

2/12

**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,

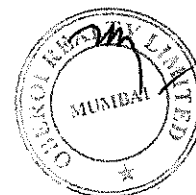
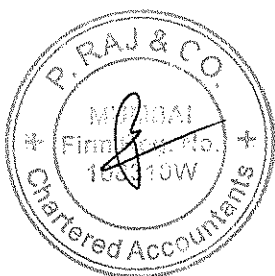
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Consolidated Financial Results for the Year Ended March 31, 2017

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	a. Revenue from operations	28,956	25,217	23,011	1,11,374	1,41,615
	b. Other income	1,247	1,248	1,204	4,730	4,277
	<b>Total (a+b)</b>	<b>30,203</b>	<b>26,465</b>	<b>24,215</b>	<b>1,16,104</b>	<b>1,45,892</b>
2	Expenditure					
	a. Operating costs	10,983	9,969	9,593	43,705	62,954
	b. Excise duty	3	3	3	12	14
	c. Employee benefits expense	1,698	1,726	1,425	6,416	5,706
	d. Other expenses	1,125	898	1,309	4,234	5,312
	e. Depreciation and amortisation	1,226	1,248	1,221	4,950	4,899
	f. Interest and finance charges	144	149	181	557	683
	<b>Total (a+b+c+d+e+f)</b>	<b>15,179</b>	<b>13,993</b>	<b>13,732</b>	<b>59,874</b>	<b>79,568</b>
3	Profit from ordinary activities before exceptional items and tax (1-2)	15,024	12,472	10,483	56,230	66,324
4	Exceptional item (net of tax expense)	-	-	-	-	-
5	Profit from ordinary activities before tax (3+4)	15,024	12,472	10,483	56,230	66,324
6	Tax expense	4,924	4,071	3,756	18,685	22,928
7	<b>Net profit after tax before share of profit / (loss) of associates / joint ventures for the period (5-6)</b>	<b>10,100</b>	<b>8,401</b>	<b>6,727</b>	<b>37,545</b>	<b>43,396</b>
8	Share of Profit / (loss) of associates / joint ventures (net)	82	71	48	314	160
9	<b>Net Profit / (Loss) after taxes and share of profit / (loss) of associates / joint ventures (7 + 8)</b>	<b>10,182</b>	<b>8,472</b>	<b>6,775</b>	<b>37,859</b>	<b>43,556</b>
10	Other comprehensive income, net of tax	(24)	27	(7)	22	(28)
11	<b>Total Comprehensive Income for the period (9+10)</b>	<b>10,158</b>	<b>8,499</b>	<b>6,768</b>	<b>37,881</b>	<b>43,528</b>
12	Paid-up equity share capital	33,954	33,942	33,930	33,954	33,930
13	Reserves and surplus (excluding revaluation reserves)				5,38,643	5,00,182
14	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS					
	- Before extraordinary items	3.00	2.50	2.00	11.15	12.96
	- After extraordinary items	3.00	2.50	2.00	11.15	12.96
	b) Diluted EPS					
	- Before extraordinary items	3.00	2.50	2.00	11.15	12.96
	- After extraordinary items	3.00	2.50	2.00	11.15	12.96

\* Not annualised, except year end Basic and Diluted EPS



3/12

**Notes:**

- 1 The audited consolidated financial statement for the year ended March 31, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 4, 2017. The statutory auditors have expressed an unmodified audit opinion. The consolidated financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- 2 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.
- 3 The Group has adopted the Ind AS on April 1, 2016 with the transition date as April 1, 2015 and the adoption was 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. The transition was carried out from the Indian Accounting Principles generally accepted in India as prescribed under Sec. 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGGAP), which was the previous Indian GAAP.
- 4 Financial statement of certain joint ventures were consolidated on line by line basis / proportionate basis under previous IGAAP have been consolidated using equity accounting in accordance with the applicable Ind AS.
- 5 During the quarter and year ended March 31, 2017, the paid up and subscribed equity capital has gone up by Rs.11.83 lakh and Rs.23.16 lakh respectively due to allotment of 1,18,316 shares and 2,31,581 shares respectively pursuant to exercise of stock options by eligible employees under ESOP 2009.
- 6 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 the quarter / year may not be representative of the profit / (loss) for the period.
- 7 The Board of Directors of the Company have recommended dividend of Rs.2 per share (20% of face value of equity shares) for the financial year 2016-17. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 8 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 9 Pursuant to Listing Regulations, the Company has opted to publish consolidated financial results. The standalone financial results for the year ended March 31, 2017 are summarised 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.

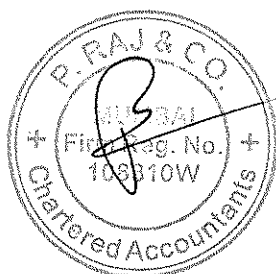
(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Total revenue (including other income)	24,732	22,460	24,817	94,908	1,34,914
Profit before tax	12,781	10,597	14,208	47,612	68,073
Profit after tax	8,588	7,222	11,775	32,064	49,759

10 Reconciliation of Consolidated Statement of Profit and Loss as reported under previous IGAAP to Ind AS:

(Rs. in Lakh)

Particulars	Quarter Ended	Year Ended
	31/03/2016	31/03/2016
	Audited (Refer note 2)	Audited
<b>Net Profit under Previous IGAAP</b>	<b>6,455</b>	<b>42,591</b>
<b>Adjustments</b>		
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)	(4)	(23)
Impact due to straight lining of lease rentals (Ind AS 17)	170	170
Fair valuation of financial instruments and amortization (Ind AS 109)	137	564
Amortisation of guarantee liability (Ind AS 109)	67	292
Actuarial Gain or (Loss) (Ind AS 19)	11	42
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(61)	(80)
Others	0	0
<b>Net Profit under Ind AS</b>	<b>6,775</b>	<b>43,556</b>



11 Reconciliation of Consolidated Statement of Equity as reported under previous IGAAP to Ind AS:

4/12

Particulars	(Rs. in Lakh)	
	As at 31/03/2016	Audited
<b>Equity under Previous IGAAP</b>		<b>5,30,428</b>
<b>Adjustments</b>		
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)		69
Impact due to straight lining of lease rentals (Ind AS 17)		953
Fair valuation of financial instruments and amortization (Ind AS 109)		2,291
Amortisation of guarantee liability (Ind AS 109)		701
Deferred Tax Assets / (Liabilities) (Ind AS 12)		(333)
Others		3
<b>Equity under Ind AS</b>		<b>5,34,112</b>

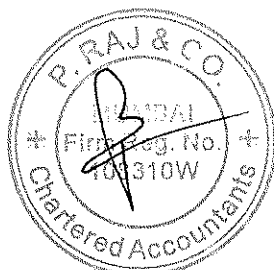
12 Audited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the Year Ended March 31, 2017:

Particulars	Quarter Ended			Year Ended	
	31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	25,571	21,760	19,736	98,699	1,28,778
(b) Hospitality	3,385	3,457	3,275	12,675	12,837
Total Segment Revenue	28,956	25,217	23,011	1,11,374	1,41,615
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	28,956	25,217	23,011	1,11,374	1,41,615
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	13,226	10,664	8,965	50,229	61,551
(b) Hospitality	830	867	629	2,410	2,201
Total Segment Results	14,056	11,531	9,594	52,639	63,752
Add/(Less):					
i) Interest and finance charges	(144)	(149)	(181)	(557)	(683)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,112	1,090	1,070	4,148	3,255
<b>Profit before tax</b>	<b>15,024</b>	<b>12,472</b>	<b>10,483</b>	<b>56,230</b>	<b>66,324</b>
Segment Assets					
(a) Real estate	6,03,299	5,79,834	5,43,552	6,03,299	5,43,552
(b) Hospitality	23,548	24,443	25,320	23,548	25,320
Total segment assets	6,26,847	6,04,277	5,68,872	6,26,847	5,68,872
Add: Unallocated assets (1)	2,18,568	2,20,707	1,79,503	2,18,568	1,79,503
<b>Total Assets</b>	<b>8,45,415</b>	<b>8,24,984</b>	<b>7,48,375</b>	<b>8,45,415</b>	<b>7,48,375</b>
Segment Liabilities					
(a) Real estate	2,69,925	2,57,074	2,10,965	2,69,925	2,10,965
(b) Hospitality	2,891	3,122	3,294	2,891	3,294
Total segment liability	2,72,816	2,60,196	2,14,259	2,72,816	2,14,259
Add: Unallocated liabilities	2	2	4	2	4
<b>Total Liabilities</b>	<b>2,72,818</b>	<b>2,60,198</b>	<b>2,14,263</b>	<b>2,72,818</b>	<b>2,14,263</b>

(1) Unallocated assets majorly includes corporate investments, MAT credit entitlement and property, plant and equipment Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the Chairman and Managing Director / Chief Operating Decision Maker evaluates the Company's performance based on an analysis of various performance indicators by business segment. Accordingly information has been presented along these segments. The accounting principles used in the preparation of the financial statement are consistently applied in individual segment to prepare segment reporting.

For and on behalf of the Board

Mumbai, May 4, 2017



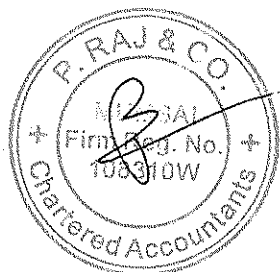
Vikas Oberoi  
Chairman & Managing Director

**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**

Particulars	(Rs. in Lakh)	
	As at 31/03/2017 Audited	As at 31/03/2016 Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, Plant and Equipment	22,751	24,400
b) Capital work-in-progress	10,951	4,876
c) Investment Property	71,537	73,043
d) Other Intangible assets	207	258
e) Financial Assets		
i) Investments	1,60,178	1,37,665
f) Non-current tax assets (net)	9,974	10,295
g) Other non-current assets	14,311	14,009
	<b>2,89,909</b>	<b>2,64,546</b>
<b>II) Current assets</b>		
a) Inventories	3,76,637	3,33,924
b) Financial Assets		
i) Investments	22,252	7,446
ii) Trade receivables	10,579	11,224
iii) Cash and cash equivalents	21,348	21,137
iv) Bank balances other than (iii) above	13,819	10,049
v) Loans	13,370	6,905
c) Current tax assets (net)	1,784	1,908
d) Other current assets	95,716	91,237
	<b>5,55,505</b>	<b>4,83,830</b>
<b>Total Assets (I+II)</b>	<b>8,45,414</b>	<b>7,48,376</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity Share capital	33,954	33,930
b) Other Equity	5,38,643	5,00,182
	<b>5,72,597</b>	<b>5,34,112</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial Liabilities		
i) Borrowings	74,938	34,943
ii) Trade payables	713	375
iii) Other financial liabilities	6	338
b) Provisions	171	137
c) Other non-current liabilities	7,101	4,624
	<b>82,929</b>	<b>40,417</b>
<b>ii) Current liabilities</b>		
a) Financial Liabilities		
i) Borrowings	8,908	10,708
ii) Trade payables	5,410	4,246
iii) Other financial liabilities	3,443	2,087
b) Other current liabilities	1,71,926	1,56,516
c) Provisions	201	290
	<b>1,89,888</b>	<b>1,73,847</b>
<b>Total Liabilities (i+ii)</b>	<b>2,72,817</b>	<b>2,14,264</b>
<b>Total Equity and Liabilities (I+II)</b>	<b>8,45,414</b>	<b>7,48,376</b>

Mumbai, May 4, 2017



For and on behalf of the Board

  
Vikas Oberoi  
Chairman & Managing Director