

OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India

Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2013

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Half Year Ended		Year ended
		30/09/2013	30/06/2013	30/09/2012	30/09/2013	30/09/2012	31/03/2013
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	18,550	21,033	25,657	39,583	45,420	104,175
	b. Other operating income	346	806	109	1,153	335	583
	Total (a+b)	18,896	21,839	25,766	40,736	45,755	104,758
2	Expenditure						
	a. Operating Costs	8,446	6,889	9,096	15,335	16,063	37,151
	b. Employee Benefits Expense	1,158	968	983	2,127	1,942	3,833
	c. Depreciation and Amortisation	678	688	714	1,366	1,418	2,851
	d. Other Costs	686	633	730	1,318	1,403	2,567
	Total (a+b+c+d)	10,968	9,178	11,523	20,146	20,826	46,402
3	Profit from operations before other income, interest and exceptional items (1-2)	7,928	12,661	14,243	20,590	24,929	58,356
4	Other income	1,271	2,101	2,505	3,372	5,594	9,994
5	Profit before interest and exceptional items (3+4)	9,199	14,762	16,748	23,962	30,523	68,350
6	Interest and finance charges	9	6	11	15	23	37
7	Profit after interest but before prior period/exceptional items (5-6)	9,190	14,756	16,737	23,947	30,500	68,313
8	Prior period income / (expenses)	-	-	(3)	-	(3)	(7)
9	Profit from ordinary activities before tax (7+8)	9,190	14,756	16,734	23,947	30,497	68,306
10	Tax expense	2,776	4,574	4,298	7,351	7,981	17,827
11	Profit from ordinary activities after tax (9-10)	6,414	10,182	12,436	16,596	22,516	50,479
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	6,414	10,182	12,436	16,596	22,516	50,479
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)						383,390
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	1.95	3.10	3.79	5.06	6.86	15.38
	- After extraordinary items	1.95	3.10	3.79	5.06	6.86	15.38
	b) Diluted EPS						
	- Before extraordinary items	1.95	3.10	3.79	5.06	6.86	15.38
	- After extraordinary items	1.95	3.10	3.79	5.06	6.86	15.38

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Half Year Ended		Year ended
		30/09/2013	30/06/2013	30/09/2012	30/09/2013	30/09/2012	31/03/2013
1	Public shareholding						
	- Number of shares	82,058,316	70,617,247	70,617,247	82,058,316	70,617,247	70,617,247
	- Percentage of shareholding	25.00%	21.51%	21.51%	25.00%	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 promoters and promoter group)	-	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-	-
	b) Non - encumbered						
	- Number of shares	246,174,946	257,616,015	257,616,015	246,174,946	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoters 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)	75.00%	78.49%	78.49%	75.00%	78.49%	78.49%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	6					
	Disposed of during the quarter	6					
	Remaining unresolved at the end of the quarter	-					

Notes:

- The above results for the quarter ended September 30, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 30, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- 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 year.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish the consolidated financial results. Both the consolidated and standalone financial results have been submitted to the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE), where the equity shares of the Company are listed.
- The standalone financial results for the quarter ended September 30, 2013 are summarized below and detailed financial results are also available on the Company's website www.oberoi Realty.com.

(Rs. in Lakh)

Particulars	Quarter Ended			Half Year Ended		Year ended
	30/09/2013	30/06/2013	30/09/2012	30/09/2013	30/09/2012	31/03/2013
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	21,176	19,133	15,454	40,309	35,280	74,250
Profit before tax	14,154	11,523	8,292	25,677	22,194	44,362
Profit after tax	11,387	7,852	5,854	19,239	17,514	32,747



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f) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended September 30, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Half Year Ended		Year ended
	30/09/2013	30/06/2013	30/09/2012	30/09/2013	30/09/2012	31/03/2013
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	16,237	19,249	23,672	35,486	41,461	95,103
(b) Hospitality	2,659	2,590	2,094	5,250	4,294	9,655
Total	18,896	21,839	25,766	40,736	45,755	104,758
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	18,896	21,839	25,766	40,736	45,755	104,758
Segment Results (Profit before tax, interest and unallocable expenditure)						
(a) Real estate	7,610	12,347	14,357	19,957	24,974	57,541
(b) Hospitality	413	459	103	872	309	1,443
Total	8,023	12,806	14,460	20,829	25,283	58,984
Add/(Less):						
i) Interest and finance charges	(9)	(6)	(11)	(15)	(23)	(37)
ii) Unallocable Income net of Unallocable Expenditure*	1,176	1,956	2,285	3,133	5,237	9,359
Profit before tax	9,190	14,756	16,734	23,947	30,497	68,306
Capital Employed (Segment assets less segment liabilities)						
(a) Real estate	306,514	289,086	231,185	306,514	231,185	267,946
(b) Hospitality	34,594	35,965	36,705	34,594	36,705	36,275
Total capital employed in segment	341,108	325,051	267,890	341,108	267,890	304,221
Add: Unallocated capital employed*	91,715	101,345	128,041	91,715	128,041	111,992
Total Capital Employed in the Company	432,823	426,396	395,931	432,823	395,931	416,213

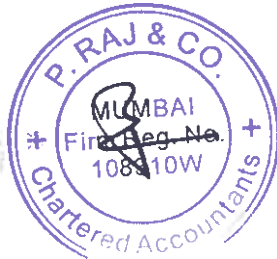
* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, October 30, 2013





OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Unaudited Consolidated Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2013	As at 30/09/2012	As at 31/03/2013
	Unaudited	Unaudited	Audited
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	32,823	32,823	32,823
Reserves and surplus	400,000	363,108	383,390
	432,823	395,931	416,213
Non-current liabilities			
Deferred tax liabilities	1,678	1,120	1,473
Trade payables	822	393	797
Other long-term liabilities	7,624	4,383	4,355
Long-term provisions	93	104	117
	10,217	6,000	6,742
Current liabilities			
Short-term borrowings	110	-	-
Trade payables	3,046	2,324	2,962
Other current liabilities	88,317	101,814	95,202
Short-term provisions	69	66	7,783
	91,542	104,204	105,947
Total	534,582	506,135	528,902
ASSETS			
Non-current assets			
Fixed assets (including capital work in progress)	106,910	104,784	107,144
Goodwill on consolidation	26,551	26,537	26,537
Non-current investments	1	1	1
Long-term loans and advances	132,692	106,913	124,654
	266,154	238,235	258,336
Current assets			
Current investments	26,509	30,628	-
Inventories	143,540	123,687	124,478
Trade receivables	3,654	6,010	5,222
Cash and bank balances	47,748	80,476	107,247
Short-term loans and advances	46,288	25,763	32,301
Other current assets	689	1,336	1,318
	268,428	267,900	270,566
Total	534,582	506,135	528,902

For and on behalf of the board

Vikas Oberoi
 Chairman & Managing Director

Mumbai, October 30, 2013

