

“We are confident that the true underlying value of the Company is intact and going forward will continue to be enhanced for the benefit of all shareholders.”

Niranjan Hiranandani
Chairman

2.2
million square feet

Hiranandani Palace Gardens – Chennai

Between the launch of pre-sales at our Chennai township in May 2007 and 30 September 2010, we had pre-sold approximately 2.2 million square feet at an average price of INR 4,241 (£60) per square foot.

▶ Phase 1 Unit Sales 1,671 / 62%

▶ Total Value Of Residential Sales Contracts £129.7M

2.4
million square feet

Hiranandani Palace Gardens – Panvel

Between the launch of pre-sales at our Panvel township in March 2008 and 30 September 2010, we had pre-sold approximately 2.4 million square feet at an average price of INR 4,664 (£66) per square foot.

▶ Phase 1 Unit Sales 2,172 / 82%

▶ Total Value Of Residential Sales Contracts £158.5M

Front cover: The newly completed Osborne low-rise apartment building at Hiranandani Palace Gardens Chennai.

This page: Residential buildings completed and under construction at phase 1 of Hiranandani Palace Gardens Chennai.

Back cover: (top and middle) completed low-rise apartment building and (bottom) high-rise residential buildings under construction at Hiranandani Palace Gardens Chennai.

Highlights 2010

At our Hiranandani Palace Gardens mixed-use ‘townships of the future’ in Chennai in southeast India and at Panvel in the Mumbai Metropolitan Region, we saw steady quarterly residential pre-sales in 2010 at a slightly higher average price per square foot. The rate of net sales growth has been impeded by cancellations from some early investors.

Hirco Celebrates Significant Landmark as First Buildings are Completed

On 6 June 2010, Hirco handed over the first apartments to enthusiastic owners at its Chennai township. This exciting event demonstrates that the projects in which Hirco PLC invested have now moved from the design, planning and construction phase to the delivery and execution phase.

Construction of six high-rise buildings is progressing rapidly and all have now reached their full height of 15 and 27 storeys.

which compares with a loss of £17.7 million reported for the year ending 30 September 2009. The fair value of the projects in which Hirco invests showed a loss of £63.8 million.

Profit falls on project fair value adjustment

Hirco reported a loss of £13.6 million for the year ending 30 September 2010,

Project Value

As of 30 September 2010, the value of Hirco’s investments in its four projects in Chennai and Panvel was £350.8 million, representing the same value as the total acquisition cost of approximately £350.8 million.¹

Net Asset Value

Hirco’s net asset value (NAV) as of 30 September 2010 was £513.5 million, which represents a decrease of 2.6% from the Company’s NAV of £527.1 million as of 30 September 2009. The NAV as of 30 September 2010 represents a cumulative increase of 42% from a NAV of £4.74 per share at the time of Hirco’s IPO on the London Stock Exchange’s Alternative Investment Market (AIM) on 13 December 2006.

NAV (£M)



NAV Per Share (£)



¹ The valuations were carried out by Jones Lang LaSalle Meghraj Property Consultants, Pvt. Ltd. using the valuation standards prescribed by the Royal Institute of Chartered Surveyors and a fair value adjustment which the Directors deemed appropriate after taking into account relevant information and projections.

² The 30 September 2007 valuation did not include the Panvel Residential investment announced subsequently in October 2007.

³ Valuation includes all four projects in which Hirco has invested in Chennai and Panvel.

⁴ As of December 2006 when Hirco shares were issued.