

2/11

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@oberoi Realty.com, Website: www.oberoi Realty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Consolidated Financial Results for the Year Ended March 31, 2016

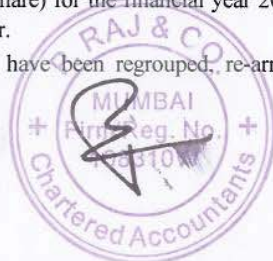
(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
		Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
1	a. Net sales / income from operations	22,489	77,888	33,859	1,39,971	91,093
	b. Other operating income	183	303	612	838	1,174
	Total (a+b)	22,672	78,191	34,471	1,40,809	92,267
2	Expenditure					
	a. Operating costs	9,599	41,600	13,891	62,971	31,481
	b. Employee benefits expense	1,440	1,563	1,462	5,763	5,265
	c. Depreciation and amortisation	1,221	1,235	1,062	4,899	4,029
	d. Other costs	1,313	2,247	1,265	5,331	4,143
	Total (a+b+c+d)	13,573	46,645	17,680	78,964	44,918
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	9,099	31,546	16,791	61,845	47,349
4	Other income	1,063	842	463	3,621	1,749
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	10,162	32,388	17,254	65,466	49,098
6	Interest and finance charges	7	2	3	16	176
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	10,155	32,386	17,251	65,450	48,922
8	Prior period income / (expenses)	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	10,155	32,386	17,251	65,450	48,922
10	Tax expense	3,700	11,451	6,949	22,859	17,210
11	Profit from ordinary activities after tax (9-10)	6,455	20,935	10,302	42,591	31,712
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	6,455	20,935	10,302	42,591	31,712
14	Paid-up equity share capital (Face value of Rs. 10 each)	33,930	33,930	32,824	33,930	32,824
15	Reserves and surplus (excluding revaluation reserves)				4,96,498	4,30,605
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	1.90	6.17	3.14	12.68	9.66
	- After extraordinary items	1.90	6.17	3.14	12.68	9.66
	b) Diluted EPS					
	- Before extraordinary items	1.90	6.17	3.14	12.68	9.66
	- After extraordinary items	1.90	6.17	3.14	12.68	9.66

* Not annualised, except year end basic and diluted EPS

Notes:

- The above results for the year ended March 31, 2016 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 29, 2016 and have been audited 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 unaudited 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 / year may not be representative of the profits / losses for the year.
- During the quarter, the Board of Directors of the Company have declared and paid interim dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2015-2016. The said interim dividend shall be considered as the final dividend for the said financial year.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.



- f) During the quarter a sum of Rs.591 lakh and for the year a sum of Rs 1,291 lakh has been written off on account of lapse of MAT credit entitlement.
- g) The standalone financial results for the year ended March 31, 2016 are summarized below and detailed financial results are also available on the Company's website 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.

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Total revenue (including other income)	24,179	70,232	21,981	1,32,372	76,105
Profit before tax	13,640	28,513	11,750	65,828	42,657
Profit after tax	11,223	18,633	7,799	47,547	30,477

- f) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2016:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Segment Revenue					
(a) Real estate	19,397	74,786	31,129	1,27,972	80,012
(b) Hospitality	3,275	3,405	3,342	12,837	12,255
Total	22,672	78,191	34,471	1,40,809	92,267
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	22,672	78,191	34,471	1,40,809	92,267
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	8,607	31,583	16,265	60,675	46,636
(b) Hospitality	634	615	707	2,200	1,339
Total	9,241	32,198	16,972	62,875	47,975
Add/(Less):					
i) Interest and finance charges	(7)	(2)	(3)	(16)	(176)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure*	921	190	282	2,591	1,123
Profit before tax	10,155	32,386	17,251	65,450	48,922
Capital Employed (Segment assets less segment liabilities)					
(a) Real estate #	4,57,902	4,54,086	4,12,472	4,57,902	4,12,472
(b) Hospitality	30,303	30,357	31,630	30,303	31,630
Total capital employed in segment	4,88,205	4,84,443	4,44,102	4,88,205	4,44,102
Add: Unallocated capital employed*	42,223	47,700	19,327	42,223	19,327
Total Capital Employed	5,30,428	5,32,143	4,63,429	5,30,428	4,63,429

* 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 42,727 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.



Mumbai, April 29, 2016

For and on behalf of the Board




Vikas Oberoi
Chairman & Managing Director

4/11

**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

Audited Consolidated Statement of Assets and Liabilities as at March 31, 2016


(Rs. in Lakh)

Particulars	As at 31/03/2016	As at 31/03/2015
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	33,930	32,824
Reserves and surplus	4,96,498	4,30,605
	5,30,428	4,63,429
Non-current liabilities		
Long term borrowings	48,445	72,992
Deferred tax liabilities	2,287	2,425
Trade payables	701	646
Other long-term liabilities	5,031	7,824
Long-term provisions	139	119
	56,603	84,006
Current liabilities		
Short-term borrowings	10,814	10,814
Trade payables	4,643	3,532
Other current liabilities	1,73,192	1,41,926
Short-term provisions	297	8,289
	1,88,946	1,64,561
Total	7,75,977	7,11,996
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	1,03,105	1,03,654
Goodwill on consolidation	26,538	26,538
Non-current investments	-	1
Long-term loans and advances	1,37,891	1,25,316
	2,67,534	2,55,509
Current assets		
Current investments	7,441	-
Inventories	3,93,059	3,48,176
Trade receivables	11,703	8,281
Cash and bank balances	32,086	29,368
Short-term loans and advances	61,484	70,303
Other current assets	2,670	359
	5,08,443	4,56,487
Total	7,75,977	7,11,996

For and on behalf of the board

Mumbai, April 29, 2016




Vikas Oberoi
 Chairman & Managing Director