



**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 Standalone 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	26,137	26,351	23,404	97,422	89,071
	b. Other income	1,163	937	1,339	10,912	5,848
	<b>Total income (a+b)</b>	<b>27,300</b>	<b>27,288</b>	<b>24,743</b>	<b>1,08,334</b>	<b>94,919</b>
2	Expenses					
	a. Operating costs	11,589	11,448	11,917	40,537	49,030
	b. Changes in inventories	(2,052)	(2,047)	(3,459)	(5,977)	(15,719)
	c. Excise duty	-	-	3	3	12
	d. Employee benefits expense	1,333	1,257	1,480	5,799	5,562
	e. Finance cost	71	60	61	257	217
	f. Depreciation and amortisation	920	962	1,027	3,964	4,200
	g. Other expenses	1,079	1,480	933	4,658	4,005
	<b>Total expenses (a+b+c+d+e+f+g)</b>	<b>12,940</b>	<b>13,160</b>	<b>11,962</b>	<b>49,241</b>	<b>47,307</b>
3	Profit before exceptional items and tax (1-2)	14,360	14,128	12,781	59,093	47,612
4	Exceptional item (net of tax expense)	-	-	-	-	-
5	Profit before tax (3+4)	14,360	14,128	12,781	59,093	47,612
6	Tax expense					
	1. Current tax	4,813	4,916	4,178	17,588	15,501
	2. Deferred tax	13	(69)	15	(211)	47
7	<b>Net profit for the period (5-6)</b>	<b>9,534</b>	<b>9,281</b>	<b>8,588</b>	<b>41,716</b>	<b>32,064</b>
8	Other comprehensive income					
	1. Items that will not be reclassified to profit or loss	18	74	(39)	121	31
	2. Income tax relating to items that will not be reclassified to profit or loss	(8)	(25)	13	(42)	(10)
9	<b>Total comprehensive income for the period (7+8)</b>	<b>9,544</b>	<b>9,330</b>	<b>8,562</b>	<b>41,795</b>	<b>32,085</b>
10	Paid-up equity share capital (Face value of Rs.10 each)	33,960	33,960	33,954	33,960	33,954
11	Reserves and surplus (excluding revaluation reserves)				4,12,230	3,77,060
12	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	2.81	2.73	2.53	12.28	9.45
	b) Diluted EPS	2.81	2.73	2.53	12.28	9.45

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



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**Notes:**

- 1 The Audited Standalone 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 Audited Standalone 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 Audited Standalone Segment wise Revenue, Results, Assets and Liabilities for the 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	22,733	22,814	20,018	84,554	76,396
(b) Hospitality	3,404	3,537	3,386	12,868	12,675
Total Segment Revenue	26,137	26,351	23,404	97,422	89,071
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	26,137	26,351	23,404	97,422	89,071
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	12,865	12,654	10,800	46,748	40,096
(b) Hospitality	583	856	825	2,409	2,389
Total Segment Results	13,448	13,510	11,625	49,157	42,485
Add/(Less):					
i) Interest and finance charges	(71)	(60)	(61)	(257)	(217)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	983	678	1,217	10,193	5,344
<b>Profit before tax</b>	<b>14,360</b>	<b>14,128</b>	<b>12,781</b>	<b>59,093</b>	<b>47,612</b>
Segment Assets					
(a) Real estate	4,78,999	4,66,051	3,55,584	4,78,999	3,55,584
(b) Hospitality	20,823	21,030	23,548	20,823	23,548
Total segment assets	4,99,822	4,87,081	3,79,132	4,99,822	3,79,132
Add: Unallocated assets (1)	80,655	81,505	87,266	80,655	87,266
<b>Total Assets</b>	<b>5,80,477</b>	<b>5,68,586</b>	<b>4,66,398</b>	<b>5,80,477</b>	<b>4,66,398</b>
Segment Liabilities					
(a) Real estate	1,28,512	1,26,304	49,602	1,28,512	49,602
(b) Hospitality	3,312	3,369	2,892	3,312	2,892
Total segment liability	1,31,824	1,29,673	52,494	1,31,824	52,494
Add: Unallocated liabilities (2)	2,463	2,267	2,890	2,463	2,890
<b>Total Liabilities</b>	<b>1,34,287</b>	<b>1,31,940</b>	<b>55,384</b>	<b>1,34,287</b>	<b>55,384</b>

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

(2) Unallocated liabilities includes deferred tax liabilities.

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BY  
  
Mumbai, April 24, 2018  
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For and on behalf of the Board

  
Vikas Oberoi  
Chairman & Managing Director

  
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Audited Standalone Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 31/03/2018	As at 31/03/2017
	Audited	Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipments	19,624	21,635
b) Capital work in progress	702	631
c) Investment properties	58,233	59,748
d) Intangible assets	236	203
e) Intangible assets under development	19	47
f) Financial assets		
i) Investments	77,472	61,693
ii) Other financial assets	136	460
g) Other non-current assets	13,540	13,376
	<b>1,69,962</b>	<b>1,57,793</b>
<b>II) Current assets</b>		
a) Inventories	1,11,448	1,05,521
b) Financial assets		
i) Investments	-	7,859
ii) Trade receivables	7,955	2,739
iii) Cash and cash equivalents	2,845	4,797
iv) Bank balances other than (iii) above	1,972	17,094
v) Loans	1,85,840	1,31,949
vi) Other financial assets	223	43
c) Current tax assets (net)	514	592
d) Other current assets	99,718	38,011
	<b>4,10,515</b>	<b>3,08,605</b>
<b>TOTAL ASSETS (I+II)</b>	<b>5,80,477</b>	<b>4,66,398</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	33,960	33,954
b) Other equity	4,12,230	3,77,060
	<b>4,46,190</b>	<b>4,11,014</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	67,864	-
ii) Trade payables	1,094	360
iii) Other financial liabilities	4,870	4,260
b) Provisions	135	136
c) Deferred tax liabilities (net)	2,225	2,393
d) Other non-current liabilities	356	320
	<b>76,544</b>	<b>7,469</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	19,623	9,950
ii) Trade payables	5,105	2,846
iii) Other financial liabilities	12,723	10,078
b) Other current liabilities	20,017	24,396
c) Provisions	40	151
d) Current tax liabilities (net)	235	494
	<b>57,743</b>	<b>47,915</b>
<b>TOTAL LIABILITIES (i+ii)</b>	<b>1,34,287</b>	<b>55,384</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>5,80,477</b>	<b>4,66,398</b>

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Mumbai, April 24, 2018



For and on behalf of the Board



Vikas Oberoi  
Chairman & Managing Director