



**OBEROI
REALTY
OBEROI REALTY LIMITED**

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2011

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2011	30/09/2011	31/12/2010	31/12/2011	31/12/2010	31/03/2011
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	9,547	10,609	24,600	28,066	29,842	38,550
	b. Other operating income	21	103	63	182	153	433
	Total (a+b)	9,568	10,712	24,663	28,248	29,995	38,983
2	Expenditure						
	a. Operating Costs	3,577	4,283	8,696	10,787	10,558	13,912
	b. Manpower Costs	720	773	643	2,253	1,727	2,467
	c. Depreciation and Amortisation	563	546	488	1,646	1,276	1,845
	d. Other Costs	264	273	456	823	954	1,253
	Total (a+b+c+d)	5,124	5,875	10,283	15,509	14,515	19,477
3	Profit from operations before other income, interest and exceptional items (1-2)	4,444	4,837	14,380	12,740	15,480	19,506
4	Other Income	2,495	2,773	1,704	13,370	2,646	4,970
5	Profit before interest and exceptional items (3+4)	6,939	7,610	16,084	26,110	18,126	24,476
6	Interest and finance charges	6	4	6	17	15	19
7	Profit after interest but before prior period/ exceptional items (5-6)	6,933	7,606	16,078	26,093	18,111	24,457
8	Prior period Income / (Expenses)	-	-	-	(54)	-	49
9	Profit from ordinary activities before tax (7+8)	6,933	7,606	16,078	26,039	18,111	24,506
10	Tax expense	2,138	2,127	5,185	6,380	5,542	7,449
11	Net profit from ordinary activities after tax (9-10)	4,795	5,479	10,893	19,659	12,569	17,057
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	4,795	5,479	10,893	19,659	12,569	17,057
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						169,697
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	1.46	1.67	3.38	5.99	4.19	5.59
	- After extraordinary items	1.46	1.67	3.38	5.99	4.19	5.59
	b) Diluted EPS						
	- Before extraordinary items	1.46	1.67	3.38	5.99	4.19	5.59
	- After extraordinary items	1.46	1.67	3.38	5.99	4.19	5.59
17	Public shareholding						
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%	21.51%	21.51%
18	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	-	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-	-
	b) Non - encumbered						
	- Number of shares	257,616,015	257,616,015	257,616,015	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%	78.49%	78.49%

* Not annualised, except year end basic and diluted EPS

Notes:

- a) The above results for the quarter ended December 31, 2011 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 21, 2012 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the period.
- c) Previous quarter / nine months figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / nine months classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	31/12/2011	30/09/2011	31/12/2010	31/12/2011	31/12/2010	31/03/2011
Segment Revenue						
(a) Real estate	7,110	8,767	22,457	21,735	25,688	32,196
(b) Hospitality	2,500	1,905	2,198	6,488	4,307	6,808
Total	9,610	10,672	24,655	28,223	29,995	39,004
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	9,610	10,672	24,655	28,223	29,995	39,004
Segment Results (Profit before tax, interest and unallocable overheads)						
(a) Real estate	4,311	4,935	14,295	12,620	16,296	20,019
(b) Hospitality	247	(69)	132	296	(677)	(275)
Total	4,558	4,866	14,427	12,916	15,619	19,744
Add/(Less):						
i) Interest and finance charges	(6)	(4)	(6)	(17)	(15)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	2,381	2,744	1,657	13,139	2,507	4,781
Profit before tax	6,933	7,606	16,078	26,038	18,111	24,506
Capital Employed (Segment assets less segment liabilities)						
(a) Real estate	58,511	56,108	54,797	58,511	54,797	55,091
(b) Hospitality	28,914	29,538	29,229	28,914	29,229	29,251
Total capital employed in segment	87,425	85,646	84,026	87,425	84,026	84,342
Add: Unallocated capital employed*	138,876	135,860	121,349	138,876	121,349	121,768
Total Capital Employed in the Company	226,301	221,506	205,375	226,301	205,375	206,110

* Unallocated Capital Employed includes unspent IPO proceeds and temporary surplus. Income earned on temporary investment of the same has been shown in Unallocated Income net of Unallocated Expenditure.

For and on behalf of the board

Mumbai, January 21, 2012

Vikas Oberoi
Chairman and Managing Director