

OBEROI REALTY
OBEROI REALTY LIMITED

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

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Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2015

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2015	30/06/2015	30/09/2014	30/09/2015	30/09/2014	31/03/2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	13,959	16,725	15,214	30,684	29,320	69,255
	b. Other operating income	130	106	145	236	331	669
	Total (a+b)	14,089	16,831	15,359	30,920	29,651	69,924
2	Expenditure						
	a. Operating costs	3,738	4,469	4,297	8,207	9,350	21,786
	b. Employee benefits expense	1,197	1,183	1,212	2,380	2,276	4,775
	c. Depreciation and amortisation	1,054	1,053	824	2,107	1,645	3,351
	d. Other costs	719	867	867	1,586	1,389	3,519
	Total (a+b+c+d)	6,708	7,572	7,200	14,280	14,660	33,431
3	Profit from operations before other income, interest and exceptional items (1-2)	7,381	9,259	8,159	16,640	14,991	36,493
4	Other income	288	6,754	5,736	7,042	5,964	6,181
5	Profit before interest and exceptional items (3+4)	7,669	16,013	13,895	23,682	20,955	42,674
6	Interest and finance charges	5	2	6	7	9	17
7	Profit after interest but before prior period/ exceptional items (5-6)	7,664	16,011	13,889	23,675	20,946	42,657
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	7,664	16,011	13,889	23,675	20,946	42,657
10	Tax expense	2,666	3,318	2,732	5,984	4,956	12,180
11	Net profit from ordinary activities after tax (9-10)	4,998	12,693	11,157	17,691	15,990	30,477
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	4,998	12,693	11,157	17,691	15,990	30,477
14	Paid-up equity share capital (Face value of Rs.10 each)	33,928	32,828	32,823	33,928	32,823	32,824
15	Reserves and surplus (excluding revaluation reserves)						2,64,104
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	1.48	3.87	3.40	5.32	4.87	9.29
	- After extraordinary items	1.48	3.87	3.40	5.32	4.87	9.29
	b) Diluted EPS						
	- Before extraordinary items	1.48	3.87	3.40	5.32	4.87	9.28
	- After extraordinary items	1.48	3.87	3.40	5.32	4.87	9.28

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Half Year Ended		Year Ended
		30/09/2015	30/06/2015	30/09/2014	30/09/2015	30/09/2014	31/03/2015
1	Public shareholding						
	- Number of shares	9,31,00,857	8,21,00,857	8,20,58,316	9,31,00,857	8,20,58,316	8,20,63,023
	- Percentage of shareholding	27.44%	25.01%	25.00%	27.44%	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 promoter 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 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)	72.56%	74.99%	75.00%	72.56%	75.00%	75.00%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	2					
	Disposed of during the quarter	2					
	Remaining unresolved at the end of the quarter	-					



Notes:

- a) The above results for the quarter ended September 30, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 2, 2015 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 and Half Year Ended September 30, 2015:

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2015	30/06/2015	30/09/2014	30/09/2015	30/09/2014	31/03/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	11,014	13,748	12,456	24,762	24,031	57,669
(b) Hospitality	3,075	3,083	2,903	6,158	5,620	12,255
Total	14,089	16,831	15,359	30,920	29,651	69,924
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	14,089	16,831	15,359	30,920	29,651	69,924
Segment Results (Profit before tax, interest and unallocable expenditure)						
(a) Real estate	7,014	8,877	7,971	15,891	15,062	35,679
(b) Hospitality	464	480	281	944	113	1,322
Total	7,478	9,357	8,252	16,835	15,175	37,001
Add/(Less):						
i) Interest and finance charges	(5)	(2)	(6)	(7)	(9)	(17)
ii) Unallocable Income net of Unallocable Expenditure*	191	6,656	5,643	6,847	5,780	5,673
Profit before tax	7,664	16,011	13,889	23,675	20,946	42,657
Capital Employed (Segment assets less segment liabilities)						
(a) Real estate	2,77,139	2,50,420	2,24,948	2,77,139	2,24,948	2,35,346
(b) Hospitality	22,655	22,319	24,212	22,655	24,212	23,361
Total capital employed in segment	2,99,794	2,72,739	2,49,160	2,99,794	2,49,160	2,58,707
Add: Unallocated capital employed*	48,668	36,979	41,169	48,668	41,169	38,221
Total Capital Employed in the Company	3,48,462	3,09,718	2,90,329	3,48,462	2,90,329	2,96,928

* 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, November 2, 2015



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director

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Unaudited Standalone Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2015	As at 30/09/2014	As at 31/03/2015
	Unaudited	Unaudited	Audited
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	33,928	32,823	32,824
Reserves and surplus	3,14,534	2,57,506	2,64,104
	3,48,462	2,90,329	2,96,928
Non-current liabilities			
Deferred tax liabilities	2,281	2,153	2,272
Trade payables	80	1,165	65
Other long-term liabilities	2,888	4,460	4,670
Long-term provisions	93	95	112
	5,342	7,873	7,119
Current liabilities			
Short-term borrowings	14,969	4,864	12,704
Trade payables	2,213	1,161	2,639
Other current liabilities	1,07,038	84,554	91,744
Short-term provisions	93	103	8,250
	1,24,313	90,682	1,15,337
Total	4,78,117	3,88,884	4,19,384
ASSETS			
Non-current assets			
Fixed assets (including capital work in progress)	87,391	94,614	89,005
Non-current investments	37,238	31,818	31,861
Long-term loans and advances	30,911	29,774	28,866
	1,55,540	1,56,206	1,49,732
Current assets			
Current investments	2,049	12,014	6,990
Inventories	1,09,704	93,245	1,03,279
Trade receivables	2,857	1,914	2,761
Cash and bank balances	9,847	3,806	8,748
Short-term loans and advances	1,94,709	1,18,321	1,44,494
Other current assets	3,411	3,378	3,380
	3,22,577	2,32,678	2,69,652
Total	4,78,117	3,88,884	4,19,384

Mumbai, November 2, 2015



For and on behalf of the board


Vikas Oberoi
Chairman & Managing Director