



**OBEROI REALTY LIMITED**

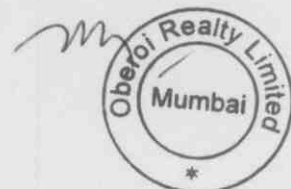
Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India  
Audited Consolidated Financial Results for the Year Ended March 31, 2012

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Part I (Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	25,298	18,572	26,279	81,837	98,433
	b. Other operating income	181	159	405	631	1,170
	Total (a+b)	25,479	18,731	26,684	82,468	99,603
2	Expenditure					
	a. Operating Costs	7,929	6,349	11,140	29,596	38,104
	b. Manpower Costs	851	756	811	3,292	2,704
	c. Depreciation and Amortisation	704	677	734	2,694	2,368
	d. Other Costs	275	197	240	1,232	1,089
	Total (a+b+c+d)	9,759	7,979	12,925	36,814	44,265
3	Profit from operations before other income, interest and exceptional items (1-2)	15,720	10,752	13,759	45,654	55,338
4	Other income	3,071	3,003	2,863	15,010	6,275
5	Profit before interest and exceptional items (3+4)	18,791	13,755	16,622	60,664	61,613
6	Interest and finance charges	12	7	4	31	19
7	Profit after interest but before prior period/exceptional items (5-6)	18,779	13,748	16,618	60,633	61,594
8	Prior period items Income / (Expenses)	11	-	(46)	(43)	(46)
9	Profit from ordinary activities before tax (7+8)	18,790	13,748	16,572	60,590	61,548
10	Tax expense	4,431	3,541	2,906	14,303	9,830
11	Profit from ordinary activities after tax (9-10)	14,359	10,207	13,666	46,287	51,718
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	<b>Net profit for the period (11-12)</b>	<b>14,359</b>	<b>10,207</b>	<b>13,666</b>	<b>46,287</b>	<b>51,718</b>
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				340,592	298,344
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	4.37	3.11	4.19	14.10	16.88
	- After extraordinary items	4.37	3.11	4.19	14.10	16.88
	b) Diluted EPS					
	- Before extraordinary items	4.37	3.11	4.19	14.10	16.88
	- After extraordinary items	4.37	3.11	4.19	14.10	16.88

\* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
1	Public shareholding					
	- Number of shares	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%
2	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
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	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%
B	Investors complaints:					
	Pending at the beginning of the quarter	Nil				
	Received during the quarter	11				
	Disposed of during the quarter	11				
	Remaining unresolved at the end of the quarter	Nil				

**Notes:**

- a) The above audited results for the year ended March 31, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on April 25, 2012.
- b) The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- c) 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 / year may not be representative of the profits / losses for the period.
- d) Statement of utilisation of IPO proceeds:

Particulars of fund utilisation	(Rs. in Lakh)
Amount received from IPO	102,861
Deployment of funds received from the IPO (Refer to note below)	
Construction of projects	50,233
Acquisition of land or land development rights	36,260
General corporate purposes	4,398
Share issue expenses	4,061
Total	94,952
Balance amount to be utilised	7,909
Interim utilisation of balance IPO proceeds	(Rs. in Lakh)
Fixed deposits with banks	7,885
Balance with banks in current accounts	24
Total	7,909



Note:

Shareholders in the Annual General Meeting held on June 30, 2011 have passed a special resolution to vary and / or revise the utilisation proceeds from the Initial Public Offering ('IPO') of Equity Shares to utilise the proceeds of IPO, including change in allocation for construction of ongoing projects, towards acquisition of land or land development rights and /or general corporate purposes, change in amount or schedule of deployment for the projects identified in the Prospectus, as the case may be.

- e) The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2011-12. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- f) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year's classification.

g) Key standalone financial information of the Company is given below : (Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	Unaudited	Unaudited	Unaudited	Audited	Audited
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
Total revenue (including other income)	13,408	12,062	11,312	55,025	43,952
Profit before tax	8,246	6,933	6,396	34,285	24,506
Profit after tax	5,835	4,795	4,488	25,493	17,057

h) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2012

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	Unaudited	Unaudited	Unaudited	Audited	Audited
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
Segment Revenue					
(a) Real estate	22,932	16,366	24,206	73,480	92,818
(b) Hospitality	2,569	2,482	2,501	9,057	6,808
Total	25,501	18,848	26,707	82,537	99,626
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	25,501	18,848	26,707	82,537	99,626
Segment Results (Profit before tax, interest and unallocable overheads)					
(a) Real estate	15,277	10,639	13,617	45,228	56,011
(b) Hospitality	595	229	402	891	(275)
Total	15,872	10,868	14,019	46,120	55,736
Add/(Less):					
i) Interest and finance charges	(12)	(7)	(4)	(31)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	2,930	2,887	2,557	14,501	5,831
Profit before tax	18,790	13,748	16,572	60,590	61,548
Capital Employed (Segment assets less segment liabilities)					
(a) Real estate #	206,514	186,604	134,844	206,514	134,844
(b) Hospitality	37,056	37,073	37,412	37,056	37,412
Total capital employed in segment	243,570	223,677	172,256	243,570	172,256
Add: Unallocated capital employed*	129,845	143,010	162,501	129,845	162,501
Total Capital Employed in the Company	373,415	366,687	334,757	373,415	334,757

\* 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.

# Capital Employed of Real Estate segment includes Goodwill of Rs. 26,537 Lakh arising on Consolidation of I-Ven Realty Limited, a 50% Joint Venture of the Company, whose stake is acquired during the year.

Mumbai, April 25, 2012



For and on behalf of the board

*Vikas Oberoi*  
Chairman and Managing Director

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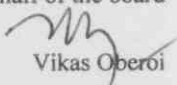
**Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India**  
Audited Consolidated Statement of Assets and Liabilities for the Year Ended March 31, 2012

(Rs. in Lakh)

Particulars	As at 31/03/2012	As at 31/03/2011
	Audited	Audited
<b>EQUITY AND LIABILITIES</b>		
<b>Shareholders' funds:</b>		
Share capital	32,823	36,413
Reserves and surplus	340,592	298,344
	<b>373,415</b>	<b>334,757</b>
<b>Non-current liabilities</b>		
Deferred tax liabilities (net)	782	(87)
Trade payables	146	469
Other Long term liabilities	6,751	7,195
Long-term provisions	89	87
	<b>7,768</b>	<b>7,664</b>
<b>Current liabilities</b>		
Trade payables	3,030	3,234
Other current liabilities	86,495	49,390
Short-term provisions	7,745	4,009
	<b>97,270</b>	<b>56,633</b>
<b>Total</b>	<b>478,453</b>	<b>399,054</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Fixed assets (including capital work in progress)	98,501	93,087
Goodwill on consolidation	26,537	-
Non-current investments	1	1
Long-term loans and advances	99,374	57,798
Other non-current assets	30	213
	<b>224,443</b>	<b>151,099</b>
<b>Current assets</b>		
Current investments	-	6,500
Inventories	101,962	77,472
Trade receivables	6,792	4,675
Cash and bank balance	129,339	139,899
Short-term loans and advances	14,308	18,032
Other current assets	1,609	1,377
	<b>254,010</b>	<b>247,955</b>
<b>Total</b>	<b>478,453</b>	<b>399,054</b>

Mumbai, April 25, 2012



For and on behalf of the board  
  
 Vikas Oberoi  
 Chairman and Managing Director