

## **Unitech Corporate Parks Plc**

("UCP" or the "Company")

### **Leasing progress reflects demand for UCP's portfolio**

Unitech Corporate Parks Plc (AIM: UCP), a company which focuses on investing in commercial real estate in India, announces that it has leased a further area of approximately 322,700 sq. ft. and has received further commitments for approximately 525,300 sq. ft. under Options & Right of First Refusal (RoFR) for its real estate developments (the "Projects").

The total area leased across UCP's Projects now stands at approximately 2,013,700 sq. ft. and the total area under Options and RoFR is now approximately 525,300 sq. ft. This collectively, at approximately 2,539,000 sq. ft., represents 11.9% of the potential net lettable area of all the Projects.

Much of this leasing activity has been accomplished at rentals higher than those expected at the time of the Company's admission to AIM.

At the Company's G2-IST Project (InfoSpace, Dundaheera, Gurgaon), lease agreements have been signed up in respect of approximately 649,300 sq. ft. and an additional 182,200 sq. ft. has been committed under Options and RoFR. Phase 1 of G2-IST (comprising of approximately 464,300 sq. ft.) was fully pre-leased, before its construction was completed in November 2007. Leases have been signed with a number of blue chip and multinational corporations including a global leader in innovative software and service solutions, a business process outsourcing ("BPO") company providing the back-office services for its global investment and retail banking operations, a leading provider of knowledge process outsourcing services covering multiple industries and a global leader in provision of assurance, tax, transaction and advisory services.

At the Company's K1 Project (InfoSpace, Kolkata) a leading BPO company has signed agreements to lease in respect of approximately 734,900 sq. ft. In addition, Letters of Intent ("LOI") and agreements to lease for approximately 222,700 sq. ft. and Options for 50,000 sq. ft. have also been signed with two leading IT/ITES companies.

At the Company's N1 Project (InfoSpace, Sector 62, Noida), two domestic telecom companies have pre-leased approximately 287,400 sq. ft. of office space. These telecom companies have also signed Options and RoFR for an additional 205,500 sq. ft. of office space.

At the Company's N2 Project (InfoSpace, Noida) an LOI in respect of the lease of approximately 119,400 sq. ft. and Options and RoFR in respect of the lease of approximately 87,600 sq. ft. has been signed with a leading international insurance firm.

Construction has commenced at the Company's G1 and N3 Projects, the other two projects in UCP's portfolio, which are located in Gurgaon and Greater Noida respectively.

Leasing and pre-leasing secured so far can be summarized as follows:

Project	Location	SEZ/IT Park	Potential lettable area (sq. ft.)	Total area leased (sq. ft.)	Area under options/RoFR (sq. ft.)	Total area leased including Options/RoFR (sq. ft.)	Total area leased as a percentage of lettable area, (%)*
G2-IST	Dundahera, Gurgaon	IT/ITES SEZ	3,650,000	649,300	182,200	831,500	23%
K1	Rajarhat, Kolkata	IT/ITES SEZ	4,350,979	957,600	50,000	1,007,600	23%
N1	Sector 62, Noida	IT Park	2,064,000	287,400	205,500	492,900	24%
N2	Sector 135, Noida	IT/ITES SEZ	3,169,538	119,400	87,600	207,000	7%
<b>Total</b>				<b>2,013,700</b>	<b>525,300</b>	<b>2,539,000</b>	

\*includes pre-leasing and area under Options / RoFR

**Atul Kapur, Chairman of UCP, commented:**

“The progress made on the leasing of UCP Projects, and particularly the higher than previously anticipated rental levels, reflects the high quality of our seed portfolio and the continued strong demand for our projects. We have a clear development schedule of the projects and are very pleased with the progress made to date. Going forward, the company remains confident that it will continue to make strong progress on both the construction and leasing of its projects.”

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