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

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


(Rs. in Lakh, except per share data)

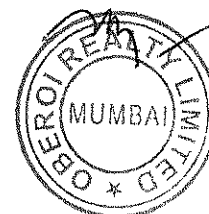
No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2017	30/06/2017	30/09/2016	30/09/2017	30/09/2016	31/03/2017
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	24,715	20,219	19,491	44,934	44,791	89,071
	b. Other income	7,607	1,205	1,663	8,812	2,927	5,837
	Total income (a+b)	32,322	21,424	21,154	53,746	47,718	94,908
2	Expenses						
	a. Operating costs	9,063	9,311	9,625	18,374	26,399	49,978
	b. Changes in inventories	(316)	(2,099)	(1,857)	(2,415)	(9,474)	(15,979)
	c. Excise duty	-	3	4	3	7	12
	d. Employee benefits expense	1,624	1,585	1,058	3,209	2,571	5,562
	e. Finance cost	60	66	40	126	89	217
	f. Depreciation and amortisation	1,041	1,041	1,062	2,082	2,116	4,200
	g. Other expenses	948	814	760	1,762	1,774	3,306
	Total expenses (a+b+c+d+e+f+g)	12,420	10,721	10,692	23,141	23,482	47,296
3	Profit before exceptional items and tax (1-2)	19,902	10,703	10,462	30,605	24,236	47,612
4	Exceptional item (net of tax expense)	-	-	-	-	-	-
5	Profit before tax (3+4)	19,902	10,703	10,462	30,605	24,236	47,612
6	Tax expense						
	1. Current tax	4,410	3,448	3,464	7,858	8,015	15,501
	2. Deferred tax	(104)	(51)	(34)	(155)	(35)	47
7	Net profit for the period (5-6)	15,596	7,306	7,032	22,902	16,256	32,064
8	Other comprehensive income						
	1. Items that will not be reclassified to profit or loss	49	(20)	28	29	26	32
	2. Income tax relating to items that will not be reclassified to profit or loss	(17)	7	(10)	(10)	(9)	(11)
9	Total comprehensive income for the period (7+8)	15,628	7,293	7,050	22,921	16,273	32,085
10	Paid-up equity share capital (Face value of Rs.10 each)	33,960	33,960	33,938	33,960	33,938	33,954
11	Reserves and surplus (excluding revaluation reserves)						3,77,060
12	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	4.59	2.15	2.07	6.74	4.79	9.45
	b) Diluted EPS	4.59	2.15	2.07	6.74	4.79	9.45

* Not annualised, except year end Basic and Diluted EPS

Notes:

- The Unaudited Standalone 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 Standalone 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.

SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI

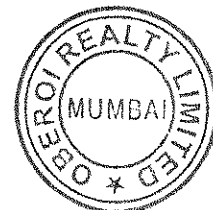


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4. The comparative financial results and other financial information of the Company as included in the Statement for the corresponding quarter and six months period ended September 30, 2016 and three months period ended June 30, 2017 were reviewed 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. Unaudited Standalone 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	21,793	17,214	16,540	39,007	38,959	76,396
(b) Hospitality	2,922	3,005	2,951	5,927	5,832	12,675
Total Segment Revenue	24,715	20,219	19,491	44,934	44,791	89,071
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	24,715	20,219	19,491	44,934	44,791	89,071
Segment Results						
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)						
(a) Real estate	12,069	9,160	8,631	21,229	20,947	40,096
(b) Hospitality	428	541	347	969	702	2,389
Total Segment Results	12,497	9,701	8,978	22,198	21,649	42,485
Add/(Less):						
i) Interest and finance charges	(60)	(66)	(40)	(126)	(89)	(217)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	7,465	1,068	1,524	8,533	2,676	5,344
Profit before tax	19,902	10,703	10,462	30,605	24,236	47,612
Segment Assets						
(a) Real estate	3,90,069	3,76,606	3,38,126	3,90,069	3,38,126	3,55,584
(b) Hospitality	21,132	22,176	24,750	21,132	24,750	23,548
Total segment assets	4,11,201	3,98,782	3,62,876	4,11,201	3,62,876	3,79,132
Add: Unallocated assets (1)	78,741	78,852	1,02,990	78,741	1,02,990	86,773
Total Assets	4,89,942	4,77,634	4,65,866	4,89,942	4,65,866	4,65,905
Segment Liabilities						
(a) Real estate	56,926	53,951	65,169	56,926	65,169	49,602
(b) Hospitality	2,979	2,865	3,462	2,979	3,462	2,892
Total segment liability	59,905	56,816	68,631	59,905	68,631	52,494
Add: Unallocated liabilities (2)	2,721	2,337	2,437	2,721	2,437	2,397
Total Liabilities	62,626	59,153	71,068	62,626	71,068	54,891

- (1) Unallocated assets majorly includes corporate investments and property, plant and equipment
(2) Unallocated liabilities includes deferred tax liabilities

Mumbai, October 16, 2017



For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director


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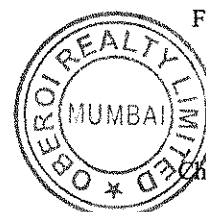
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Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2017

Particulars	(Rs. in Lakh)	
	As at 30/09/2017 Unaudited	As at 31/03/2017 Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	20,477	21,635
b) Investment property	58,976	59,748
c) Intangible assets	183	203
d) Capital work in progress (PPE / investment properties / Intangible assets)	660	679
e) Financial assets		
i) Investments	74,248	61,693
f) Other non-current assets	13,304	13,377
	1,67,848	1,57,335
II) Current assets		
a) Inventories	1,07,399	1,05,521
b) Financial assets		
i) Investments	774	7,859
ii) Trade receivables	12,419	2,739
iii) Cash and cash equivalents	1,172	14,118
iv) Bank balances other than (iii) above	2,303	8,232
v) Loans	1,56,607	1,31,949
c) Current tax assets (net)	571	98
d) Other current assets	40,849	38,054
	3,22,094	3,08,570
TOTAL ASSETS (I+II)	4,89,942	4,65,905
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	33,960	33,954
b) Other equity	3,93,356	3,77,060
	4,27,316	4,11,014
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Trade payables	689	360
ii) Other financial liabilities	813	916
b) Provisions	136	136
c) Deferred tax liabilities (net)	2,249	2,393
d) Other non-current liabilities	3,587	3,664
	7,474	7,469
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	27,453	9,950
ii) Trade payables	2,290	3,041
iii) Other financial liabilities	771	943
b) Other current liabilities	24,117	33,337
c) Current tax liabilities (net)	467	-
d) Provisions	54	151
	55,152	47,422
TOTAL LIABILITIES (i+ii)	62,626	54,891
TOTAL EQUITY AND LIABILITIES (I+II)	4,89,942	4,65,905

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MUMBAI**



For and on behalf of the Board


Vikas Oberoi
Chairman & Managing Director

Mumbai, October 16, 2017