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OBEROI
R E A L T Y
OBEROI REALTY LIMITED
 CIN: L45200MH1998PLC114818

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India

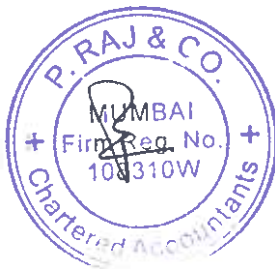
Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2014

Part I

(Rs. in Lakh, except per share data)

| No | Particulars | Quarter Ended | | | Year ended |
|----|--|---------------|---------------------------|---------------|---------------|
| | | 30/06/2014 | 31/03/2014 | 30/06/2013 | 31/03/2014 |
| | | Unaudited | Audited (Refer note b) | Unaudited | Audited |
| 1 | a. Net sales / income from operations | 17,275 | 21,936 | 21,033 | 78,418 |
| | b. Other operating income | 263 | 121 | 806 | 1,427 |
| | Total (a+b) | 17,538 | 22,057 | 21,839 | 79,845 |
| 2 | Expenditure | | | | |
| | a. Operating costs | 6,057 | 7,575 | 6,889 | 28,965 |
| | b. Employee benefits expense | 1,169 | 1,191 | 968 | 4,424 |
| | c. Depreciation and amortisation | 995 | 670 | 688 | 2,715 |
| | d. Other costs | 621 | 749 | 633 | 2,978 |
| | Total (a+b+c+d) | 8,842 | 10,185 | 9,178 | 39,082 |
| 3 | Profit from operations before other income, interest and exceptional items (1-2) | 8,696 | 11,872 | 12,661 | 40,763 |
| 4 | Other income | 647 | 792 | 2,101 | 5,706 |
| 5 | Profit before interest and exceptional items (3+4) | 9,343 | 12,664 | 14,762 | 46,469 |
| 6 | Interest and finance charges | 3 | 6 | 6 | 31 |
| 7 | Profit after interest but before prior period/exceptional items (5-6) | 9,340 | 12,658 | 14,756 | 46,438 |
| 8 | Prior period income / (expenses) | - | - | - | - |
| 9 | Profit from ordinary activities before tax (7+8) | 9,340 | 12,658 | 14,756 | 46,438 |
| 10 | Tax expense | 2,907 | 4,955 | 4,575 | 15,332 |
| 11 | Profit from ordinary activities after tax (9-10) | 6,433 | 7,703 | 10,181 | 31,106 |
| 12 | Extraordinary item (net of tax expense) | - | - | - | - |
| 13 | Net profit for the period (11-12) | 6,433 | 7,703 | 10,181 | 31,106 |
| 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) | | | | 4,06,816 |
| 16 | Earnings per share (EPS)* | | | | |
| | a) Basic EPS | | | | |
| | - Before extraordinary items | 1.96 | 2.35 | 3.10 | 9.48 |
| | - After extraordinary items | 1.96 | 2.35 | 3.10 | 9.48 |
| | b) Diluted EPS | | | | |
| | - Before extraordinary items | 1.96 | 2.35 | 3.10 | 9.48 |
| | - After extraordinary items | 1.96 | 2.35 | 3.10 | 9.48 |

* Not annualised, except year end basic and diluted EPS



| A | Particulars of shareholdings | Quarter Ended | | | Year ended |
|---|---|---------------|--------------|--------------|--------------|
| | | 30/06/2014 | 31/03/2014 | 30/06/2013 | 31/03/2014 |
| 1 | Public shareholding | | | | |
| | - Number of shares | 8,20,58,316 | 8,20,58,316 | 7,06,17,247 | 8,20,58,316 |
| | - Percentage of shareholding | 25.00% | 25.00% | 21.51% | 25.00% |
| 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 | 24,61,74,946 | 24,61,74,946 | 25,76,16,015 | 24,61,74,946 |
| | - 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) | 75.00% | 75.00% | 78.49% | 75.00% |
| B | Investors complaints: | | | | |
| | Pending at the beginning of the quarter | - | | | |
| | Received during the quarter | 1 | | | |
| | Disposed of during the quarter | 1 | | | |
| | Remaining unresolved at the end of the quarter | - | | | |

Notes:

- The above results for the quarter ended June 30, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 19, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter 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 useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013. The impact of change in useful life of fixed assets on depreciation expense for the quarter amounts to Rs.323.45 lakh and on opening balance of general reserve amounts to Rs.33.50 lakh (net of deferred tax).
- The standalone financial results for the quarter ended June 30, 2014 are summarized below and detailed financial results are also available on the Company's website www.oberoi Realty.com.

| Particulars | Quarter Ended | | | Year ended |
|--|---------------|---------------------------|------------|------------|
| | 30/06/2014 | 31/03/2014 | 30/06/2013 | 31/03/2014 |
| | Unaudited | Audited (Refer note b) | Unaudited | Audited |
| Total revenue (including other income) | 14,521 | 16,099 | 19,133 | 70,586 |
| Profit before tax | 7,058 | 8,660 | 11,523 | 41,075 |
| Profit after tax | 4,833 | 5,665 | 7,852 | 29,512 |



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h) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2014:

| Particulars | Quarter Ended | | | Year ended |
|---|-----------------|---------------------------|-----------------|-----------------|
| | 30/06/2014 | 31/03/2014 | 30/06/2013 | 31/03/2014 |
| | Unaudited | Audited (Refer note b) | Unaudited | Audited |
| Segment Revenue | | | | |
| (a) Real estate | 14,821 | 19,028 | 19,249 | 68,579 |
| (b) Hospitality | 2,717 | 3,029 | 2,590 | 11,266 |
| Total | 17,538 | 22,057 | 21,839 | 79,845 |
| Less: Inter segment revenue | - | - | - | - |
| Net income from operations | 17,538 | 22,057 | 21,839 | 79,845 |
| Segment Results (Profit before tax, interest and unallocable expenditure) | | | | |
| (a) Real estate | 8,963 | 11,192 | 12,347 | 39,052 |
| (b) Hospitality | (163) | 701 | 459 | 2,086 |
| Total | 8,800 | 11,893 | 12,806 | 41,138 |
| Add/(Less): | | | | |
| i) Interest and finance charges | (3) | (6) | (6) | (31) |
| ii) Unallocable Income net of Unallocable Expenditure* | 543 | 771 | 1,956 | 5,331 |
| Profit before tax | 9,340 | 12,658 | 14,756 | 46,438 |
| Capital Employed (Segment assets less segment liabilities) | | | | |
| (a) Real estate | 3,89,764 | 3,70,289 | 2,89,086 | 3,70,289 |
| (b) Hospitality | 32,672 | 33,954 | 35,965 | 33,954 |
| Total capital employed in segment | 4,22,436 | 4,04,243 | 3,25,051 | 4,04,243 |
| Add: Unallocated capital employed* | 23,603 | 35,396 | 1,01,345 | 35,396 |
| Total Capital Employed in the Company | 4,46,039 | 4,39,639 | 4,26,396 | 4,39,639 |

* 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 19, 2014



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director

