

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2013

(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	14,799	16,777	13,323	31,576	24,024	59,291
	b. Other operating income	165	614	47	779	108	214
	Total (a+b)	14,964	17,391	13,370	32,355	24,132	59,505
2	Expenditure						
	a. Operating Costs	4,735	5,587	5,083	10,321	9,120	21,931
	b. Employee Benefits Expense	1,053	880	909	1,933	1,777	3,497
	c. Depreciation and Amortisation	559	566	594	1,125	1,183	2,367
	d. Other Costs	668	571	566	1,240	984	2,052
	Total (a+b+c+d)	7,015	7,604	7,152	14,619	13,064	29,847
3	Profit from operations before other income, interest and exceptional items (1-2)	7,949	9,787	6,218	17,736	11,068	29,658
4	Other Income	6,212	1,742	2,084	7,954	11,148	14,745
5	Profit before interest and exceptional items (3+4)	14,161	11,529	8,302	25,690	22,216	44,403
6	Interest and finance charges	7	6	10	13	22	34
7	Profit after interest but before prior period/ exceptional items (5-6)	14,154	11,523	8,292	25,677	22,194	44,369
8	Prior period income / (expenses)	-	-	-	-	-	(7)
9	Profit from ordinary activities before tax (7+8)	14,154	11,523	8,292	25,677	22,194	44,362
10	Tax expense	2,767	3,671	2,438	6,438	4,680	11,615
11	Net profit from ordinary activities after tax (9-10)	11,387	7,852	5,854	19,239	17,514	32,747
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	11,387	7,852	5,854	19,239	17,514	32,747
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)						217,815
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	3.47	2.39	1.78	5.86	5.34	9.98
	- After extraordinary items	3.47	2.39	1.78	5.86	5.34	9.98
	b) Diluted EPS						
	- Before extraordinary items	3.47	2.39	1.78	5.86	5.34	9.98
	- After extraordinary items	3.47	2.39	1.78	5.86	5.34	9.98

* 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 promoter 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 promoter 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	-					



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Notes:

- a) 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.
- 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 period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended September 30, 2013

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	12,305	14,801	11,275	27,105	19,838	49,850
(b) Hospitality	2,659	2,590	2,095	5,250	4,294	9,655
Total	14,964	17,391	13,370	32,355	24,132	59,505
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	14,964	17,391	13,370	32,355	24,132	59,505
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	7,610	9,452	6,308	17,062	11,062	28,741
(b) Hospitality	413	459	104	872	310	1,443
Total	8,023	9,911	6,412	17,934	11,372	30,184
Add/(Less):						
i) Interest and finance charges	(7)	(6)	(10)	(13)	(22)	(34)
ii) Unallocable Income net of Unallocable Expenditure*	6,138	1,618	1,890	7,756	10,844	14,212
Profit before tax	14,154	11,523	8,292	25,677	22,194	44,362
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	187,334	137,165	86,090	187,334	86,090	97,202
(b) Hospitality	26,406	27,777	28,538	26,406	28,538	28,106
Total capital employed in segment	213,740	164,942	114,628	213,740	114,628	125,308
Add: Unallocated capital employed*	57,080	93,549	128,457	57,080	128,457	125,330
Total Capital Employed in the Company	270,820	258,491	243,085	270,820	243,085	250,638

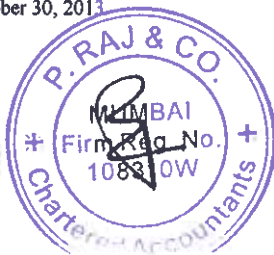
* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, October 30, 2013



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OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Unaudited Standalone 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	237,997	210,262	217,815
	270,820	243,085	250,638
Non-current liabilities			
Deferred tax liabilities	1,704	972	1,300
Trade payables	803	315	652
Other long-term liabilities	4,677	2,522	2,705
Long-term provisions	90	100	109
	7,274	3,909	4,766
Current liabilities			
Trade payables	1,813	1,220	1,877
Other current liabilities	74,083	79,895	79,668
Short-term provisions	60	59	7,777
	75,956	81,174	89,322
Total	354,050	328,168	344,726
ASSETS			
Non-current assets			
Fixed assets (including capital work in progress)	92,527	90,131	92,622
Non-current investments	31,317	31,325	31,578
Long-term loans and advances	30,399	27,257	29,238
	154,243	148,713	153,438
Current assets			
Current investments	9,274	28,106	6,375
Inventories	72,438	57,902	58,820
Trade receivables	3,127	3,157	3,523
Cash and bank balances	17,563	66,063	92,165
Short-term loans and advances	97,051	23,132	29,291
Other current assets	354	1,095	1,114
	199,807	179,455	191,288
Total	354,050	328,168	344,726

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, October 30, 2013

