

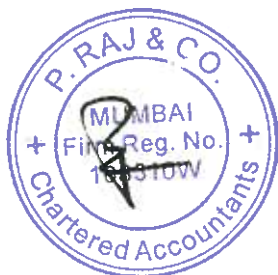
**OBEROI  
REALTY  
OBEROI REALTY LIMITED**

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India  
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,  
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

**Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2014**

Part I		(Rs. in Lakh, except per share data)					
No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	18,386	17,275	18,550	35,661	39,583	78,418
	b. Other operating income	166	263	346	429	1,153	1,427
	<b>Total (a+b)</b>	<b>18,552</b>	<b>17,538</b>	<b>18,896</b>	<b>36,090</b>	<b>40,736</b>	<b>79,845</b>
2	<b>Expenditure</b>						
	a. Operating costs	5,131	6,057	8,446	11,188	15,335	28,965
	b. Employee benefits expense	1,310	1,169	1,158	2,479	2,127	4,424
	c. Depreciation and amortisation	988	995	678	1,983	1,366	2,715
	d. Other costs	931	621	686	1,552	1,318	2,978
	<b>Total (a+b+c+d)</b>	<b>8,360</b>	<b>8,842</b>	<b>10,968</b>	<b>17,202</b>	<b>20,146</b>	<b>39,082</b>
3	Profit from operations before other income, interest and exceptional items (1-2)	10,192	8,696	7,928	18,888	20,590	40,763
4	Other income	385	647	1,271	1,032	3,372	5,706
5	Profit before interest and exceptional items (3+4)	10,577	9,343	9,199	19,920	23,962	46,469
6	Interest and finance charges	164	3	9	167	15	31
7	Profit after interest but before prior period/exceptional items (5-6)	10,413	9,340	9,190	19,753	23,947	46,438
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	10,413	9,340	9,190	19,753	23,947	46,438
10	Tax expense	3,359	2,907	2,776	6,266	7,351	15,332
11	Profit from ordinary activities after tax (9-10)	7,054	6,433	6,414	13,487	16,596	31,106
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	<b>Net profit for the period (11-12)</b>	<b>7,054</b>	<b>6,433</b>	<b>6,414</b>	<b>13,487</b>	<b>16,596</b>	<b>31,106</b>
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)						4,06,816
16	<b>Earnings per share (EPS)*</b>						
	a) Basic EPS						
	- Before extraordinary items	2.15	1.96	1.95	4.11	5.06	9.48
	- After extraordinary items	2.15	1.96	1.95	4.11	5.06	9.48
	b) Diluted EPS						
	- Before extraordinary items	2.15	1.96	1.95	4.11	5.06	9.48
	- After extraordinary items	2.15	1.96	1.95	4.11	5.06	9.48

\* Not annualised, except year end basic and diluted EPS



## Part II

A	Particulars of shareholdings	Quarter Ended			Half Year Ended		Year Ended
		30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
1	Public shareholding						
	- Number of shares	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316
	- Percentage of shareholding	25.00%	25.00%	25.00%	25.00%	25.00%	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	24,61,74,946	24,61,74,946	24,61,74,946	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%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	3					
	Disposed of during the quarter	3					
	Remaining unresolved at the end of the quarter	-					

**Notes:**

- The above results for the quarter ended September 30, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 18, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- 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.
- The useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013 from April 1, 2014. Consequently, the depreciation expense for the quarter is higher by Rs.300.91 lakh, for the half year is higher by to Rs.624.36 lakh and the impact on opening balance of general reserve is Rs.33.50 lakh (net of deferred tax).
- The standalone financial results for the quarter and half year ended September 30, 2014 are summarized below and detailed financial results are also available on the Company's website [www.oberoi Realty.com](http://www.oberoi Realty.com) and have been submitted to the BSE Limited (BSE) and National Stock Exchange (NSE), where the equity shares of the Company are listed.

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	21,095	14,521	21,176	35,616	40,309	70,586
Profit before tax	13,889	7,058	14,154	20,947	25,677	41,075
Profit after tax	11,157	4,833	11,387	15,990	19,239	29,512



f) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter and Half Year Ended September 30, 2014:

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Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
(a) Real estate	15,649	14,821	16,237	30,470	35,486	68,579
(b) Hospitality	2,903	2,717	2,659	5,620	5,250	11,266
<b>Total</b>	<b>18,552</b>	<b>17,538</b>	<b>18,896</b>	<b>36,090</b>	<b>40,736</b>	<b>79,845</b>
Less: Inter segment revenue	-	-	-	-	-	-
<b>Net income from operations</b>	<b>18,552</b>	<b>17,538</b>	<b>18,896</b>	<b>36,090</b>	<b>40,736</b>	<b>79,845</b>
<b>Segment Results</b>						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	10,011	8,963	7,610	18,974	19,957	39,052
(b) Hospitality	285	(163)	413	122	872	2,086
<b>Total</b>	<b>10,296</b>	<b>8,800</b>	<b>8,023</b>	<b>19,096</b>	<b>20,829</b>	<b>41,138</b>
Add/(Less):						
i) Interest and finance charges	(164)	(3)	(9)	(167)	(15)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	281	543	1,176	824	3,133	5,331
<b>Profit before tax</b>	<b>10,413</b>	<b>9,340</b>	<b>9,190</b>	<b>19,753</b>	<b>23,947</b>	<b>46,438</b>
<b>Capital Employed</b>						
(Segment assets less segment liabilities)						
(a) Real estate	3,93,268	3,89,764	3,06,514	3,93,268	3,06,514	3,70,289
(b) Hospitality	32,476	32,672	34,594	32,476	34,594	33,954
<b>Total capital employed in segment</b>	<b>4,25,744</b>	<b>4,22,436</b>	<b>3,41,108</b>	<b>4,25,744</b>	<b>3,41,108</b>	<b>4,04,243</b>
Add: Unallocated capital employed*	27,348	23,603	91,715	27,348	91,715	35,396
<b>Total Capital Employed in the Company</b>	<b>4,53,092</b>	<b>4,46,039</b>	<b>4,32,823</b>	<b>4,53,092</b>	<b>4,32,823</b>	<b>4,39,639</b>

\* 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, October 18, 2014



For and on behalf of the board

*(Signature)*

Vikas Oberoi  
Chairman & Managing Director





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Unaudited Consolidated Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2014	As at 30/09/2013	As at 31/03/2014
	Unaudited	Unaudited	Audited
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	32,823	32,823	32,823
Reserves and surplus	4,20,269	4,00,000	4,06,816
	<b>4,53,092</b>	<b>4,32,823</b>	<b>4,39,639</b>
<b>Non-current liabilities</b>			
Long term borrowings	71,250	-	7,500
Deferred tax liabilities	2,311	1,678	2,195
Trade payables	1,217	822	1,088
Other long-term liabilities	7,790	7,624	7,666
Long-term provisions	98	93	105
	<b>82,666</b>	<b>10,217</b>	<b>18,554</b>
<b>Current liabilities</b>			
Short-term borrowings	106	110	106
Trade payables	2,374	3,046	2,428
Other current liabilities	1,16,077	88,317	80,194
Short-term provisions	109	69	7,782
	<b>1,18,666</b>	<b>91,542</b>	<b>90,510</b>
<b>Total</b>	<b>6,54,424</b>	<b>5,34,582</b>	<b>5,48,703</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Fixed assets (including capital work in progress)	1,09,109	1,06,910	1,09,949
Goodwill on consolidation	26,538	26,551	26,538
Non-current investments	1	1	1
Long-term loans and advances	1,18,672	1,32,692	1,24,166
	<b>2,54,320</b>	<b>2,66,154</b>	<b>2,60,654</b>
<b>Current assets</b>			
Current investments	6,631	26,509	4,963
Inventories	3,03,042	1,43,540	1,64,913
Trade receivables	5,478	3,654	8,620
Cash and bank balances	5,695	47,748	49,974
Short-term loans and advances	78,897	46,288	59,041
Other current assets	361	689	538
	<b>4,00,104</b>	<b>2,68,428</b>	<b>2,88,049</b>
<b>Total</b>	<b>6,54,424</b>	<b>5,34,582</b>	<b>5,48,703</b>

Mumbai, October 18, 2014



For and on behalf of the board



Vikas Oberoi  
Chairman & Managing Director