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**OBEROI**  
REALTY  
OBEROI REALTY LIMITED

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Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2015

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2015	30/09/2015	31/12/2014	31/12/2015	31/12/2014	31/03/2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	77,888	18,761	21,573	1,17,482	57,234	91,093
	b. Other operating income	303	160	133	655	562	1,174
	Total (a+b)	78,191	18,921	21,706	1,18,137	57,796	92,267
2	Expenditure						
	a. Operating costs	41,600	5,794	6,402	53,371	17,589	31,485
	b. Employee benefits expense	1,563	1,386	1,323	4,323	3,803	5,265
	c. Depreciation and amortisation	1,235	1,224	985	3,679	2,968	4,029
	d. Other costs	2,247	837	1,326	4,018	2,877	4,139
	Total (a+b+c+d)	46,645	9,241	10,036	65,391	27,237	44,918
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	31,546	9,680	11,670	52,746	30,559	47,349
4	Other income	842	1,163	254	2,558	1,286	1,749
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	32,388	10,843	11,924	55,304	31,845	49,098
6	Interest and finance charges	2	5	5	9	173	176
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	32,386	10,838	11,919	55,295	31,672	48,922
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	32,386	10,838	11,919	55,295	31,672	48,922
10	Tax expense	11,451	3,594	3,996	19,159	10,262	17,210
11	Profit from ordinary activities after tax (9-10)	20,935	7,244	7,923	36,136	21,410	31,712
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	20,935	7,244	7,923	36,136	21,410	31,712
14	Paid-up equity share capital (Face value of Rs. 10 each)	33,930	33,928	32,823	33,930	32,823	32,824
15	Reserves and surplus (excluding revaluation reserves)						4,30,605
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	6.17	2.15	2.41	10.79	6.52	9.66
	- After extraordinary items	6.17	2.15	2.41	10.79	6.52	9.66
	b) Diluted EPS						
	- Before extraordinary items	6.17	2.15	2.41	10.79	6.52	9.66
	- After extraordinary items	6.17	2.15	2.41	10.79	6.52	9.66

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

**Notes:**

- The above results for the quarter ended December 31, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 15, 2016 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.
- During the quarter, the Company has written off Rs.700 lakh of MAT credit entitlement.
- The unaudited standalone financial results for the quarter and nine months ended December 31, 2015 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.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			Nine Months Ended		Year Ended
	31/12/2015	30/09/2015	31/12/2014	31/12/2015	31/12/2014	31/03/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	70,232	14,377	18,510	1,08,193	54,125	76,105
Profit before tax	28,513	7,664	9,962	52,188	30,908	42,657
Profit after tax	18,633	4,998	6,688	36,324	22,678	30,477



f) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the quarter and nine months ended December 31, 2015:

(Rs. in Lakh)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2015	30/09/2015	31/12/2014	31/12/2015	31/12/2014	31/03/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	74,786	15,846	18,412	1,08,574	48,883	80,012
(b) Hospitality	3,405	3,075	3,294	9,563	8,913	12,255
Total	78,191	18,921	21,706	1,18,137	57,796	92,267
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	78,191	18,921	21,706	1,18,137	57,796	92,267
Segment Results (Profit before tax, interest and finance charges and unallocable expenditure)						
(a) Real estate	31,583	9,330	11,396	52,068	30,371	46,636
(b) Hospitality	615	467	509	1,566	632	1,339
Total	32,198	9,797	11,905	53,634	31,003	47,975
Add/(Less):						
i) Interest and finance charges	(2)	(5)	(5)	(9)	(173)	(176)
ii) Unallocable Income net of Unallocable Expenditure*	190	1,046	19	1,670	842	1,123
Profit before tax	32,386	10,838	11,919	55,295	31,672	48,922
Capital Employed (Segment assets less segment liabilities)						
(a) Real estate #	4,54,086	4,20,661	4,04,824	4,54,086	4,04,824	4,12,472
(b) Hospitality	30,357	30,927	31,653	30,357	31,653	31,630
Total capital employed in segment	4,84,443	4,51,588	4,36,477	4,84,443	4,36,477	4,44,102
Add: Unallocated capital employed*	47,700	59,548	24,538	47,700	24,538	19,326
Total Capital Employed	5,32,143	5,11,136	4,61,015	5,32,143	4,61,015	4,63,428

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

# The company is developing through a joint venture a mixed use project comprising of a hotel and residences. Pending the final set of approvals which will give clarity on the overall size of the project, the total cost of Rs 37,332 lakh incurred till date is reflected under the real estate segment and the relevant cost shall be allocated to the hospitality segment once there is certainty. However, the revenue recognition of this project has not yet commenced and hence there is no impact of the same on the segment revenue.



For and on behalf of the Board

Vikas Oberoi  
Chairman & Managing Director

Mumbai, January 15, 2016