

5/10

**OBEROI
REALTY
OBEROI REALTY LIMITED**

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

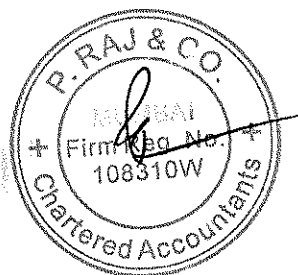
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Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2016

(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	20,721	19,432	69,846	65,221	1,00,638
	b. Other operating income	155	59	244	447	480
	Total (a+b)	20,876	19,491	70,090	65,668	1,01,118
2	Expenditure					
	a. Operating costs	8,438	7,768	37,576	25,363	45,774
	b. Excise duty	3	4	3	9	11
	c. Employee benefits expense	1,510	1,058	1,341	4,081	3,717
	d. Depreciation and amortisation	1,056	1,062	1,056	3,173	3,162
	e. Other costs	788	760	1,741	2,563	3,328
	Total (a+b+c+d+e)	11,795	10,652	41,717	35,189	55,992
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	9,081	8,839	28,373	30,479	45,126
4	Other income	1,624	1,713	871	4,658	9,159
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	10,705	10,552	29,244	35,137	54,285
6	Interest and finance charges	67	40	84	155	244
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	10,638	10,512	29,160	34,982	54,041
8	Prior period income / (expenses)	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	10,638	10,512	29,160	34,982	54,041
10	Tax expense	3,375	3,430	9,906	11,356	15,880
11	Net profit from ordinary activities after tax (9-10)	7,263	7,082	19,254	23,626	38,161
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	7,263	7,082	19,254	23,626	38,161
14	Other comprehensive income, net of tax	29	18	(1)	46	(4)
15	Total Comprehensive Income for the period (13+14)	7,292	7,100	19,253	23,672	38,157
16	Paid-up equity share capital	33,942	33,938	33,930	33,942	33,930
17	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS					
	- Before extraordinary items	2.14	2.09	5.72	6.96	11.40
	- After extraordinary items	2.14	2.09	5.72	6.96	11.40
	b) Diluted EPS					
	- Before extraordinary items	2.14	2.09	5.72	6.96	11.40
	- After extraordinary items	2.14	2.09	5.72	6.96	11.40

* Not annualised

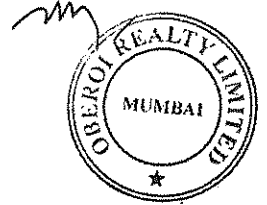
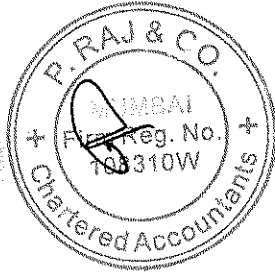


6/10

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 Company 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 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.
- 4 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.
- 5 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.
- 6 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 7 Reconciliation of Standalone 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	18,633	36,324
Adjustments		
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)	(3)	(11)
Impact due to straight lining of lease rentals (Ind AS 17)	74	38
Fair valuation of financial instrument and amortization (Ind AS 109)	405	1,199
Amortisation of guarantee liability (Ind AS 109)	169	621
Actuarial Gain or (Loss) (Ind AS 19)	2	6
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(26)	(16)
Net Profit under Ind AS	19,254	38,161



7/10

8 Unaudited Standalone 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	17,419	16,540	66,686	56,379	91,555
(b) Hospitality	3,457	2,951	3,404	9,289	9,563
Total Segment Revenue	20,876	19,491	70,090	65,668	1,01,118
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	20,876	19,491	70,090	65,668	1,01,118
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	8,349	8,631	28,396	29,296	44,398
(b) Hospitality	862	347	611	1,564	1,555
Total Segment Results	9,211	8,978	29,007	30,860	45,953
Add/(Less):					
i) Interest and finance charges	(67)	(40)	(84)	(155)	(244)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,494	1,574	237	4,277	8,332
Profit before tax	10,638	10,512	29,160	34,982	54,041
Segment Assets					
(a) Real estate	3,48,702	3,38,126	3,60,286	3,48,702	3,60,286
(b) Hospitality	24,443	24,750	25,577	24,443	25,577
Total segment assets	3,73,145	3,62,876	3,85,863	3,73,145	3,85,863
Add: Unallocated assets (1)	91,133	1,04,060	71,285	91,133	71,285
Total Assets	4,64,278	4,66,936	4,57,148	4,64,278	4,57,148
Segment Liabilities					
(a) Real estate	55,023	65,169	77,060	55,023	77,060
(b) Hospitality	3,124	3,462	3,489	3,124	3,489
Total segment liability	58,147	68,631	80,549	58,147	80,549
Add: Unallocated liabilities (2)	2,877	2,437	2,346	2,877	2,346
Total Liabilities	61,024	71,068	82,895	61,024	82,895

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

(2) Unallocated liabilities includes deferred tax liabilities

Mumbai, January 25, 2017



For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director