

OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone 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	10,702	10,903	7,910	38,969
	b. Other operating income	61	58	29	170
	Total (a+b)	10,763	10,961	7,939	39,139
2	Expenditure				
	a. Operating Costs	4,040	3,633	2,924	14,097
	b. Employee Benefits Expense	867	783	759	3,036
	c. Depreciation and Amortisation	589	589	538	2,235
	d. Other Costs	417	158	289	1,304
	Total (a+b+c+d)	5,913	5,163	4,510	20,672
3	Profit from operations before other income, interest and exceptional items (1-2)	4,850	5,798	3,429	18,467
4	Other Income	9,064	2,446	8,132	15,887
5	Profit before interest and exceptional items (3+4)	13,914	8,244	11,561	34,354
6	Interest and finance charges	12	9	8	26
7	Profit after interest but before prior period/ exceptional items (5-6)	13,902	8,235	11,553	34,328
8	Prior period Income / (Expenses)	-	11	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	13,902	8,246	11,499	34,285
10	Tax expense	2,242	2,411	2,116	8,792
11	Net profit from ordinary activities after tax (9-10)	11,660	5,835	9,383	25,493
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	11,660	5,835	9,383	25,493
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)				191,683
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	3.55	1.78	2.86	7.77
	- After extraordinary items	3.55	1.78	2.86	7.77
	b) Diluted EPS				
	- Before extraordinary items	3.55	1.78	2.86	7.77
	- After extraordinary items	3.55	1.78	2.86	7.77

* 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%



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) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2012 :

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	8,562	8,414	5,859	30,149
(b) Hospitality	2,200	2,569	2,083	9,057
Total	10,762	10,983	7,942	39,206
Less: Inter segment revenue	-	-	-	-
Net income from operations	10,762	10,983	7,942	39,206
Segment Results (Profit before tax, interest and unallocable overheads)				
(a) Real estate	4,754	5,305	3,374	17,925
(b) Hospitality	206	630	118	926
Total	4,960	5,935	3,492	18,851
Add/(Less):				
i) Interest and finance charges	(12)	(9)	(8)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	8,954	2,320	8,015	15,460
Profit before tax	13,902	8,246	11,499	34,285
Capital Employed (Segment assets less segment liabilities)				
(a) Real estate	68,564	62,166	52,152	62,166
(b) Hospitality	28,863	28,885	29,678	28,885
Total capital employed in segment	97,427	91,051	81,830	91,051
Add: Unallocated capital employed*	139,804	133,455	134,196	133,455
Total Capital Employed in the Company	237,231	224,506	216,026	224,506

* 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'.

For and on behalf of the board

Mumbai, July 21, 2012



(Signature)
Vikas Oberoi
Chairman & Managing Director