

October 20, 2012

**Department of Corporate Services,
BSE Limited,**
P.J. Towers, Dalal Street,
Mumbai 400 001

Fax No.: (022) 22722037/39/41/61,
(022) 22723121/3719/1278/1557/3354/3577

Scrip code: 533273

**The Listing Department,
National Stock Exchange of India Limited,**
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Fax No.: (022) 26598237/38, 26598347/48

Scrip Symbol: OBEROIRLTY

Sub: Press Release on financial results for the quarter ended on September 30, 2012

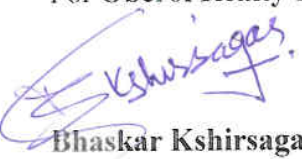
Dear Sirs,

Please find attached herewith the Press Release on the financial results for the quarter ended on September 30, 2012.

Request you to kindly take note of the above and oblige.

Thanking you.

For **Oberoi Realty Limited**


Bhaskar Kshirsagar
Company Secretary

Encl: As above.



OBEROI REALTY ANNOUNCES Q2FY13 and H1FY13 RESULTS

HIGHLIGHTS of Consolidated Financials for Q2FY13 and H1FY13

- Revenue for Q2FY13 at Rs. 282.70 crore and for H1FY13 at Rs. 513.49 crore.
- PBT for Q2FY13 at Rs. 167.34 crore and for H1FY13 at Rs. 304.97 crore.
- PAT for Q2FY13 at Rs. 124.36 crore and for H1FY13 at Rs. 225.16 crore.

Mumbai, October 20, 2012: Oberoi Realty Limited, headquartered in Mumbai, today announced its results for the second quarter of FY13 and first half of FY13. The company has recorded Consolidated Revenue of Rs. 282.70 crore for Q2FY13 as against Rs. 256.87 crore for Q2FY12, a growth of over 10% and Rs 513.49 crore for H1FY13 as against Rs. 471.94 crore for H1FY12, a growth of around 9%.

The Consolidated Profit Before Tax for Q2FY13 is Rs. 167.34 crore as against Rs. 143.13 crore for Q2FY12, a growth of 16.9% and Rs. 304.97 crore for H1FY13 as against Rs 280.49 crore for H1FY12, a growth of 9%.

The Consolidated Profit After Tax for Q2FY13 is Rs. 124.36 crore as against Rs. 111.44 crore for Q2FY12, a growth of 11.6% and Rs. 225.16 crore for H1FY13 as against Rs. 217.21 crore for H1FY12, a growth of 3.7%.

Commenting on the results, Mr. Vikas Oberoi, Chairman & Managing Director, Oberoi Realty Limited said; *"The company has upheld consistent sales momentum and we continue to believe that we can do better. Though there has been an improvement in sentiment among the buyers following various announcements by the Central Government, the global and domestic headwinds still continue to exist. Recently, the government has also taken welcome initiatives like FDI in retail to rev up the economy and the benefits of this will be seen in the months to come."*





BUSINESS HIGHLIGHTS

Investment Properties (Retail, Office Space and Hospitality)

- Oberoi Mall contributed Rs. 19.44 crore to the revenue for the Q2FY13 as against Rs. 19.77 crore in Q2FY12, a marginal decline of 1.67% and Rs. 39.29 crore for H1FY13 as against Rs. 38.89 crore for H1FY12, a growth of 1.03%.
- Commerz contributed Rs. 11.43 crore to the revenue for the Q2FY13 as against Rs. 10.91 crore in Q2FY12, a growth of 4.77% and Rs. 22.69 crore for H1FY13 as against Rs. 21.79 crore for H1FY12, a growth of 4.13%.
- The Westin Mumbai Garden City contributed Rs. 20.95 crore to the revenue for the Q2FY13 as against Rs. 19.05 crore in Q2FY12, a growth of 9.97% and Rs. 42.94 crore for H1FY13 as against Rs. 39.88 crore for H1FY12, a growth of 7.67%.

Development Properties (Residential)

- Oberoi Esquire: Area sold in Q2FY13 is 70,410 sqft. and in H1FY13 is 128,475 sqft.. The cumulative sales for the project till date is 838,380 sqft., amounting to Rs. 1,056.30 crore.
- Oberoi Exquisite: Area sold in Q2FY13 is 27,820 sqft. and in H1FY13 is 56,420 sqft.. The cumulative sales for the project till date is 891,000 sqft., amounting to Rs. 1,118.77 crore.
- Oberoi Splendor Grande: Area sold in Q2FY13 is 20,020 sqft. and in H1FY13 is 43,680 sqft.. The cumulative sales for the project till date is 252,980 sqft. amounting to Rs. 359.61 crore.
- Oberoi Splendor: Area sold in Q2FY13 is 11,844 sqft. and in H1FY13 is 19,740 sqft.. The cumulative sales for the project till date is 1,249,542 sqft. amounting to Rs. 1,501.09 crore.

AWARDS & RECOGNITION:

- Merit award to Oberoi Realty by Asia Pacific Real Estate Association (APREA) : Emerging Markets – Accounting and Financial Reporting Category
- Oberoi Realty won the 'Asian HR Leadership Awards for Promoting Health in the Workplace' at the Asian Leadership Awards 2012
- Commerz received the runner's up award as the best 'Mixed use project of the Year' by 7th Construction Week India Awards 2012





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- Hotel, The Westin Mumbai Garden City won the 'TripAdvisor Certificate of Excellence 2012'

About Oberoi Realty Limited

Oberoi Realty Ltd. is India's leading real estate development company, headquartered in Mumbai, focused on premium developments in the residential, office space, retail, hospitality and social infrastructure verticals. Oberoi Realty has an established brand and a track record in the real estate industry of developing innovative projects through its emphasis on contemporary architecture, strong project execution and quality construction. Oberoi Realty seeks to create "destination developments" through its in mixed-use and single-segment developments. It has a total of 35 completed projects across Mumbai, the commercial capital of India. More information about the company is available on www.oberoirealty.com

Forward Looking Statement

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Oberoi Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For further details, please contact:

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