

2/13


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

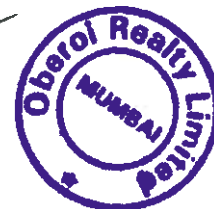
Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India

Audited Consolidated Financial Results for the Year Ended March 31, 2014

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

No	Particulars	Quarter ended			Year ended	
		31/03/2014	31/12/2013	31/03/2013	31/03/2014	31/03/2013
		Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
1	a. Net sales/income from operations	21,936	16,900	30,275	78,418	1,04,175
	b. Other operating income	121	153	116	1,427	583
	Total (a+b)	22,057	17,053	30,391	79,845	1,04,758
2	Expenditure					
	a. Operating costs	7,575	6,055	11,216	28,965	37,151
	b. Employee benefits expense	1,191	1,107	907	4,424	3,833
	c. Depreciation and amortisation	670	678	719	2,715	2,851
	d. Other costs	749	912	475	2,978	2,567
	Total (a+b+c+d)	10,185	8,752	13,317	39,082	46,402
3	Profit from operations before other income, interest and exceptional items (1-2)	11,872	8,301	17,074	40,763	58,356
4	Other income	792	1,542	2,208	5,706	9,994
5	Profit before interest and exceptional items (3+4)	12,664	9,843	19,282	46,469	68,350
6	Interest and finance charges	6	11	7	31	37
7	Profit after interest but before prior period/exceptional items (5-6)	12,658	9,832	19,275	46,438	68,313
8	Prior period income / (expenses)	-	-	(4)	-	(7)
9	Profit from ordinary activities before tax (7+8)	12,658	9,832	19,271	46,438	68,306
10	Tax expense	4,955	3,026	4,754	15,332	17,827
11	Profit from ordinary activities after tax (9-10)	7,703	6,806	14,517	31,106	50,479
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	7,703	6,806	14,517	31,106	50,479
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				4,06,816	3,83,390
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	2.35	2.07	4.42	9.48	15.38
	- After extraordinary items	2.35	2.07	4.42	9.48	15.38
	b) Diluted EPS					
	- Before extraordinary items	2.35	2.07	4.42	9.48	15.38
	- After extraordinary items	2.35	2.07	4.42	9.48	15.38

* Not annualised, except year end basic and diluted EPS



Part II

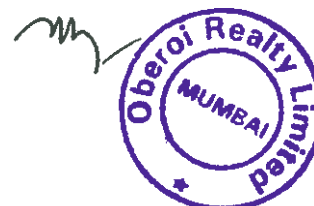
A	Particulars of shareholdings	Quarter ended			Year ended	
		31/03/2014	31/12/2013	31/03/2013	31/03/2014	31/03/2013
1	Public shareholding					
	- Number of shares	8,20,58,316	8,20,58,316	7,06,17,247	8,20,58,316	7,06,17,247
	- Percentage of shareholding	25.00%	25.00%	21.51%	25.00%	21.51%
2	Promoters and 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	24,61,74,946	24,61,74,946	25,76,16,015	24,61,74,946	25,76,16,015
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	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%	75.00%	78.49%	75.00%	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 year ended March 31, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 10, 2014.
- 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.
- The Board of Directors has recommended a dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2013-14. The payment of dividend is subject to the approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 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 March 31, 2014 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	
	31/03/2014	31/12/2013	31/03/2013	31/03/2014	31/03/2013
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Total revenue (including other income)	16,099	14,177	19,712	70,586	74,250
Profit before tax	8,660	6,737	11,404	41,075	44,362
Profit after tax	5,665	4,608	7,727	29,512	32,747



h) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the Year Ended March 31, 2014:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2014	31/12/2013	31/03/2013	31/03/2014	31/03/2013
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Segment Revenue					
(a) Real estate	19,028	14,066	27,716	68,579	95,103
(b) Hospitality	3,029	2,987	2,675	11,266	9,655
Total	22,057	17,053	30,391	79,845	1,04,758
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	22,057	17,053	30,391	79,845	1,04,758
Segment Results					
(Profit before tax, interest and unallocable expenditure)					
(a) Real estate	11,192	7,903	16,638	39,052	57,540
(b) Hospitality	701	513	575	2,086	1,443
Total	11,893	8,416	17,213	41,138	58,983
Add/(Less):					
i) Interest and finance charges	(6)	(11)	(7)	(31)	(37)
ii) Unallocable Income net of Unallocable Expenditure*	771	1,427	2,065	5,331	9,360
Profit before tax	12,658	9,832	19,271	46,438	68,306
Capital Employed					
(Segment assets less segment liabilities)					
(a) Real estate	3,70,289	3,41,860	2,67,945	3,70,289	2,67,945
(b) Hospitality	33,954	34,427	36,275	33,954	36,275
Total capital employed in segment	4,04,243	3,76,287	3,04,220	4,04,243	3,04,220
Add: Unallocated capital employed*	35,396	63,343	1,11,993	35,396	1,11,993
Total Capital Employed in the Company	4,39,639	4,39,630	4,16,213	4,39,639	4,16,213

* 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, May 10, 2014



For and on behalf of the board

Vikas Oberoi
Vikas Oberoi
Chairman & Managing Director

5/13

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Consolidated Statement of Assets and Liabilities for the Year Ended March 31, 2014

(Rs. in Lakh)

Particulars	As at 31/03/2014	As at 31/03/2013
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	32,823	32,823
Reserves and surplus	4,06,816	3,83,390
	4,39,639	4,16,213
Non-current liabilities		
Long term borrowings	7,500	-
Deferred tax liabilities	2,195	1,473
Trade payables	1,088	797
Other long-term liabilities	7,666	4,355
Long-term provisions	105	117
	18,554	6,742
Current liabilities		
Short-term borrowings	106	-
Trade payables	2,428	2,966
Other current liabilities	80,194	95,198
Short-term provisions	7,782	7,783
	90,510	1,05,947
Total	5,48,703	5,28,902
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	1,09,949	1,07,144
Goodwill on consolidation	26,538	26,537
Non-current investments	1	1
Long-term loans and advances	1,24,166	1,24,654
	2,60,654	2,58,336
Current assets		
Current investments	4,963	-
Inventories	1,64,913	1,24,478
Trade receivables	8,620	5,222
Cash and bank balances	49,974	1,07,247
Short-term loans and advances	59,041	32,301
Other current assets	538	1,318
	2,88,049	2,70,566
Total	5,48,703	5,28,902

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, May 10, 2014

