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

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2017

(Rs. in Lakh, except per share data)


No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2017	30/06/2017	30/09/2016	30/09/2017	30/09/2016	31/03/2017
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	30,352	26,074	25,202	56,426	57,203	1,11,374
	b. Other income	497	958	1,240	1,455	2,236	4,730
	Total income (a+b)	30,849	27,032	26,442	57,881	59,439	1,16,104
2	Expenses						
	a. Operating costs	18,799	17,442	19,634	36,241	47,191	87,826
	b. Changes in inventories	(7,730)	(7,668)	(9,294)	(15,398)	(24,437)	(44,121)
	c. Excise duty	-	3	4	3	7	12
	d. Employee benefits expense	1,851	1,801	1,278	3,652	2,991	6,416
	e. Finance cost	162	156	126	318	264	557
	f. Depreciation and amortisation	1,275	1,237	1,244	2,512	2,476	4,950
	g. Other expenses	1,056	943	999	1,999	2,213	4,234
	Total expenses (a+b+c+d+e+f+g)	15,413	13,914	13,991	29,327	30,705	59,874
3	Profit before share of profit / (loss) of associates / joint ventures (net) and exceptional items (1-2)	15,436	13,118	12,451	28,554	28,734	56,230
4	Share of profit / (loss) of associates / joint ventures (net)	87	73	65	160	161	314
5	Profit before exceptional items and tax (3+4)	15,523	13,191	12,516	28,714	28,895	56,544
6	Exceptional item (net of tax expense)	-	-	-	-	-	-
7	Profit before tax (5+6)	15,523	13,191	12,516	28,714	28,895	56,544
8	Tax expense						
	1. Current tax	5,245	4,143	4,212	9,388	9,733	18,678
	2. Deferred tax	(154)	(89)	(47)	(243)	(43)	7
9	Net profit for the period (7-8)	10,432	9,137	8,351	19,569	19,205	37,859
10	Other comprehensive income						
	1. Items that will not be reclassified to profit or loss	60	(24)	41	36	30	34
	2. Income tax relating to items that will not be reclassified to profit or loss	(21)	8	(14)	(13)	(10)	(12)
11	Total comprehensive income for the period (9+10)**	10,471	9,121	8,378	19,592	19,225	37,881
12	Paid-up equity share capital (Face value of Rs.10 each)	33,960	33,960	33,938	33,960	33,938	33,954
13	Reserves and surplus (excluding revaluation reserves)						5,38,643
14	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	3.07	2.69	2.46	5.76	5.66	11.15
	b) Diluted EPS	3.07	2.69	2.46	5.76	5.66	11.15

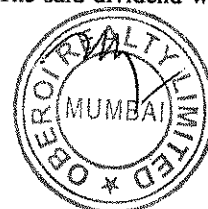
* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to owner of the parent.

Notes:

- The Unaudited Consolidated Financial Results for the quarter ended September 30, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 16, 2017 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Unaudited Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- Since the nature of the real estate business of the Company is such that profit / (loss) does not necessarily accrue evenly over the period, the result of the quarter may not be representative of the profit / (loss) for the period.
- During the quarter, the Company paid the dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2016-2017 declared by the members of the Company at the AGM held on September 19, 2017. The said dividend was proposed by the Board of Directors of the Company in the meeting held on May 4, 2017.

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- 4 The comparative financial results and other financial information of the Company as included in the Statement for the corresponding quarter and six months period ended September 30, 2016 and three months period ended June 30, 2017 were reviewed by the predecessor auditor who expressed an unmodified conclusion on those financial results on October 21, 2016 and July 28, 2017 respectively. The financial results and other financial information of the Company for the year ended March 31, 2017, as included in the Statement, were audited by predecessor auditor who expressed an unmodified opinion on the financial statements for the year then ended, on May 4, 2017.
- 5 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 6 The standalone financial results for the quarter and half year ended September 30, 2017 are summarised below and detailed financial results are available on the Company's website www.oberoirealty.com and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2017	30/06/2017	30/09/2016	30/09/2017	30/09/2016	31/03/2017
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	32,322	21,424	21,154	53,746	47,718	94,908
Profit before tax	19,902	10,703	10,462	30,605	24,236	47,612
Profit after tax	15,596	7,306	7,032	22,902	16,256	32,064

7 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the quarter and half year ended September 30, 2017:

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2017	30/06/2017	30/09/2016	30/09/2017	30/09/2016	31/03/2017
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	27,430	23,069	22,251	50,499	51,371	98,699
(b) Hospitality	2,922	3,005	2,951	5,927	5,832	12,675
Total Segment Revenue	30,352	26,074	25,202	56,426	57,203	1,11,374
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	30,352	26,074	25,202	56,426	57,203	1,11,374
Segment Results						
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)						
(a) Real estate	14,827	11,923	11,150	26,750	26,340	50,229
(b) Hospitality	432	546	352	978	713	2,410
Total Segment Results	15,259	12,469	11,502	27,728	27,053	52,639
Add/(Less):						
i) Interest and finance charges	(162)	(156)	(126)	(318)	(264)	(557)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	339	805	1,075	1,144	1,945	4,148
Profit before tax	15,436	13,118	12,451	28,554	28,734	56,230
Segment Assets						
(a) Real estate	6,44,949	6,25,826	5,67,456	6,44,949	5,67,456	6,03,299
(b) Hospitality	21,132	22,176	24,750	21,132	24,750	23,548
Total segment assets	6,66,081	6,48,002	5,92,206	6,66,081	5,92,206	6,26,847
Add: Unallocated assets (1)	2,32,343	2,16,034	2,11,198	2,32,343	2,11,198	2,18,567
Total Assets	8,98,424	8,64,036	8,03,404	8,98,424	8,03,404	8,45,414
Segment Liabilities						
(a) Real estate	3,10,632	2,79,280	2,46,404	3,10,632	2,46,404	2,69,924
(b) Hospitality	2,979	2,864	3,461	2,979	3,461	2,891
Total segment liability	3,13,611	2,82,144	2,49,865	3,13,611	2,49,865	2,72,815
Add: Unallocated liabilities	626	2	2	626	2	2
Total Liabilities	3,14,237	2,82,146	2,49,867	3,14,237	2,49,867	2,72,817

(1) Unallocated assets majorly includes corporate investments, MAT credit entitlement and property, plant and equipment.

For and on behalf of the Board

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S R B O & CO LLP
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[Signature]
Vikas Oberoi
Chairman & Managing Director

Mumbai, October 16, 2017

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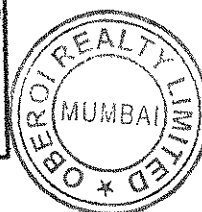
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Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2017

(Rs. in Lakh)

Particulars	As at 30/09/2017	As at 31/03/2017
	Unaudited	Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	21,521	22,751
b) Investment property	77,228	71,537
c) Intangible assets	185	207
d) Capital work in progress (PPE / investment properties / Intangible assets)	8,850	10,951
e) Financial assets		
i) Investments	2,11,110	1,60,178
f) Deferred tax assets (net)	10,204	9,974
g) Other non-current assets	13,998	14,311
	3,43,096	2,89,909
II) Current assets		
a) Inventories	3,90,950	3,76,637
b) Financial assets		
i) Investments	4,410	22,252
ii) Trade receivables	33,627	10,579
iii) Cash and cash equivalents	2,833	21,348
iv) Bank balances other than (iii) above	4,102	13,819
v) Loans	14,396	13,370
c) Current tax assets (net)	1,812	1,784
d) Other current assets	1,03,198	95,716
	5,55,328	5,55,505
TOTAL ASSETS (I+II)	8,98,424	8,45,414
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	33,960	33,954
b) Other equity	5,50,227	5,38,643
	5,84,187	5,72,597
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	74,947	74,938
ii) Trade payables	1,259	713
iii) Other financial liabilities	46	6
b) Provisions	177	171
c) Other non-current liabilities	7,497	7,101
	83,926	82,929
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	33,789	8,908
ii) Trade payables	3,119	5,410
iii) Other financial liabilities	3,244	3,443
b) Other current liabilities	1,89,466	1,71,926
c) Current tax liabilities (net)	622	-
d) Provisions	71	201
	2,30,311	1,89,888
TOTAL LIABILITIES (i+ii)	3,14,237	2,72,817
TOTAL EQUITY AND LIABILITIES (I+II)	8,98,424	8,45,414

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For and on behalf of the Board


Vikas Oberoi
Chairman & Managing Director