

2/10

OBEROI
REALTY
OBEROI REALTY LIMITED

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

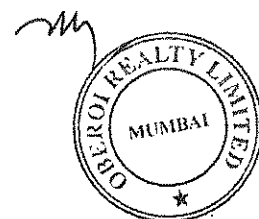
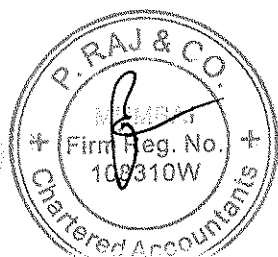
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Financial Results for the Quarter and Nine Months Ended December 31, 2016

(Rs. in Lakh. except per share data)

No	Particulars	Quarter Ended			Nine Months Ended	
		31/12/2016	30/09/2016	31/12/2015	31/12/2016	31/12/2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
1	a. Net sales / income from operations	24,995	25,089	78,110	81,767	1,17,949
	b. Other operating income	222	113	303	652	655
	Total (a+b)	25,217	25,202	78,413	82,419	1,18,604
2	Expenditure					
	a. Operating costs	9,969	10,340	41,596	32,721	53,361
	b. Excise duty	3	4	3	9	11
	c. Employee benefits expense	1,726	1,278	1,549	4,718	4,281
	d. Depreciation and amortisation	1,248	1,244	1,235	3,724	3,679
	e. Other costs	898	999	2,240	3,110	4,002
	Total (a+b+c+d+e)	13,844	13,865	46,623	44,282	65,334
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	11,373	11,337	31,790	38,137	53,270
4	Other income	1,268	1,265	1,050	3,558	3,163
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	12,641	12,602	32,840	41,695	56,433
6	Interest and finance charges	149	126	170	413	502
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	12,492	12,476	32,670	41,282	55,931
8	Prior period income / (expenses)	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	12,492	12,476	32,670	41,282	55,931
10	Tax expense	4,071	4,165	11,480	13,761	19,171
11	Profit from ordinary activities after tax (9-10)	8,421	8,311	21,190	27,521	36,760
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit before minority interest and share of profit / (loss) of associates / joint ventures for the period (11-12)	8,421	8,311	21,190	27,521	36,760
14	Share of Profit / (loss) of associates / joint ventures (net)	71	61	44	232	112
15	Minority Interest	-	-	-	-	-
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates / joint ventures (13 + 14 + 15)	8,492	8,372	21,234	27,753	36,872
17	Other comprehensive income, net of tax	27	27	(9)	46	(22)
18	Total Comprehensive Income for the period (16+17)	8,519	8,399	21,225	27,799	36,850
19	Paid-up equity share capital	33,942	33,938	33,930	33,942	33,930
20	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS					
	- Before extraordinary items	2.50	2.50	6.31	8.18	11.01
	- After extraordinary items	2.50	2.50	6.31	8.18	11.01
	b) Diluted EPS					
	- Before extraordinary items	2.50	2.50	6.31	8.18	11.01
	- After extraordinary items	2.50	2.50	6.31	8.18	11.01

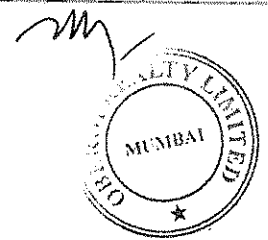
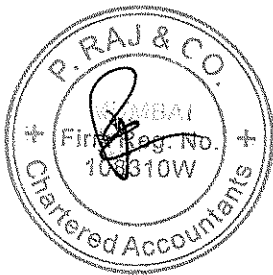
* Not annualised



Notes:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 25, 2017 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- 2 The Group has adopted the Ind AS effective from April 1, 2016 with comparatives being restated and the adoptions were carried out in accordance with Ind AS 101 – First time adoption of Indian Accounting Standards. All applicable Ind AS have been applied consistently and retrospectively wherever required.
- 3 Financial statement of certain joint ventures consolidated on line by line basis / proportionate basis under previous IGAAP have been consolidated using equity accounting in accordance with the applicable Ind AS.
- 4 During the quarter, the paid up equity capital has gone up by Rs. 3.65 lakh due to allotment of 36,505 shares pursuant to exercise of stock options by eligible employees under ESOP 2009.
- 5 In absence of financial statements for first three quarters of Financial Year 2016-17 of a joint venture, the consolidated financial statements (i) are prepared taking into consideration the Group's share of net assets as at March 31, 2016 attributable to the said joint venture; and (ii) do not reflect Net profit / (loss) for the first three quarters of the current financial year from the said joint venture. However as per management, there is no material impact on profit / (loss) since March 2016.
- 6 The financial statement does not include Ind AS compliant results for the previous year ended March 31, 2016 as the same is not mandatory as per SEBI circular CIR/CFD/FAC/62/2016 dated July 5, 2016.
- 7 Since the nature of the real estate business of the Company is such that profit / (loss) do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profit / (loss) for the period.
- 8 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 9 Reconciliation of Consolidated Statement of Profit and Loss as reported under previous IGAAP to Ind AS:

Particulars	(Rs. in Lakh)	
	Quarter Ended	Nine Months Ended
	31/12/2015	31/12/2015
	Unaudited	Unaudited
Net Profit under Previous IGAAP	20,935	36,136
Adjustments		
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)	(5)	(19)
Impact due to straight lining of lease rentals (Ind AS 17)	61	(2)
Fair valuation of financial instrument and amortization (Ind AS 109)	186	518
Amortisation of guarantee liability (Ind AS 109)	76	226
Actuarial Gain or (Loss) (Ind AS 19)	10	31
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(29)	(18)
Net Profit under Ind AS	21,234	36,872



4/10

10 The standalone financial results for the quarter and nine months ended December 31, 2016 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 of India Limited (NSE), where the equity shares of the Company are listed.

Particulars	Quarter Ended			Nine Months Ended	
	31/12/2016	30/09/2016	31/12/2015	31/12/2016	31/12/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
Total revenue (including other income)	22,500	21,204	70,961	70,326	1,10,277
Profit before tax	10,638	10,512	29,160	34,982	54,041
Profit after tax	7,263	7,082	19,254	23,626	38,161

11 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the Quarter and Nine Months Ended December 31, 2016:

Particulars	Quarter Ended			Nine Months Ended	
	31/12/2016	30/09/2016	31/12/2015	31/12/2016	31/12/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
Segment Revenue					
(a) Real estate	21,760	22,251	75,009	73,130	1,09,041
(b) Hospitality	3,457	2,951	3,404	9,289	9,563
Total Segment Revenue	25,217	25,202	78,413	82,419	1,18,604
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	25,217	25,202	78,413	82,419	1,18,604
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	10,664	11,150	31,830	37,003	52,586
(b) Hospitality	867	352	611	1,580	1,572
Total Segment Results	11,531	11,502	32,441	38,583	54,158
Add/(Less):					
i) Interest and finance charges	(149)	(126)	(170)	(413)	(502)
ii) Unallocable (expenditure) / income net of Unallocable	1,110	1,100	399	3,112	2,275
Expenditure					
Profit before tax	12,492	12,476	32,670	41,282	55,931
Segment Assets					
(a) Real estate	5,79,834	5,67,457	5,35,295	5,79,834	5,35,295
(b) Hospitality	24,443	24,750	25,577	24,443	25,577
Total segment assets	6,04,277	5,92,207	5,60,872	6,04,277	5,60,872
Add: Unallocated assets (1)	2,21,266	2,14,325	1,80,126	2,21,266	1,80,126
Total Assets	8,25,543	8,06,532	7,40,998	8,25,543	7,40,998
Segment Liabilities					
(a) Real estate	2,57,074	2,46,404	1,98,845	2,57,074	1,98,845
(b) Hospitality	3,122	3,461	3,489	3,122	3,489
Total segment liability	2,60,196	2,49,865	2,02,334	2,60,196	2,02,334
Add: Unallocated liabilities (2)	2,657	2,592	2,694	2,657	2,694
Total Liabilities	2,62,853	2,52,457	2,05,028	2,62,853	2,05,028

(1) Unallocated assets majorly includes corporate investments and fixed assets

(2) Unallocated liabilities includes deferred tax liabilities



For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

Mumbai, January 25, 2017

