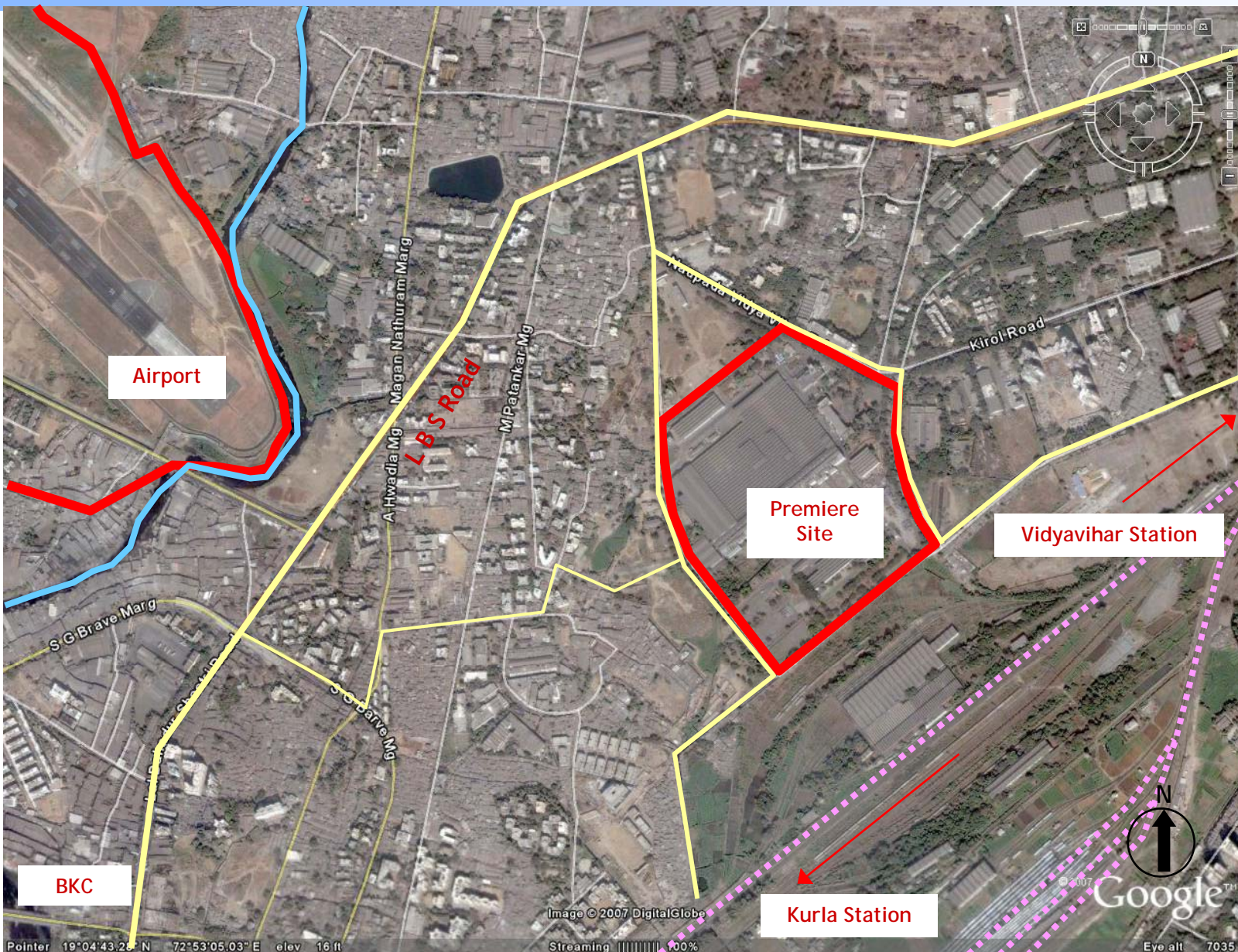
- Acquisition of 53 acres of Land from ILFS in Kurla (Premier Auto Factory) for Phase I of Rehabilitation
- Land cost of Rs 1900 crore fully paid in last financial year 07-08
- Rehabilitation of approx 18000-20000 families in phase I
- Construction started in 1st quarter 08-09 for approximately 5-6 million sq ft of Rehab area and approx 6 Million sq ft of saleable area in Kurla site
- Construction time line of 15-18 months for Phase I for Rehabilitation Buildings
- More than 3000 workforce, Ten contractors and over 100 engineers deployed on Kurla Site.
- Rehabilitation construction cost of Approx Rs 600 crores

Developing 6 million sqft of Saleable Area

REHAB LOCATIONS

KURLA
(PREMIERE AUTO)

1.5 Km from BKC
Well connected with BKC
5-7 minutes from Closest
Railway Station
Will develop as Extn. of
BKC



Kurla Premier Project : Pictures



April 08



May 08

Kurla Premier Projects : Pictures



June 08



Aug 08

Airport Project Progress: Pictures



Dec 08



Dec 08



Overview



Dec 08

HDIL Entertainment :New Additions



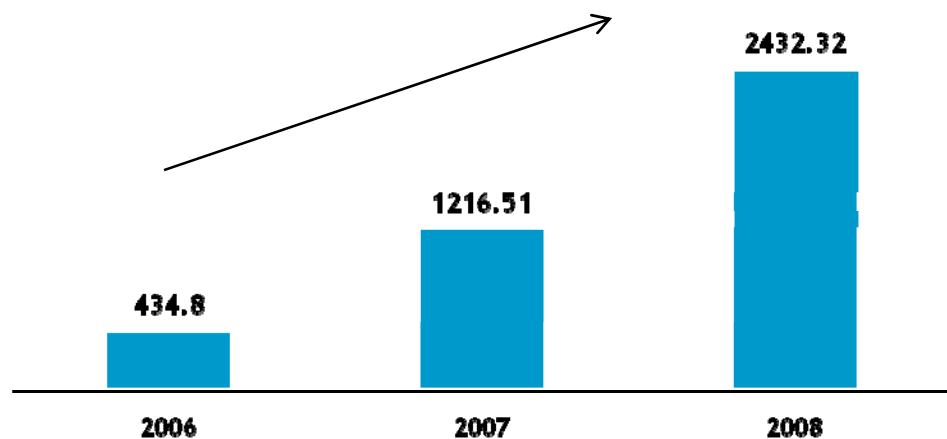
- HDIL Entertainment is 100 % subsidiary of HDIL
- Incorporated in July 2007 to enter the entertainment industry
- As its first venture will develop and operate Multiplexes with 17 screens at Kandivali, Vasai, Bhandup and Goregaon
- Launch of Vasai Multiplex in 2007-08 having 3 screens and 1000 seats capacity
- Launch of Kandivali Multiplex by end of financial year 2008-09 with 4 screens and 900 seats.
- Launch of Goregaon Multiplex by end of F.Y.2008-09 with 4 Screens and 950 seats
- HDIL entertainment will also handle food court and other entertainment business in Malls built by HDIL and other developers



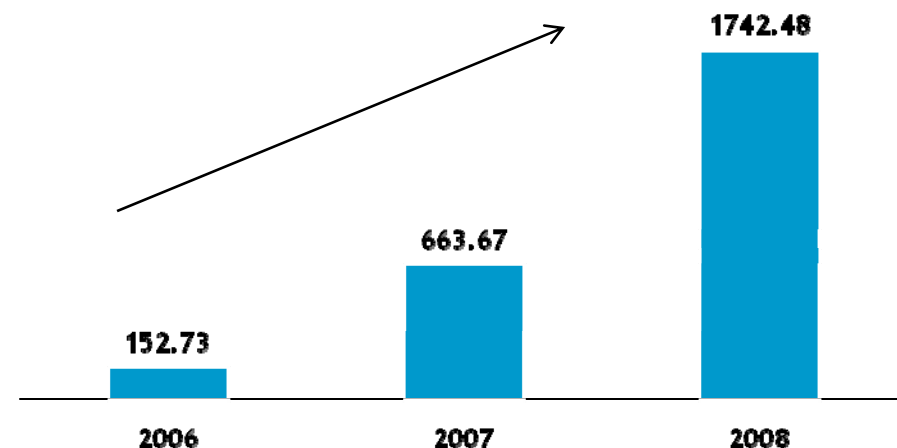
Key Financials (Standalone)



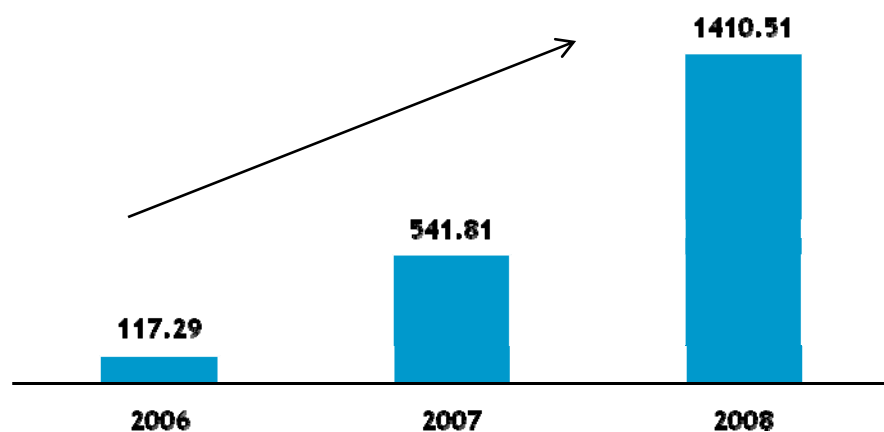
Revenue (Rs. Crores)



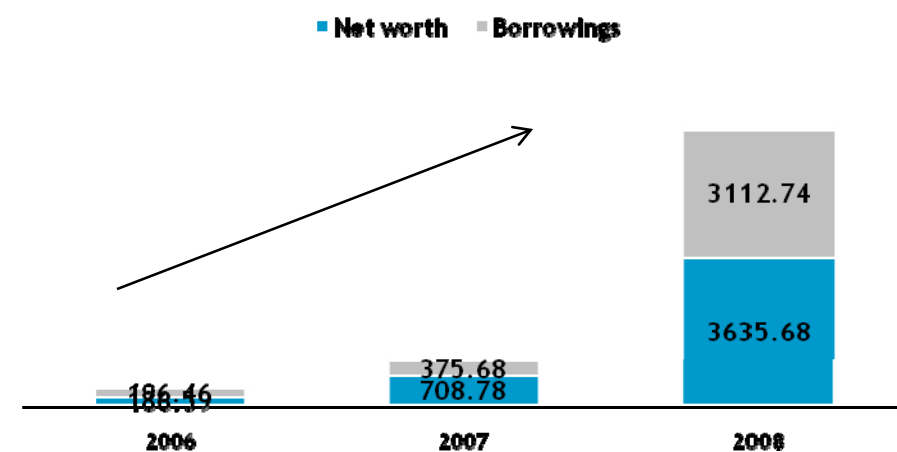
EBITDA (Rs. Crores)



Net Profit (Rs. Crores)



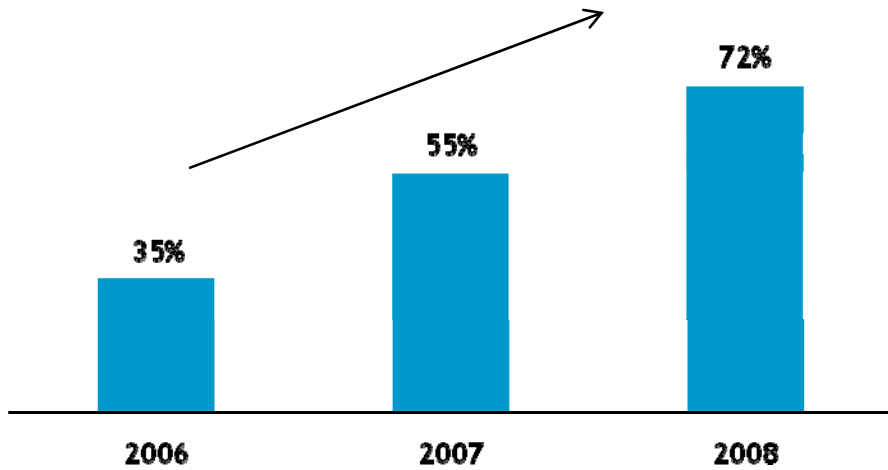
Capital Employed (Rs. Crores)



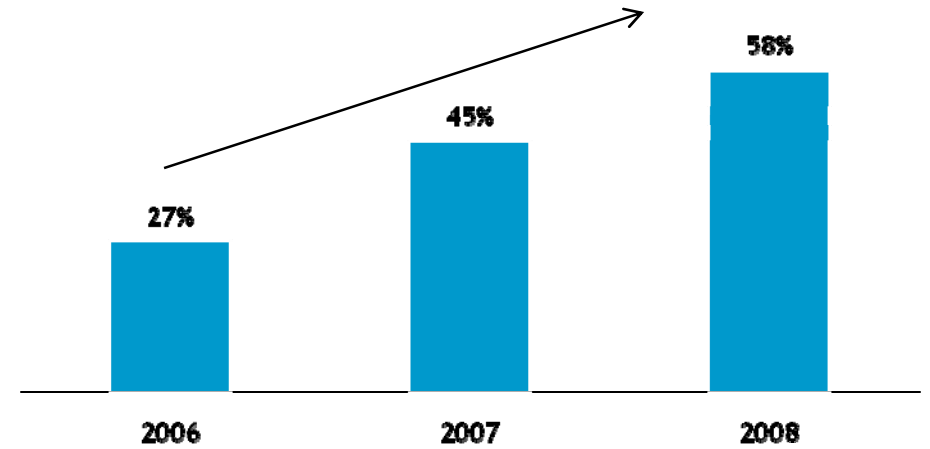
Key Financials - Profitability (Standalone)



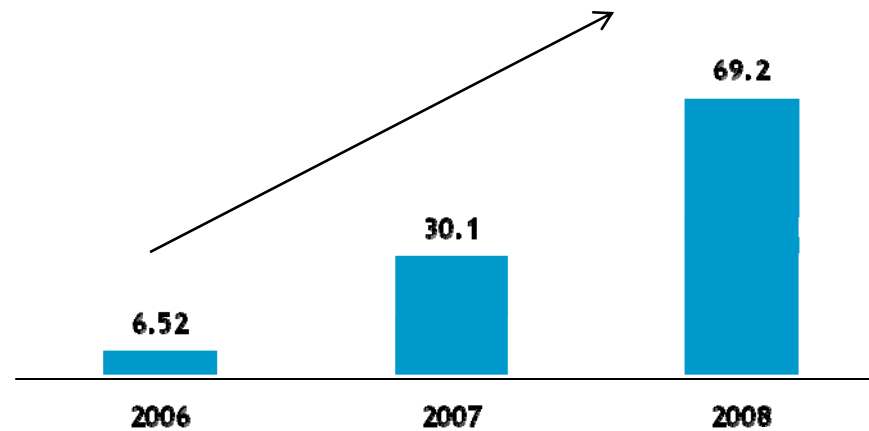
EBIDTA Margin



PAT Margin



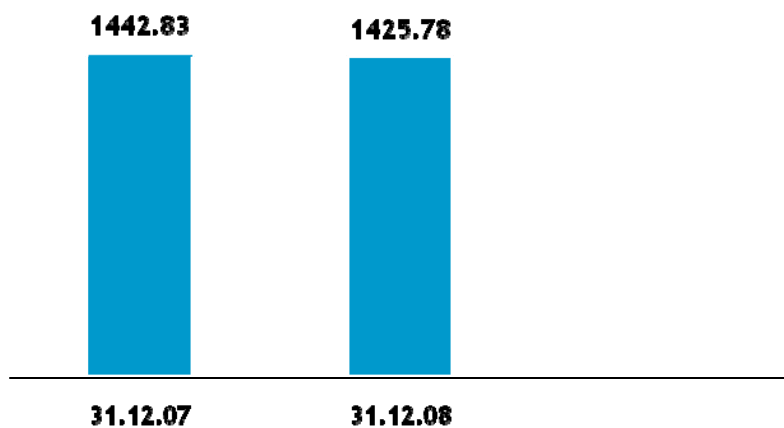
Earnings Per share (Rs.)



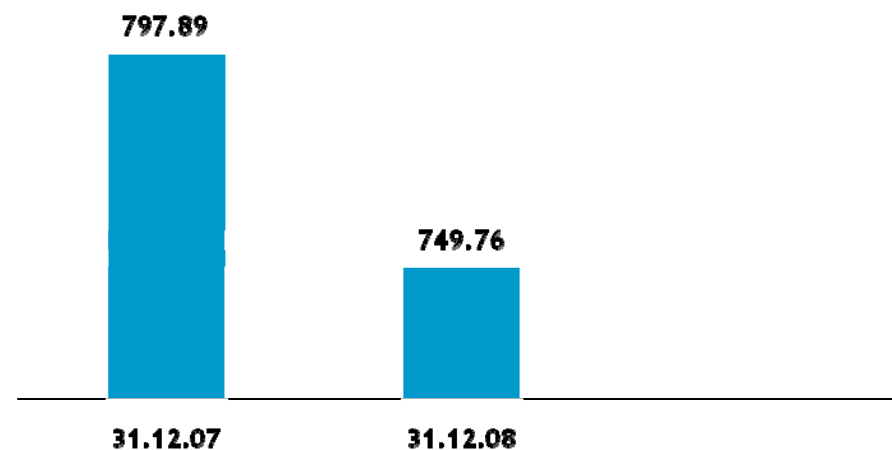
Key Nine Months Financials (Standalone)



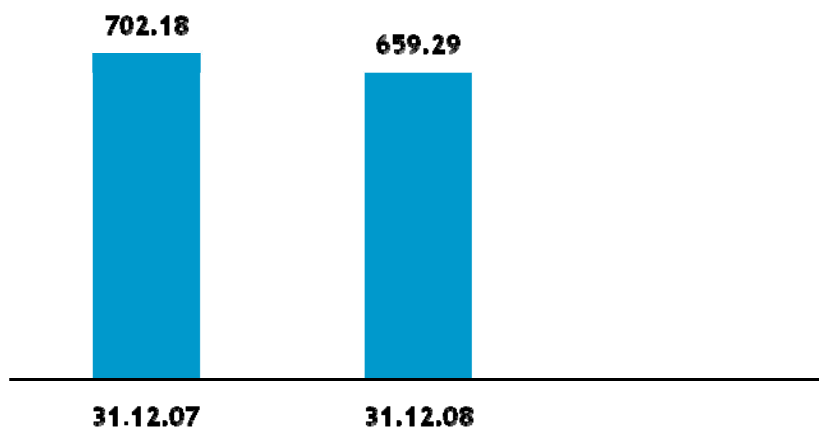
Revenue (Rs. Crores)



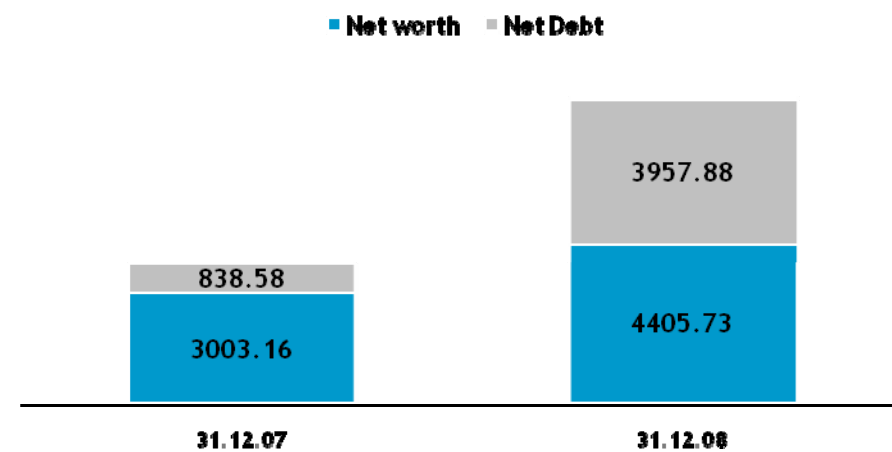
EBITDA (Rs. Crores)



Net Profit (Rs. Crores)



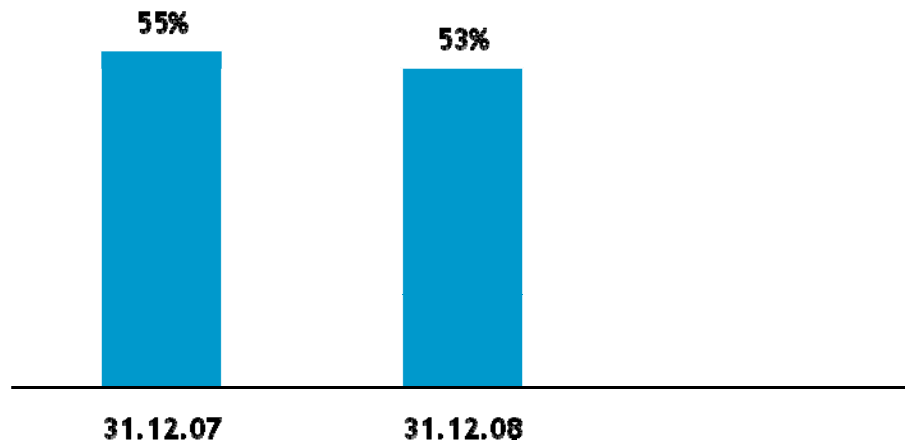
Capital Employed (Rs. Crores)



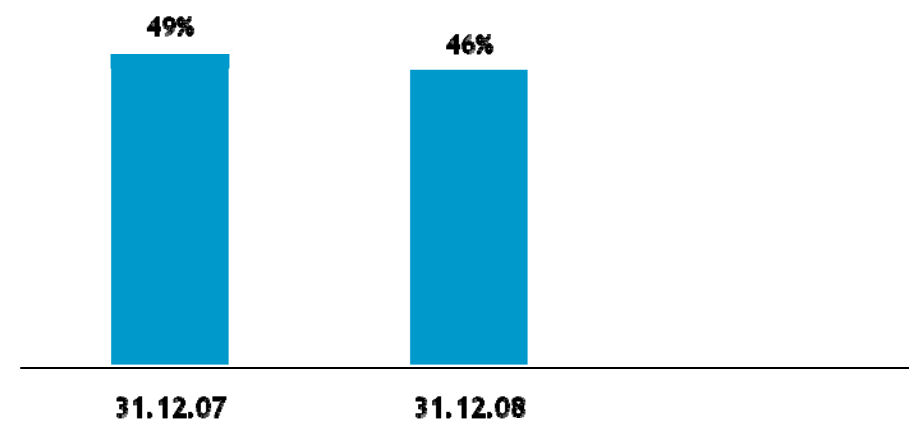
Key Nine months Financials - Profitability (Standalone)



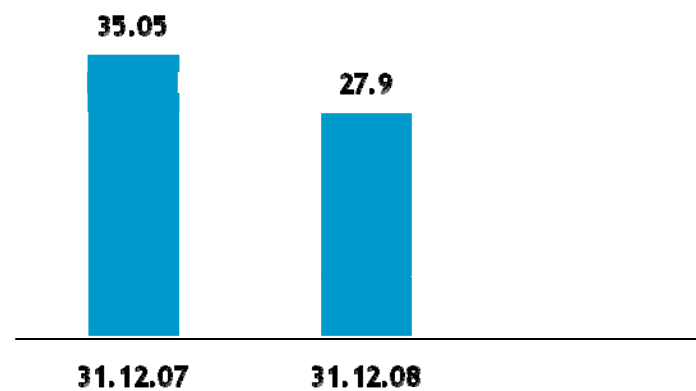
EBITDA Margin



PAT Margin



Earnings Per share (Rs.)



➤ **Interest Rate :**

- a) Average interest rate for HDIL in 3rd Quarter below 14 %
- b) Interest Cost down by more than 15% in 3rd Quarter 08-09 as compared to 2nd Quarter 08-09.
- c) Interest Cost stood at Rs 135.89 crores as against Rs 159.84 crores for second quarter 08-09
- d) Majority of Borrowings are linked to BPLR and company will benefit from fall in interest rates.

➤ **Restructuring of Loans**

- a) Strategy for Restructuring is to match the outflows due within next 18-24 months with inflows .
- b) Inflows to be affected by slow down in demand & longer commercialization period for projects .
- c) HDIL has restructured/ rescheduled / refinance approximately Rs 650 crores (falling due within next six months to nine months) of loan liability till 20th January 2009.
- d) Loans restructured are from Nationalized Banks and new repayment period is from 18 months to 5 years

- HDIL will focus on restructuring its business model with more emphasis on launch of mixed usage projects with higher residential portion.
- Timely completion of Airport Slum Rehabilitation project Phase 1
- Focus more on low cost and middle income housing projects in Mumbai and on outskirts of MMR region
- Timely completion of New Project launches in Kurla & Project Metropolis (Four Bungalow Andheri west) & various ongoing projects in Mumbai.
- Reschedule the loan liability to match the future inflows generated .
- Utilization of TDR for internal projects of company apart from selling in open markets.

Project Metropolis : Four Bungalow Andheri West



- Land Mark Project situated within same plot of Metro Rail Project
- Construction area of 2 million sqft started on 14 th January 2009, with project timeline of 3-4 years
- Mixed usage project with 1.7 million sq ft of saleable area.
- More than 300 residential Flats and 2500 car parks facility available .
- Commercial Office space of approx. 1 million sqft
- Retail Portion of approx. 2.50 lacs sqft .
- Pre sales for residential flats to be launched in next two months.

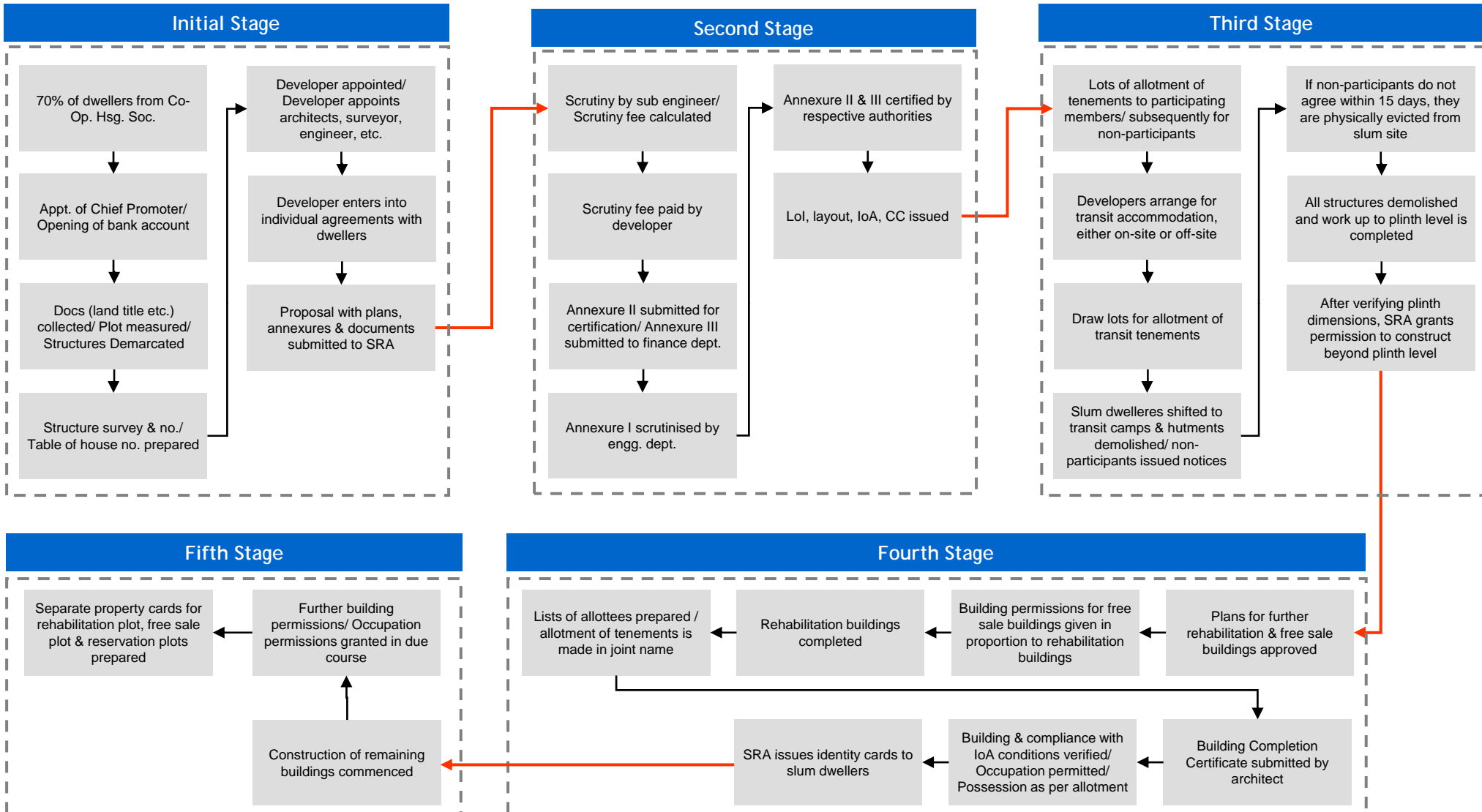
Project Kurla : Residential



- Residential Project of 7.5 lacs sqft with focus on lower income & middle income group
- Target Customers lower & middle income population
- Emphasis on 1 BHK, 1.5 BHK & 2 BHK
- Construction started on 14 th January 2009, with project timeline of 3-4 years
- More than 850 residential Flats .
- Pre sales for residential flats to be launched in next two months.

 Annexure 1 : SRS

Slum Rehabilitation Scheme



Potential for Slum Rehabilitation in Mumbai



Mumbai has largest slum population in India

Cities in India with largest slum population

Municipal Corporation	State	Population ('000)	Slum population ('000)	% slum population (%)
Greater Mumbai	Maharashtra	11,978	6,475	54.1
Delhi	Delhi	9,879	1,851	18.7
Kolkata	West Bengal	4,573	1,485	32.5
Chennai	Tamil Nadu	4,344	820	18.9
Nagpur	Maharashtra	2,052	737	35.9
Hyderabad	Andhra Pradesh	3,637	627	17.2
Surat	Gujarat	2,434	508	20.9
Pune	Maharashtra	2,538	492	19.4
Faridabad	Haryana	1,056	491	46.5
Ahmadabad	Gujarat	3,520	474	13.5
Meerut	Uttar Pradesh	1,069	472	44.1
Bangalore	Karnataka	4,301	431	10.0
Jaipur	Rajasthan	2,323	369	15.9
Kanpur	Uttar Pradesh	2,551	368	14.4
Thane	Maharashtra	1,263	351	27.8

Source: Census 2001

Completed Projects - Highlights



Roshni - Residential



Affair Luxury - Residential



Dreams Township



Dheeraj Arma - Commercial



Vasai Multiplex

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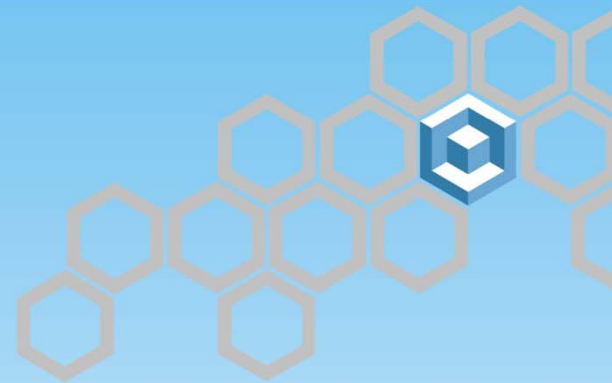
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