

**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 Nine Months Ended December 31, 2013

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year ended
		31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	16,900	18,550	28,479	56,483	73,899	104,175
	b. Other operating income	153	346	134	1,306	468	583
	Total (a+b)	17,053	18,896	28,613	57,789	74,367	104,758
2	Expenditure						
	a. Operating Costs	6,055	8,446	9,873	21,390	25,936	37,151
	b. Employee Benefits Expense	1,107	1,158	984	3,233	2,925	3,833
	c. Depreciation and Amortisation	678	678	714	2,045	2,132	2,851
	d. Other Costs	912	686	688	2,231	2,090	2,567
	Total (a+b+c+d)	8,752	10,968	12,259	28,899	33,083	46,402
3	Profit from operations before other income, interest and exceptional items (1-2)	8,301	7,928	16,354	28,890	41,284	58,356
4	Other income	1,542	1,271	2,191	4,914	7,785	9,994
5	Profit before interest and exceptional items (3+4)	9,843	9,199	18,545	33,804	49,069	68,350
6	Interest and finance charges	11	9	6	25	30	37
7	Profit after interest but before prior period/exceptional items (5-6)	9,832	9,190	18,539	33,779	49,039	68,313
8	Prior period income / (expenses)	-	-	-	-	(3)	(7)
9	Profit from ordinary activities before tax (7+8)	9,832	9,190	18,539	33,779	49,036	68,306
10	Tax expense	3,026	2,776	5,093	10,376	13,074	17,827
11	Profit from ordinary activities after tax (9-10)	6,806	6,414	13,446	23,403	35,962	50,479
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	6,806	6,414	13,446	23,403	35,962	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	2.07	1.95	4.10	7.13	10.96	15.38
	- After extraordinary items	2.07	1.95	4.10	7.13	10.96	15.38
	b) Diluted EPS						
	- Before extraordinary items	2.07	1.95	4.10	7.13	10.96	15.38
	- After extraordinary items	2.07	1.95	4.10	7.13	10.96	15.38

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



Part II

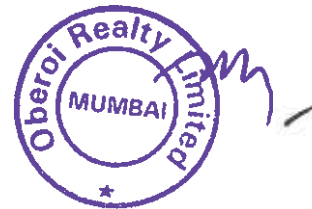
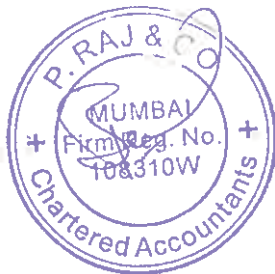
A	Particulars of shareholdings	Quarter Ended			Nine Months Ended		Year ended
		31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
I	Public shareholding						
	- Number of shares	82,058,316	82,058,316	70,617,247	82,058,316	70,617,247	70,617,247
	- Percentage of shareholding	25.00%	25.00%	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	246,174,946	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%	75.00%	78.49%	75.00%	78.49%	78.49%
B	Investors complaints:						
	Pending at the beginning of the quarter	-	-	-	-	-	-
	Received during the quarter	-	-	-	-	-	-
	Disposed of during the quarter	-	-	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-	-	-

Notes:

- The above results for the quarter ended December 31, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 1, 2014 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 December 31, 2013 are summarized below and detailed financial results are also available on the Company's website [www.oberoi Realty.com](http://www.oberoi Realty.com).

(Rs. in Lakh)

Particulars	Quarter Ended			Nine Months Ended		Year ended
	31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	14,177	21,176	19,258	54,487	54,537	74,250
Profit before tax	6,737	14,154	10,764	32,414	32,958	44,362
Profit after tax	4,608	11,387	7,506	23,847	25,020	32,747



## f) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended December 31, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Nine Months Ended		Year ended
	31/12/2013	30/09/2013	31/12/2012	31/12/2013	31/12/2012	31/03/2013
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
(a) Real estate	14,066	16,237	25,927	49,552	67,387	95,103
(b) Hospitality	2,987	2,659	2,686	8,237	6,980	9,655
<b>Total</b>	<b>17,053</b>	<b>18,896</b>	<b>28,613</b>	<b>57,789</b>	<b>74,367</b>	<b>104,758</b>
Less: Inter segment revenue	-	-	-	-	-	-
<b>Net income from operations</b>	<b>17,053</b>	<b>18,896</b>	<b>28,613</b>	<b>57,789</b>	<b>74,367</b>	<b>104,758</b>
<b>Segment Results</b> (Profit before tax, interest and unallocable expenditure)						
(a) Real estate	7,903	7,610	15,929	27,861	40,903	57,541
(b) Hospitality	513	413	559	1,385	868	1,443
<b>Total</b>	<b>8,416</b>	<b>8,023</b>	<b>16,488</b>	<b>29,246</b>	<b>41,771</b>	<b>58,984</b>
Add/(Less):						
i) Interest and finance charges	(11)	(9)	(6)	(25)	(30)	(37)
ii) Unallocable Income net of Unallocable Expenditure*	1,427	1,176	2,057	4,558	7,295	9,359
<b>Profit before tax</b>	<b>9,832</b>	<b>9,190</b>	<b>18,539</b>	<b>33,779</b>	<b>49,036</b>	<b>68,306</b>
<b>Capital Employed</b> (Segment assets less segment liabilities)						
(a) Real estate	341,860	306,514	244,667	341,860	244,667	267,946
(b) Hospitality	34,427	34,594	36,273	34,427	36,273	36,275
<b>Total capital employed in segment</b>	<b>376,287</b>	<b>341,108</b>	<b>280,940</b>	<b>376,287</b>	<b>280,940</b>	<b>304,221</b>
Add: Unallocated capital employed*	63,343	91,715	128,436	63,343	128,436	111,992
<b>Total Capital Employed in the Company</b>	<b>439,630</b>	<b>432,823</b>	<b>409,376</b>	<b>439,630</b>	<b>409,376</b>	<b>416,213</b>

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

Mumbai, February 1, 2014



For and on behalf of the board

Vikas Oberoi  
Chairman & Managing Director