

17 December 2010

Unitech Corporate Parks Plc
(“UCP” or the “Company”)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2010

Unitech Corporate Parks Plc (AIM: UCP), one of the leading investment companies focusing on commercial real estate in India, announces unaudited interim results for the six months ended 30 September 2010.

Key points:

- § NAV as at 30 September 2010 was £0.50 per share compared to £0.72 at 31 March 2010, and £0.52 per share at 31 July 2010 (on a "pro-forma" basis)
- § UCP's 60% share in the six projects was valued at £171.4m as at 30 September 2010 (31 July 2010: £168.8m; 31 March 2010: £274.4m). The valuation was undertaken using the new methodology as announced at the time of the Company's last full year results.
- § Since 31 March 2010 396,596 sq ft of space has been let at InfoSpace, Dundahera, Gurgaon ("G2") and 453,688 sq ft at InfoSpace, Kolkata ("K1")
- § Revenue from investment properties was £6.5m for the six months ended 30 September 2010 (Year to 31 March 2010: £7.5m; six months to 30 September 2009: £3.3m)
- § As at 30 September 2010, UCP had £30m of cash (31 March 2010: £38m) and no bank debt. Of this, £7 million is held by UCP with the balance held within SPVs to be used for the construction of projects
- § In the six months to 30 September 2010, £11.2m was spent on the developments bringing the Company's cumulative total portfolio spend on the projects to £117.5m
- § A possible offer for the Company at 31p per share was received from Unitech Ltd on 27 July 2010 and was subsequently rejected by the Board on 23 November 2010.

A full version of the interim results, including the investment manager's report, is available on the Company's website at <http://www.unitechcorporateparks.com>.

There will be a conference call for investors on the 5 January 2011 at 1100 UK time. If you would like to participate please register your interest with lianne.robinson@fd.com and the details will be forwarded to you in due course.

Commenting on the results Atul Kapur, chairman of UCP, said: “The continuing oversupply of office space in the markets in which UCP operates and the slow take-up by tenants means that current prospects for new lettings are limited. We have therefore adapted our development strategy so that we focus on those projects where we have achieved a pre-let or where we can see specific tenant demand. However, we will also complete a limited amount of speculative space to ensure we are ready for new tenant requirements and will continue to assess potential alternative options for our sites. We do believe that there is long term inherent value in our portfolio and are pleased with the progress we have made in terms of lettings throughout the period, despite the current tough market conditions.”

For further information, please contact:

Financial Dynamics

Stephanie Highett / Richard Sunderland / Will Henderson

Tel: +44 (0)20 7831 3113

Arbuthnot Securities Limited

Hugh Field / Edward Gay

Tel: +44 (0)20 7012 2000

Chairman's Statement

Market conditions in the six months to 30 September 2010 have been similar to the last full year, with regional and global factors affecting our operations. The Indian economy continues to grow strongly driving the more traditional central office markets but the newer IT/ITES office sector in which we operate has slowed down and is showing signs of oversupply in some locations.

Financial Results

NAV at 30 September 2010 was £0.50 per share compared to £0.72 at 31 March 2010, and £0.52 per share at 31 July 2010 on a "pro-forma" basis. This represents a drop of 30.6% in NAV over the six months from 31 March 2010, and a small decrease of 3.8% since 31 July 2010.

Knight Frank (India) Private Limited ("Knight Frank") completed an independent valuation of the portfolio being developed by UCP with Unitech Limited at 30 September 2010.

Portfolio Market Valuation

30/09/10	31/07/10	31/03/10	31/03/09	31/03/08	31/03/07	Admission
£285.7m	£281.3m	£457.4m	£637.2m	£969.5m	£553.0m	£481.5m

UCPs 60% share of these projects is therefore valued at £171.4 million (an increase of 1.5% compared to £168.8 million at 31 July 2010).

UCP's 60% share

30/09/10	31/07/10	31/03/10	31/03/09	31/03/08	31/03/07	Admission
£171.4m	£168.8m	£274.4m	£382.3m	£581.7m	£331.8m	£288.9m

Cash balances and debt

As of 30 September 2010, UCP had £30 million of cash (31 March 2010: £38 million) of which £7 million is held by UCP and the balance is held within the SPVs to be used for construction of the projects, as envisaged at the time of Admission. The Company has no debt.

Strategy

UCP was formed to invest in Indian commercial real estate, targeting the requirements of the Indian IT and IT Enabled Services ("IT/ITES") sectors. The Company is focused on investment in Special Economic Zones ("SEZ's") dedicated to the IT/ITES industries or IT Parks which are suitable for foreign direct investment. All six of the development projects in which UCP has invested are joint ventures with Unitech Ltd a substantial listed Indian real estate group.

The emergence of oversupply in these markets will lengthen the programme for the build out of UCPs projects so we will concentrate on those sites with the best prospects.

However, since March 2010 we have made some progress on the continued development of our assets, particularly letting 396,596 sq ft at InfoSpace, Dundaheera, Gurgaon ("G2") and letting 453,688 sq ft at InfoSpace, Kolkata ("K1"). Given the current demand, we have not begun construction at Greater Noida ("N3") and InfoSpace Gurgaon ("G1"). We will continue to monitor the situation before committing capital to these projects.

Portfolio Update

Five of the Company's original six assets are located in the National Capital Region (the area surrounding Delhi, Northern India) and account for approximately 80% of UCP's potential completed Lettable Area ("LA"). The sixth asset, which accounts for the remaining 20%, is situated in the Kolkata area, West Bengal.

An update on the Company's six assets, all as at 30 September 2010, is as follows:

- § InfoSpace, Dundaheera, Gurgaon ("G2"): The total completed and operational LA for Batch 1, Batch 2 and Batch 3 amounted to 1.713m sq ft. LA to be completed, relating to Batches 4, 5 and 6 of G2, is currently estimated to be 1.905m sq ft. G2 has Committed Leases* in respect of approximately 1.763m sq ft amounting to 49% of the aggregate estimated LA for G2 when fully completed. As of 30 September 2010 the leased area where the rent has already started accruing is 1.366m sq ft. The tenant profile of G2 represented by those with Committed Leases is diverse, displaying a wide variety of industry sub-sectors in the IT and ITES segments.
- § InfoSpace, Kolkata ("K1"): The completed LA for K1 amounted to approximately 1.041m sq ft and the LA to be completed across the development is currently estimated to be approximately 3.310m sq ft. As at 30 September 2010, K1 had Committed Leases* in respect of 0.874m sq ft amounting to approximately 20% of the aggregate estimated LA for K1 when fully completed. As of 30 September 2010 the leased area where rent has already started accruing is 0.707m sq ft.
- § InfoSpace, Sector 62, Noida ("N1"): The estimated LA at completion is currently expected to be approximately 2.064m sq ft. The completed LA is approximately 0.270m sq ft. As at 30 September 2010, N1 had no Committed Lease.
- § InfoSpace, Sector 135, Noida ("N2"): The estimated LA at completion is currently expected to be approximately 3.170m sq ft consisting of approximately 3.139m sq ft of office space and approximately 0.031m sq ft of retail space. The first sub-batches of N2, Batch 1.1 and Batch 1.2 comprising approximately 0.459m sq ft of LA is complete and operational. The super-structure for the rest of Batch 1, amounting to approximately 0.491m sq ft, is complete. As at 30 September 2010, N2 has Committed

Leases* in respect of 0.698m sq ft amounting to approximately 22% of the aggregate estimated LA for N2 when fully completed. As of 30 September 2010 the leased area where rent has already started accruing is 0.150m sq ft.

§ InfoSpace, Greater Noida (“N3”): There has been no construction on this site and none is expected in the near future.

§ InfoSpace, Gurgaon (“G1”): To date there has only been some site preparation work on this project.

As detailed in the Investment Manager’s Report (IMR), the Company has revised the estimated completion dates of its projects as it adjusts construction on site to meet current and anticipated levels of demand.

Portfolio spend

In the six months to 30 September 2010, £11.2m was spent on the developments bringing the Company’s cumulative total portfolio spend on the projects to £117.5m.

Summary of Valuations

Knight Frank, our independent valuer, valued the properties at 30 September 2010 at £285.7 million. The Company’s share of the market valuation of the assets at 30 September 2010 (representing 60% of each project), is £171.4 million.

The valuation methodology used is the same as for the 31 July 2010 valuation. A discounted cash flow (DCF) basis has been used for actual income and anticipated income from agreed lettings and from ongoing development activity; land value reflecting the effect on value of any construction to date is used elsewhere. Directors believe that this is the most appropriate methodology given the uncertainties in the IT office market and extended development horizons for the projects.

The WACC and capitalisation rates used for the purposes of valuation as at 30 September 2010 by the valuer are as follows:

Portfolio	WACC	Capitalisation rate
K1	17.5%	12%
N2	15%	11.5%
G2	15%	11.5%

Approach by Unitech Limited

Shareholders will be aware of the approach by Unitech Limited (“Unitech”) indicating a possible offer at 31p per share.

As announced on 23 November 2010, the independent Directors of UCP (in conjunction with their financial advisers PricewaterhouseCoopers and Arbuthnot Securities and property advisers) considered the Unitech proposal and concluded that it did not represent an offer which they could recommend shareholders to accept. No further proposal has since been received from Unitech. Further announcements will be made as and when appropriate.

Outlook

The continuing oversupply of office space in the markets in which UCP operates and the slow take-up by tenants affects current prospects for new lettings. Accordingly we shall progress with new buildings where we have specific tenant demand, and will also complete a limited amount of speculative space to be ready for new tenant requirements.

We continue to review the optimum use for all undeveloped areas and focus on a considered and prudent approach to development spend on the Company’s sites to preserve and augment shareholder value.

Atul Kapur

Chairman

17 December 2010

INDEPENDENT REVIEW REPORT TO UNITECH CORPORATE PARKS PLC

Introduction

We have been engaged by the Company to review the condensed set of financial statements in the interim report for the six months ended 30 September 2010 which comprises Consolidated Statement of Comprehensive Income, Consolidated Statement of Financial Position, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows and the related explanatory notes. We have read the other information contained in the interim report and considered whether it contains any apparent misstatements or material inconsistencies with the information in the condensed set of financial statements.

This report is made solely to the Company in accordance with the terms of our engagement. Our review has been undertaken so that we might state to the Company those matters we are required to state to it in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company for our review work, for this report, or for the conclusions we have reached.

Directors' responsibilities

The interim report is the responsibility of, and has been approved by, the Directors. The Directors are responsible for preparing the interim report in accordance with the AIM Rules.

As disclosed in note 2, the annual financial statements of the Group are prepared in accordance with IFRSs. The condensed set of financial statements included in this interim report has been prepared in accordance with IAS 34 *Interim Financial Reporting*.

Our responsibility

Our responsibility is to express to the Company a conclusion on the condensed set of financial statements in the interim report based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements (UK and Ireland) 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the Auditing Practices Board. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK and Ireland) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed set of financial statements in the interim report for the six months ended 30 September 2010 is not prepared, in all material respects, in accordance with IAS 34 and the AIM Rules.

KPMG Audit LLC
Chartered Accountants
Douglas
Isle of Man

17 December 2010

**Consolidated Statement of Comprehensive Income
for the six months ended 30 September 2010**

	Note	Unaudited six months ended 30 September 2010 £	Unaudited six months ended 30 September 2009 £	Audited year ended 31 March 2010 £
Income				
Investment property revenue		6,524,958	3,336,147	7,501,923
Interest income on cash balances		553,259	513,413	1,190,405
Interest income on corporate deposits		-	2,188,327	2,234,436
Foreign exchange (loss)/gain		(22,131)	66,841	-
Net loss from fair value adjustment on investment property	7	(106,936,513)	(58,102,168)	(137,815,658)
		<u>(99,880,427)</u>	<u>(51,997,440)</u>	<u>(126,888,894)</u>
Expenditure				
Goodwill impairment		-	-	44,176,857
Management fee	6	2,367,281	1,979,201	4,333,545
Performance fee	6	-	(815,841)	-
Administration and accounting fees		29,375	29,045	58,508
Directors' fees		100,475	88,375	190,000
Audit fees		17,835	20,000	55,649
Other operating expenses		2,464,825	1,239,253	3,035,281
		<u>4,979,791</u>	<u>2,540,033</u>	<u>51,849,840</u>
Operating loss for the period/year		(104,860,218)	(54,537,473)	(178,738,734)
Finance lease costs		(141,708)	(240,181)	(329,590)
Loss for the period/year before tax		(105,001,926)	(54,777,654)	(179,068,324)
Current tax expense		(54,358)	(761,242)	(700,985)
Deferred tax credit		32,444,015	21,996,275	47,289,645
Loss for the period/year		<u>(72,612,269)</u>	<u>(33,542,621)</u>	<u>(132,479,664)</u>
Other comprehensive (loss)/income				
Foreign currency translation differences for foreign operations		(6,565,442)	(19,535,232)	15,217,886
Movement in performance fee provision		-	-	815,841
Other comprehensive (loss)/income for the period/year net of income tax		<u>(6,565,442)</u>	<u>(19,535,232)</u>	<u>16,033,727</u>
Total comprehensive loss for the period/year		<u>(79,177,711)</u>	<u>(53,077,853)</u>	<u>(116,445,937)</u>
Basic and diluted loss per share	13	(20.17)p	(9.32)p	(36.80)p

**Consolidated Statement of Financial Position
as at 30 September 2010**

	Note	Unaudited 30 September 2010 £	Audited 31 March 2010 £
Assets			
Non-current assets			
Investment property	7	171,446,926	274,412,440
Property, plant and equipment	8	1,672,716	1,263,293
		<u>173,119,642</u>	<u>275,675,733</u>
Current assets			
Trade and other receivables	10	9,262,123	10,950,637
Cash at bank and with brokers		30,251,733	38,385,317
		<u>39,513,856</u>	<u>49,335,954</u>
Total assets		<u>212,633,498</u>	<u>325,011,687</u>
Financed by:			
Equity and liabilities			
Capital and reserves			
Share capital		3,600,000	3,600,000
Share premium		342,918,991	342,918,991
Translation reserve		73,513,738	80,079,180
Revaluation reserve		(22,468,045)	(22,468,045)
Retained loss		(218,525,536)	(145,913,267)
		<u>179,039,148</u>	<u>258,216,859</u>
Non-current liabilities			
Finance lease liabilities		2,507,747	2,580,763
Deferred tax liabilities	12	20,143,710	53,942,962
		<u>22,651,457</u>	<u>56,523,725</u>
Current liabilities			
Finance lease liabilities		541,028	1,047,876
Trade and other payables	11	10,394,179	9,218,313
Income tax liabilities		7,686	4,914
		<u>10,942,893</u>	<u>10,271,103</u>
Total liabilities		<u>33,594,350</u>	<u>66,794,828</u>
Total equity and liabilities		<u>212,633,498</u>	<u>325,011,687</u>

**Consolidated Statement of Changes in Equity
for the six months ended 30 September 2010**

	Unaudited six months ended 30 September 2010 £	Unaudited six months ended 30 September 2009 £	Audited year ended 31 March 2010 £
Balance at start of period/year	258,216,859	374,662,796	374,662,796
Total comprehensive loss for the period/year			
Loss for the period/year	(72,612,269)	(33,542,621)	(132,479,664)
Other comprehensive income/(loss)	(6,565,442)	(19,535,232)	16,033,727
Total comprehensive loss for the period/year	<u>(79,177,711)</u>	<u>(53,077,853)</u>	<u>(116,445,937)</u>
Balance at end of period/year	<u>179,039,148</u>	<u>321,584,943</u>	<u>258,216,859</u>

**Consolidated Statement of Cash Flows
for the six months ended 30 September 2010**

	Unaudited six months ended 30 September 2010 £	Unaudited six months ended 30 September 2009 £	Audited year ended 31 March 2010 £
Operating activities			
Loss for the period/year before tax	(105,001,926)	(54,777,654)	(179,068,324)
Adjustment for:			
Interest income on cash balances	(553,259)	(513,413)	(1,190,405)
Interest income on corporate deposits	-	(2,188,327)	(2,234,436)
Net loss from fair value adjustment on investment property	106,936,513	58,102,168	137,815,658
Goodwill impairment	-	-	44,176,857
Performance fee	-	(815,841)	-
Foreign exchange loss/(gain)	22,131	(66,841)	-
Finance lease costs	141,708	240,181	329,590
Depreciation	45,006	25,669	79,151
Operating profit/(loss) before changes in working capital	1,590,173	5,942	(91,909)
Decrease/(increase) in trade and other receivables	1,301,903	(1,301,449)	(1,201,221)
Increase/(decrease) in trade and other payables	1,850,897	(5,225,589)	(7,558,034)
	4,742,973	(6,521,096)	(8,851,164)
Tax paid	(58,981)	(977,151)	(1,285,826)
Net cash generated from/(used in) operating activities	4,683,992	(7,498,247)	(10,136,990)
Investing activities			
Acquisition of property including advances	(11,999,466)	(8,180,401)	(17,743,721)
Acquisition of property, plant and equipment	(492,533)	(7,497)	(20,301)
Proceeds from sale of property, plant and equipment	-	8,926	-
Proceeds from sale of financial assets (including realised gains)	-	556,337	556,337
Repayment of advances by related party	-	51,905,882	52,999,564
Interest received	1,135,082	5,824,917	3,020,575
Net cash (used in)/generated from investing activities	(11,356,917)	50,108,164	38,812,454
Financing activities			
Repayment of bank borrowings from banks	-	(16,171,617)	(16,512,361)
Payment of finance lease liability	(621,437)	(943,770)	(1,510,570)
Net cash used in financing activities	(621,437)	(17,115,387)	(18,022,931)
(Decrease)/increase in cash and cash equivalents	(7,294,362)	25,494,530	10,652,533
Cash and cash equivalents at beginning of period/year	38,385,317	21,493,904	21,493,904
Exchange difference on cash and cash equivalents	(839,222)	1,285,403	6,238,880
Cash and cash equivalents at end of period/year	30,251,733	48,273,837	38,385,317

Notes to the Consolidated Interim Financial Statements for the six months ended 30 September 2010

1. Reporting entity

Unitech Corporate Parks PLC (the "Company") is a closed-ended investment company domiciled in the Isle of Man. It was incorporated on 6 September 2006 in the Isle of Man as a public limited company and is quoted on the Alternative Investment Market (AIM) operated and regulated by the London Stock Exchange. The consolidated financial statements of the Group comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in jointly controlled entities.

The consolidated financial statements of the Group as at and for the year ended 31 March 2010 are available upon request from the Company's registered office at 3rd Floor Exchange House, 54 - 62 Athol Street, Douglas, Isle of Man or at www.unitechcorporatoparks.com.

2. Statement of compliance

The annual financial statements are prepared in accordance with International Financial Reporting Standards. The consolidated interim financial statements have been prepared in accordance with IAS 34: *Interim Financial Reporting*. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended 31 March 2010.

These consolidated interim financial statements were approved by the Board of Directors on 17 December 2010.

3. Significant accounting policies

The accounting policies applied by the Group in these consolidated interim financial statements are the same as those applied by the Group in its consolidated financial statements as at and for the year ended 31 March 2010.

4. Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim consolidated financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 March 2010. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are described in Note 9: Determination of Fair Value and Note 6: Management Fees.

5. Financial risk management policies

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 March 2010.

6. Management fees

Nectrus Limited, the Investment Manager, and an affiliate of the Unitech Group, receives a management fee equivalent to 2 per cent per annum of the Company's average invested equity capital paid quarterly in arrears. With effect from 19 February 2009, 25% of the management fee will be deferred until the sale of each asset is completed and will be contingent on an internal rate of return ("IRR") of 10% being achieved on that project. The remaining 75% of the management fee will be invested in UCP shares acquired in the open market.

At 30 September 2010, the total deferred management fee amounted to £2,751,048 (31 March 2010: £1,961,955). No provision for deferred management fee has been made at 30 September 2010 (31 March 2010: £nil), as the IRR on each project is below 10%.

In addition the Group pays the Investment Manager a performance fee calculated by reference to the amount by which the internal rate of return on an investment project (Project IRR) exceeds certain benchmarks. The Investment Manager receives:

- a performance fee of 20 per cent of that part of the net cash flow generated in respect of a project that results in a Project IRR greater than 10 per cent and less than or equal to 20 per cent; and
- a performance fee of 30 per cent of that part of the net cash flow generated in respect of a project that results in a Project IRR greater than 20 per cent; minus
- any performance fees previously paid in respect of the relevant project.

The provision for performance fees at the period end has been determined on an individual project basis and the provision is £nil as at 30 September 2010 (31 March 2010: £nil).

7. Investment property

	Unaudited 30 September 2010 £	Audited 31 March 2010 £
Value		
Balance at start of period/year	274,412,440	46,603,071
Reclassification from investment property under construction	-	335,723,948
Additions	11,230,470	17,012,325
Revaluation of investment property	(106,936,513)	(137,815,658)
Effect of movements in exchange rates	(7,259,471)	12,888,754
Balance at end of period/year	<u>171,446,926</u>	<u>274,412,440</u>

8. Property, plant and equipment

	Plant and machinery £	Fixtures and fittings £	Land and buildings £	Total £
Value, cost or deemed cost				
Balance at 1 April 2010	1,071,116	351,788	15,754	1,438,658
Additions	211,529	281,004	-	492,533
Effect of movements in exchange rates	(31,418)	(11,433)	(445)	(43,296)
Balance at 30 September 2010	<u>1,251,227</u>	<u>621,359</u>	<u>15,309</u>	<u>1,887,895</u>
Depreciation				
Balance at 1 April 2010	131,999	42,602	764	175,365
Depreciation for the period	32,469	12,410	127	45,006
Effect of movements in exchange rates	(3,900)	(1,270)	(22)	(5,192)
Balance at 30 September 2010	<u>160,568</u>	<u>53,742</u>	<u>869</u>	<u>215,179</u>
Carrying amounts				
At 1 April 2010	<u>939,117</u>	<u>309,186</u>	<u>14,990</u>	<u>1,263,293</u>
At 30 September 2010	<u>1,090,659</u>	<u>567,617</u>	<u>14,440</u>	<u>1,672,716</u>

9. Determination of fair value

Investment property and investment property under construction

The Company's investment properties were valued at fair value in accordance with the RICS Appraisal and Valuation Standards by Knight Frank at 30 September 2010, 31 July 2010 and 31 March 2010. The valuer used the following valuation methodologies depending on each project's particular circumstances.

Particular	Method	Value 30 September 2010 £'m
Already constructed and leased out portion	Income approach - Discounted cash flow method (DCF)	84
Already constructed/under construction portion	Cost approach - land and building method	25.3
Land without construction	Market approach - land comparison method	62.1

As at 31 March 2010, all properties were valued using the DCF method.

Income approach - this valuation methodology is applicable to properties which are in the nature of investments. All investments are intended to generate revenues and profits. The valuation methodology consists of ascertaining the present worth of future benefits. The income approach begins with an analysis of present income and series of projected income in the future. The primary factors that decide the yield of land and building by way of rental are the location, amenities provided in the building, occupational use, age of the building and type of neighbourhood.

Cost approach - under this valuation methodology, the value of a property is estimated by summing the land value and the depreciated value of any improvement. In most cases where the cost approach is involved, the overall methodology is a hybrid of the cost and sales comparison approaches ie while the replacement cost to construct a building can be determined by adding the labour, material and other costs, land values and depreciation must be derived from an analysis of comparable data.

Market approach - this valuation methodology is applicable to all property which is capable of being bought or sold in the market. A comparison is made for the purpose of valuation with similar properties that have recently been sold in the market and has thus been acquired at market value. The sale comparison approach is the preferred approach when sales data are available.

In the absence of a sale, sale prices of comparable properties are usually considered the best evidence of market value. Sale comparison approach models the behaviour of the market by comparing the properties being appraised with similar properties that have recently been sold or for which offers to purchase have been made. Comparable properties are selected for similarity to the subject property by way of attributes, such as age, size, shape, quality of construction, building features, condition, design, gentry, etc. Sales prices are then adjusted for their difference from the subject property and a market value is estimated from the adjusted sales price of the comparable properties.

10. Trade and other receivables

	Unaudited 30 September 2010 £	Audited 31 March 2010 £
Amount due from related party (note 15)	2,552,144	4,919,424
Trade and other receivables	6,709,979	6,031,213
	<u>9,262,123</u>	<u>10,950,637</u>

11. Trade and other payables

	Unaudited 30 September 2010 £	Audited 31 March 2010 £
Trade payables	9,859,887	8,076,547
Amounts due to related parties	197,512	622,379
Social security and other taxes	87,252	302,987
Other payables	249,528	216,400
	<u>10,394,179</u>	<u>9,218,313</u>

12. Deferred tax liabilities

	Unaudited 30 September 2010 £	Audited 31 March 2010 £
<i>Deferred tax liabilities</i>		
Arising on revaluation of investment property	20,143,710	53,942,962

Deferred tax arising on the revaluation of investment property has been provided for at the reporting date as Indian capital gains tax would be payable in the event that the property was sold.

13. Loss per share

The calculation of loss per share for the six months ended 30 September 2010 is based on the loss for the period attributable to ordinary shareholders of £72,612,269 (six months ended 30 September 2009: loss of £33,542,621) and a weighted average number of ordinary shares outstanding of 360,000,000 (six months ended 30 September 2009: 360,000,000 ordinary shares outstanding).

14. Net asset value per share

The calculation of net asset value per share of £0.50 as at 30 September 2010 (£0.72 as at 31 March 2010) is based on the net assets attributable to ordinary shareholders of £179,039,148 and 360,000,000 ordinary shares outstanding (£258,216,859 and 360,000,000 ordinary shares outstanding as at 31 March 2010).

15. Related-party transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions.

Ajay Chandra, a Director of the Company, is also the Managing Director of Unitech Limited.

As at 30 September 2010 and 31 March 2010 Aubrey John Adams was beneficially interested in 300,000 Ordinary Shares in the Company.

Nectrus Limited, the Investment Manager to the Company, is an affiliate of the Unitech Group, the Company's co-investor in the investment property under construction. It receives a management fee and performance fee from the Group as detailed in Note 6. In May 2009, Nectrus Limited agreed to compensate the Company for a loss of £4,919,424 incurred on a structured note investment. This amount is being repaid by way of offsetting the investment management fee due. At 30 September 2010 the balance owed by Nectrus Limited to the Company amounted to £2,552,144 as detailed in Note 10. At 30 September 2010 Nectrus Limited was beneficially interested in 16,256,517 Ordinary Shares in the Company.

Unitech Limited, the Company's co-investor, acts as project manager (for property which is under construction) for which it receives a project management fee at 5% of the total cost of construction. It also acts as property manager (for property which has been leased/operational property) for which it receives a property management fee based on the operational area. The Group's 60% share of the fees payable to Unitech Limited for the six months ended 30 September 2010 totalled £243,758 (six months ended 30 September 2009: £258,873) and the amount outstanding as at 30 September 2010 was £94,361 (31 March 2010: £622,379).

16. Commitments

The Group's share of capital commitments in respect of capital expenditure contracted for by the joint ventures as at 30 September 2010 was £77,025,579 (31 March 2010: £57,493,068).

17. Subsequent events

As announced on 23 November 2010, the Company's independent Directors (in conjunction with their financial advisers PricewaterhouseCoopers and Arbutnot Securities and property advisers) considered the proposal by Unitech Limited of a possible offer at 31p per share and concluded that it did not represent an offer which they could recommend to the shareholders to accept. No further proposal has since been received from Unitech Limited.