


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, 2018

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year ended	
		31/03/2018	31/12/2017	31/03/2017	31/03/2018	31/03/2017
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	34,497	35,620	28,956	1,26,543	1,11,374
	b. Other income	787	416	1,277	2,658	4,760
	Total income (a+b)	35,284	36,036	30,233	1,29,201	1,16,134
2	Expenses					
	a. Operating costs	32,178	28,096	22,335	95,035	85,971
	b. Changes in inventories	(18,983)	(14,944)	(11,561)	(48,248)	(43,098)
	c. Excise duty	-	-	3	3	12
	d. Employee benefits expense	1,568	1,495	1,698	6,715	6,416
	e. Finance cost	188	180	144	686	557
	f. Depreciation and amortisation	1,175	1,220	1,226	4,907	4,950
	g. Other expenses	1,399	1,711	1,364	5,512	5,096
	Total expenses (a+b+c+d+e+f+g)	17,525	17,758	15,209	64,610	59,904
3	Profit before share of profit / (loss) of associates / joint ventures (net) and exceptional items (1-2)	17,759	18,278	15,024	64,591	56,230
4	Share of profit / (loss) of associates / joint ventures (net)	107	95	82	362	314
5	Profit before exceptional items and tax (3+4)	17,866	18,373	15,106	64,953	56,544
6	Exceptional item (net of tax expense)	-	-	-	-	-
7	Profit before tax (5+6)	17,866	18,373	15,106	64,953	56,544
8	Tax expense					
	1. Current tax	6,244	6,460	4,922	22,092	18,678
	2. Deferred tax	(2,670)	(106)	2	(3,019)	7
9	Net profit for the period (7-8)	14,292	12,019	10,182	45,880	37,859
10	Other comprehensive income					
	1. Items that will not be reclassified to profit or loss	25	116	(37)	177	34
	2. Income tax relating to items that will not be reclassified to profit or loss	(6)	(39)	13	(58)	(12)
11	Total comprehensive income for the period (9+10)**	14,311	12,096	10,158	45,999	37,881
12	Paid-up equity share capital (Face value of Rs.10 each)	33,960	33,960	33,954	33,960	33,954
13	Reserves and surplus (excluding revaluation reserves)				5,75,277	5,38,643
14	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	4.21	3.54	3.00	13.51	11.15
	b) Diluted EPS	4.21	3.54	3.00	13.51	11.15

* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to owner of the parent.



SIGNED FOR IDENTIFICATION
BY

SRBC & CO LLP
MUMBAI

Notes:

- 1 The Audited Consolidated Financial Results for the year ended March 31, 2018 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 24, 2018. The Statutory Auditors have expressed an unmodified audit opinion. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 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 During the year ended March 31, 2018, the paid up and subscribed equity capital has gone up by Rs.6.68 lakh due to allotment of 66,811 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) does not necessarily accrue evenly over the period, the result of the quarter may not be representative of the profit / (loss) for the period.
- 5 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 2017-18. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 6 The comparative financial results and other financial information of the Company for the quarter and year ended March 31, 2017, as included in the result, were audited by predecessor auditor who expressed an unmodified opinion on the financial results for the year then ended, on May 4, 2017.
- 7 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 8 The standalone financial results for the year ended March 31, 2018 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.

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2018	31/12/2017	31/03/2017	31/03/2018	31/03/2017
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Total revenue (including other income)	27,300	27,288	24,743	1,08,334	94,919
Profit before tax	14,360	14,128	12,781	59,093	47,612
Profit after tax	9,534	9,281	8,588	41,716	32,064



9 Audited Consolidated Segment wise Revenue, Results, Assets and Liabilities for year ended March 31, 2018:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2018	31/12/2017	31/03/2017	31/03/2018	31/03/2017
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	31,094	32,083	25,570	1,13,675	98,699
(b) Hospitality	3,403	3,537	3,386	12,868	12,675
Total Segment Revenue	34,497	35,620	28,956	1,26,543	1,11,374
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	34,497	35,620	28,956	1,26,543	1,11,374
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	16,809	17,452	13,226	61,011	50,229
(b) Hospitality	594	866	830	2,438	2,410
Total Segment Results	17,403	18,318	14,056	63,449	52,639
Add/(Less):					
i) Interest and finance charges	(188)	(180)	(144)	(686)	(557)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	544	140	1,112	1,828	4,148
Profit before tax	17,759	18,278	15,024	64,591	56,230
Segment Assets					
(a) Real estate	7,37,554	7,15,747	6,03,298	7,37,554	6,03,298
(b) Hospitality	20,823	21,030	23,548	20,823	23,548
Total segment assets	7,58,377	7,36,777	6,26,846	7,58,377	6,26,846
Add: Unallocated assets (1)	2,64,096	2,52,577	2,21,701	2,64,096	2,21,701
Total Assets	10,22,473	9,89,354	8,48,547	10,22,473	8,48,547
Segment Liabilities					
(a) Real estate	4,05,840	3,89,567	2,69,924	4,05,840	2,69,924
(b) Hospitality	3,306	5,845	2,891	3,306	2,891
Total segment liability	4,09,146	3,95,412	2,72,815	4,09,146	2,72,815
Add: Unallocated liabilities (2)	4,090	2,615	3,135	4,090	3,135
Total Liabilities	4,13,236	3,98,027	2,75,950	4,13,236	2,75,950

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

(2) Unallocated liabilities includes deferred tax liabilities.

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, April 24, 2018




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Audited Consolidated Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 31/03/2018	As at 31/03/2017
	Audited	Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipments	20,624	22,751
b) Capital work in progress	11,245	10,904
c) Investment properties	76,773	71,537
d) Intangible assets	237	207
e) Intangible assets under development	19	47
f) Financial assets		
i) Investments	2,40,655	1,60,178
ii) Other financial assets	411	588
g) Deferred tax assets (net)	14,579	12,579
h) Other non-current assets	14,616	14,310
	3,79,159	2,93,101
II) Current assets		
a) Inventories	4,24,673	3,76,637
b) Financial assets		
i) Investments	1,349	22,252
ii) Trade receivables	18,131	10,579
iii) Cash and cash equivalents	8,106	9,331
iv) Bank balances other than (iii) above	3,566	25,248
v) Loans	15,734	13,370
vi) Other financial assets	233	253
c) Current tax assets (net)	1,864	2,313
d) Other current assets	1,69,658	95,463
	6,43,314	5,55,446
TOTAL ASSETS (I+II)	10,22,473	8,48,547
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	33,960	33,954
b) Other equity	5,75,277	5,38,643
	6,09,237	5,72,597
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	67,864	74,938
ii) Trade payables	1,464	659
iii) Other financial liabilities	8,451	6,405
b) Provisions	166	171
c) Deferred tax liabilities (Net)	3,705	2,605
d) Other non-current liabilities	1,446	756
	83,096	85,534
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	26,586	11,927
ii) Trade payables	13,080	4,687
iii) Other financial liabilities	96,556	15,594
b) Other current liabilities	1,93,493	1,57,478
c) Provisions	43	201
d) Current tax liabilities (net)	382	529
	3,30,140	1,90,416
TOTAL LIABILITIES (i+ii)	4,13,236	2,75,950
TOTAL EQUITY AND LIABILITIES (I+II)	10,22,473	8,48,547

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S R B C & CO LLP
Mumbai, April 24, 2018



For and on behalf of the Board


Vikas Oberoi
Chairman & Managing Director