

# YATRA CAPITAL

## **Monthly statement December 2013: Yatra Capital Limited**

This statement concerns the monthly statement as referred to in article 50, paragraph 2, of the Decree on the supervision of market conduct of financial undertakings (*Besluit Gedragstoezicht financiële ondernemingen Wft*) by Yatra Capital Limited ("Yatra Capital").

### **Total value of investments**

Yatra Capital has subscribed to 1,250,000 Class A and 1,578,366 Class B shares of \$0.01 each ("Class A and B Shares") in the share capital of K2 Property Limited, Mauritius at a price of \$ 100/- per share. The consideration for the subscription of these shares will be satisfied by the payment of € 212.12million , of which € 12.3 million is yet to be paid to K2. As on date the number of outstanding Class A shares held by Yatra are 1,087,768 and 1,578,366 Class B shares.

### **Overview of the composition of the investments**

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a transaction for €15.88 million for an enterprise Joint Venture with a local developer in Pune, for a portfolio of residential developments. K2 Property has received partial cash flows of € 2.34 mn from the portfolio company in November 2013

K2 Property Limited, subsidiary of Yatra Capital Limited has acquired Eredene Mauritius Limited whereby Yatra added 3 investments into its portfolio

- City Centre Mall in Nashik for € 10.50 mn.
- Residential Project in Indore for € 7.90 mn.
- Retail led mixed use project in Indore for € 9.97 mn.

K2 Property has exited from the residential project in Indore for a consideration of €5.2 mn and has received € 4.57 mn in November 2013. The balance is expected to be received by March 2014

K2 Property Limited through Barclays Capital Mauritius Limited, under the FII route, has participated in a preferential allotment of equity shares of The Phoenix Mills Limited (a company listed on the Indian stock exchanges) for a consideration of € 3.73 million.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a Joint Venture transaction and paid € 17.05 million for a Retail Mall investment in Pune.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a Joint Venture transaction for € 4.58 million and has paid € 4.58 million for a Hospitality mall development in Pune. The business plan for this investment has now been changed to a residential development.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a Joint Venture transaction and paid € 4.04 million for a retail development in Agra. The Business plan for this investment is under review.

#### **Yatra Capital Limited**

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K2 Property Limited had completed a Joint Venture transaction for €6.43 million and disbursed €5.11 million for a Retail Mall investment in Bhavnagar. K2 Property Limited has exited this investment for €1.01 million and all the sales proceeds have been received from the partner in April 2013.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a joint venture transaction and paid €20.28 million for a residential development in Batanagar Kolkata.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a joint venture transaction and paid € 16.68 million for an IT SEZ development in Bantala Kolkata.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a joint venture and paid € 28.06 million for a residential development in Bangalore. K2 property limited has received partial cash flows of € 3.22 million from the portfolio company in June 2013

K2 Property Limited, subsidiary of Yatra Capital Limited has completed an enterprise joint venture with a Hyderabad based developer having committed € 10.13 million and paid € 10.13 million for a 27.25% equity stake.

K2 Property Limited, subsidiary of Yatra Capital Limited has completed a joint venture with Jalan Intercontinental Hotels Pvt Limited for € 4.64 million for a Hospitality development in Kolkata, for which € 4.64 million has been paid up to date.

## **Total number of issued and outstanding shares**

The total number of issued and outstanding shares in Yatra Capital amounts to 16.43 million ordinary shares and 2 founder shares.

## **Further information**

This monthly statement is available at the website of Yatra Capital [www.yatracapital.com](http://www.yatracapital.com). Hard copies can be obtained by sending a request to [info@yatracapital.com](mailto:info@yatracapital.com). Costs involved with providing a hard copy will be charged.