

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 Ended June 30, 2012

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

| No | Particulars | Quarter Ended | | | Year Ended |
|----|--|---------------|---------------|---------------|---------------|
| | | 30/06/2012 | 31/03/2012 | 30/06/2011 | 31/03/2012 |
| | | Unaudited | Unaudited | Unaudited | Audited |
| 1 | a. Net sales/Income from operations | 19,763 | 25,298 | 15,955 | 81,837 |
| | b. Other operating income | 226 | 181 | 105 | 631 |
| | Total (a+b) | 19,989 | 25,479 | 16,060 | 82,468 |
| 2 | Expenditure | | | | |
| | a. Operating Costs | 6,969 | 7,929 | 5,973 | 29,596 |
| | b. Employee Benefits Expense | 959 | 851 | 838 | 3,292 |
| | c. Depreciation and Amortisation | 704 | 704 | 652 | 2,694 |
| | d. Other Costs | 672 | 275 | 247 | 1,231 |
| | Total (a+b+c+d) | 9,304 | 9,759 | 7,710 | 36,813 |
| 3 | Profit from operations before other income, interest and exceptional items (1-2) | 10,685 | 15,720 | 8,350 | 45,655 |
| 4 | Other income | 3,090 | 3,071 | 5,448 | 15,010 |
| 5 | Profit before interest and exceptional items (3+4) | 13,775 | 18,791 | 13,798 | 60,665 |
| 6 | Interest and finance charges | 12 | 12 | 8 | 31 |
| 7 | Profit after interest but before prior period/exceptional items (5-6) | 13,763 | 18,779 | 13,790 | 60,634 |
| 8 | Prior period Income / (Expenses) | - | 11 | (54) | (43) |
| 9 | Profit from ordinary activities before tax (7+8) | 13,763 | 18,790 | 13,736 | 60,591 |
| 10 | Tax expense | 3,683 | 4,431 | 3,159 | 14,304 |
| 11 | Profit from ordinary activities after tax (9-10) | 10,080 | 14,359 | 10,577 | 46,287 |
| 12 | Extraordinary item (net of tax expense) | - | - | - | - |
| 13 | Net profit for the period (11-12) | 10,080 | 14,359 | 10,577 | 46,287 |
| 14 | Paid-up equity share capital (Face value of Rs. 10 each) | 32,823 | 32,823 | 32,823 | 32,823 |
| 15 | Reserves and surplus (excluding revaluation reserves) | | | | 340,592 |
| 16 | Earnings per share (EPS)* | | | | |
| | a) Basic EPS | | | | |
| | - Before extraordinary items | 3.07 | 4.37 | 3.22 | 14.10 |
| | - After extraordinary items | 3.07 | 4.37 | 3.22 | 14.10 |
| | b) Diluted EPS | | | | |
| | - Before extraordinary items | 3.07 | 4.37 | 3.22 | 14.10 |
| | - After extraordinary items | 3.07 | 4.37 | 3.22 | 14.10 |

* Not annualised, except year end basic and diluted EPS



Part II

| A | Particulars of shareholdings | Quarter Ended | | | Year Ended |
|---|---|---------------|-------------|-------------|-------------|
| | | 30/06/2012 | 31/03/2012 | 30/06/2011 | 31/03/2012 |
| 1 | Public shareholding | | | | |
| | - Number of shares | 70,617,247 | 70,617,247 | 70,617,247 | 70,617,247 |
| | - Percentage of shareholding | 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 promoters 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 |
| | - Percentage of shares (as a % of the total shareholding of promoters and promoter group) | 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% |
| B | Investors complaints: | | | | |
| | Pending at the beginning of the quarter | Nil | | | |
| | Received during the quarter | 7 | | | |
| | Disposed of during the quarter | 7 | | | |
| | Remaining unresolved at the end of the quarter | Nil | | | |

Notes:

- a) The above results for the quarter ended June 30, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 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 year.
- c) 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) | Actual Spent |
| Construction of projects | 54,142 |
| Acquisition of land or land development rights | 40,260 |
| General corporate purposes | 4,398 |
| Share issue expenses | 4,061 |
| Total | 102,861 |
| Balance amount to be utilised | - |



Note:

Shareholders in the Annual General Meeting held on June 30, 2011 have passed a special resolution to, inter alia, 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.

- d) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year's classification.
- e) 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.
- f) The standalone financial results for the quarter ended June 30, 2012 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

(Rs. in Lakh)

| Particulars | Quarter Ended | | | Year Ended |
|--|---------------|------------|------------|------------|
| | 30/06/2012 | 31/03/2012 | 30/06/2011 | 31/03/2012 |
| | Unaudited | Unaudited | Unaudited | Audited |
| Total revenue (including other income) | 19,827 | 13,407 | 16,071 | 55,026 |
| Profit before tax | 13,902 | 8,246 | 11,499 | 34,285 |
| Profit after tax | 11,660 | 5,835 | 9,383 | 25,493 |

- g) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2012 :

(Rs. in Lakh)

| Particulars | Quarter Ended | | | Year Ended |
|--|---------------|------------|------------|------------|
| | 30/06/2012 | 31/03/2012 | 30/06/2011 | 31/03/2012 |
| | Unaudited | Unaudited | Unaudited | Audited |
| Segment Revenue | | | | |
| (a) Real estate | 17,789 | 22,932 | 13,975 | 73,480 |
| (b) Hospitality | 2,200 | 2,569 | 2,083 | 9,057 |
| Total | 19,989 | 25,501 | 16,058 | 82,537 |
| Less: Inter segment revenue | - | - | - | - |
| Net income from operations | 19,989 | 25,501 | 16,058 | 82,537 |
| Segment Results (Profit before tax, interest and unallocable overheads) | | | | |
| (a) Real estate | 10,617 | 15,277 | 8,313 | 45,228 |
| (b) Hospitality | 206 | 595 | 118 | 891 |
| Total | 10,823 | 15,872 | 8,431 | 46,119 |
| Add/(Less): | | | | |
| i) Interest and finance charges | (12) | (12) | (8) | (31) |
| ii) Unallocable Income net of Unallocable Expenditure* | 2,952 | 2,930 | 5,313 | 14,503 |
| Profit before tax | 13,763 | 18,790 | 13,736 | 60,591 |
| Capital Employed (Segment assets less segment liabilities) | | | | |
| (a) Real estate | 208,758 | 206,514 | 140,084 | 206,514 |
| (b) Hospitality | 37,023 | 37,056 | 33,806 | 37,056 |
| Total capital employed in segment | 245,781 | 243,570 | 173,890 | 243,570 |
| Add: Unallocated capital employed* | 137,714 | 129,845 | 171,445 | 129,845 |
| Total Capital Employed in the Company | 383,495 | 373,415 | 345,335 | 373,415 |

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

Mumbai, July 21, 2012



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director