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**OBEROI
REALTY**

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, 2013

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year ended
		30/06/2013	31/03/2013	30/06/2012	31/03/2013
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales/Income from operations	21,033	30,275	19,763	104,175
	b. Other operating income	806	115	226	583
	Total (a+b)	21,839	30,390	19,989	104,758
2	Expenditure				
	a. Operating Costs	6,889	11,216	6,962	37,151
	b. Employee Benefits Expense	968	907	959	3,833
	c. Depreciation and Amortisation	688	719	704	2,851
	d. Other Costs	633	475	686	2,567
	Total (a+b+c+d)	9,178	13,317	9,311	46,402
3	Profit from operations before other income, interest and exceptional items (1-2)	12,661	17,073	10,678	58,356
4	Other income	2,101	2,209	3,097	9,994
5	Profit before interest and exceptional items (3+4)	14,762	19,282	13,775	68,350
6	Interest and finance charges	6	7	12	37
7	Profit after interest but before prior period/exceptional items (5-6)	14,756	19,275	13,763	68,313
8	Prior period income / (expenses)	-	(4)	-	(7)
9	Profit from ordinary activities before tax (7+8)	14,756	19,271	13,763	68,306
10	Tax expense	4,574	4,754	3,683	17,827
11	Profit from ordinary activities after tax (9-10)	10,182	14,517	10,080	50,479
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	10,182	14,517	10,080	50,479
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)				383,390
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	3.10	4.42	3.07	15.38
	- After extraordinary items	3.10	4.42	3.07	15.38
	b) Diluted EPS				
	- Before extraordinary items	3.10	4.42	3.07	15.38
	- After extraordinary items	3.10	4.42	3.07	15.38

* Not annualised, except year end basic and diluted EPS



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Part II

A	Particulars of shareholdings	Quarter Ended			Year ended
		30/06/2013	31/03/2013	30/06/2012	31/03/2013
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	-	-	-	-
	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 June 30, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 15, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter of previous year 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.
- 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 June 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			Year ended
	30/06/2013	31/03/2013	30/06/2012	31/03/2013
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Total revenue (including other income)	19,133	19,712	19,826	74,250
Profit before tax	11,523	11,404	13,902	44,362
Profit after tax	7,852	7,727	11,660	32,747



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

(Rs. in Lakh)

Particulars	Quarter Ended			Year ended
	30/06/2013	31/03/2013	30/06/2012	31/03/2013
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Segment Revenue				
(a) Real estate	19,249	27,715	17,789	95,103
(b) Hospitality	2,590	2,675	2,200	9,655
Total	21,839	30,390	19,989	104,758
Less: Inter segment revenue	-	-	-	-
Net income from operations	21,839	30,390	19,989	104,758
Segment Results (Profit before tax, interest and unallocable expenditure)				
(a) Real estate	12,347	16,638	10,617	57,541
(b) Hospitality	459	575	206	1,443
Total	12,806	17,213	10,823	58,984
Add/(Less):				
i) Interest and finance charges	(6)	(7)	(12)	(37)
ii) Unallocable Income net of Unallocable Expenditure*	1,956	2,065	2,952	9,359
Profit before tax	14,756	19,271	13,763	68,306
Capital Employed (Segment assets less segment liabilities)				
(a) Real estate	289,086	267,946	208,758	267,946
(b) Hospitality	35,965	36,274	37,024	36,275
Total capital employed in segment	325,051	304,220	245,782	304,221
Add: Unallocated capital employed*	101,345	111,993	137,713	111,992
Total Capital Employed in the Company	426,396	416,213	383,495	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'.

Mumbai, July 15, 2013



For and on behalf of the board

Vikas Oberoi
Vikas Oberoi
Chairman & Managing Director

