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**OBEROI**  
**R E A L T Y**  
**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@oberoi Realty.com, Website: www.oberoi Realty.com,  
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Standalone Financial Results for the Year Ended March 31, 2019


(Rs. in Lakh, except per share data)

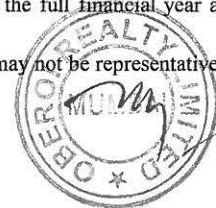
No	Particulars	Quarter ended			Year ended	
		31/03/2019	31/12/2018	31/03/2018	31/03/2019	31/03/2018
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	18,014	14,980	26,137	1,02,866	97,422
	b. Other income	1,411	1,642	1,163	12,963	10,912
	<b>Total income (a+b)</b>	<b>19,425</b>	<b>16,622</b>	<b>27,300</b>	<b>1,15,829</b>	<b>1,08,334</b>
2	Expenses					
	a. Operating costs	8,220	5,467	11,379	31,137	40,900
	b. Changes in inventories	(1,904)	(1,522)	(1,840)	2,413	(6,340)
	c. Excise duty	-	-	-	-	3
	d. Employee benefits expense	1,531	1,455	1,333	6,216	5,799
	e. Finance cost	273	367	71	1,454	257
	f. Depreciation and amortisation	752	781	920	3,152	3,964
	g. Other expenses	1,367	2,072	1,077	6,969	4,658
	<b>Total expenses (a+b+c+d+e+f+g)</b>	<b>10,239</b>	<b>8,620</b>	<b>12,940</b>	<b>51,341</b>	<b>49,241</b>
3	Profit before exceptional items and tax (1-2)	9,186	8,002	14,360	64,488	59,093
4	Exceptional item (net of tax expense)	-	-	-	-	-
5	Profit before tax (3+4)	9,186	8,002	14,360	64,488	59,093
6	Tax expense					
	1. Current tax	2,769	2,412	4,813	18,739	17,588
	2. Deferred tax	106	139	13	379	(211)
7	<b>Net profit for the period (5-6)</b>	<b>6,311</b>	<b>5,451</b>	<b>9,534</b>	<b>45,370</b>	<b>41,716</b>
8	Other comprehensive income					
	1. Items that will not be reclassified to profit or loss	14	13	18	77	121
	2. Income tax relating to items that will not be reclassified to profit or loss	(5)	(4)	(8)	(27)	(42)
9	<b>Total comprehensive income for the period (7+8)</b>	<b>6,320</b>	<b>5,460</b>	<b>9,544</b>	<b>45,420</b>	<b>41,795</b>
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	33,960	36,360	33,960
11	Reserves and surplus (excluding revaluation reserves)				5,67,213	4,12,230
12	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	1.74	1.50	2.81	12.66	12.28
	b) Diluted EPS	1.74	1.50	2.81	12.66	12.28

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

**Notes:**

- The Audited Standalone Financial Results for the year ended March 31, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 10, 2019. The Statutory Auditors have expressed an unmodified audit opinion. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
- The nature of the real estate business of the Company is such that the result of the quarter / year may not be representative of the profit / (loss) for the period.

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- 4 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 2018-19. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
  - 5 Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. Under the modified retrospective approach there were no adjustments required to the retained earnings at April 1, 2018. Also, the application of Ind AS 115 did not have any significant impact on recognition and measurement of revenue and related items in the financial results.
  - 6 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
  - 7 Audited Standalone Segment wise Revenue, Results, Assets and Liabilities for the year ended March 31, 2019:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2019	31/12/2018	31/03/2018	31/03/2019	31/03/2018
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	14,296	11,288	22,733	89,161	84,554
(b) Hospitality	3,718	3,692	3,404	13,705	12,868
Total Segment Revenue	18,014	14,980	26,137	1,02,866	97,422
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	18,014	14,980	26,137	1,02,866	97,422
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	6,961	6,434	12,865	50,360	46,748
(b) Hospitality	1,218	1,124	583	3,933	2,409
Total Segment Results	8,179	7,558	13,448	54,293	49,157
Add/(Less):					
i) Interest and finance charges	(273)	(367)	(71)	(1,454)	(257)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,280	811	983	11,649	10,193
<b>Profit before tax</b>	<b>9,186</b>	<b>8,002</b>	<b>14,360</b>	<b>64,488</b>	<b>59,093</b>
Segment Assets					
(a) Real estate	5,87,163	5,74,536	4,78,999	5,87,163	4,78,999
(b) Hospitality	20,403	20,615	20,823	20,403	20,823
Total segment assets	6,07,566	5,95,151	4,99,822	6,07,566	4,99,822
Add: Unallocated assets (1)	99,291	1,06,644	80,655	99,291	80,655
<b>Total Assets</b>	<b>7,06,857</b>	<b>7,01,795</b>	<b>5,80,477</b>	<b>7,06,857</b>	<b>5,80,477</b>
Segment Liabilities					
(a) Real estate	97,635	98,508	1,28,512	97,635	1,28,512
(b) Hospitality	3,304	3,493	3,312	3,304	3,312
Total segment liability	1,00,939	1,02,001	1,31,824	1,00,939	1,31,824
Add: Unallocated liabilities (2)	2,345	2,510	2,463	2,345	2,463
<b>Total Liabilities</b>	<b>1,03,284</b>	<b>1,04,511</b>	<b>1,34,287</b>	<b>1,03,284</b>	<b>1,34,287</b>

(1) Unallocated assets primarily comprise of corporate investments and property, plant and equipment.

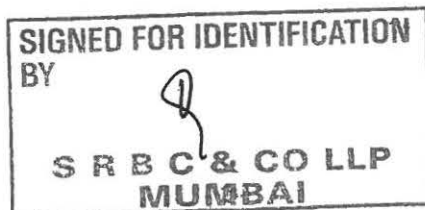
(2) Unallocated liabilities includes deferred tax liabilities.

Mumbai, May 10, 2019



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 31/03/2019	As at 31/03/2018
	Audited	Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipments	18,454	19,624
b) Capital work in progress	2,409	702
c) Investment properties	56,633	58,233
d) Intangible assets	165	236
e) Intangible assets under development	93	19
f) Financial assets		
i) Investments	73,789	77,472
ii) Other financial assets	192	136
g) Other non-current assets	14,720	13,540
	<b>1,66,455</b>	<b>1,69,962</b>
<b>II) Current assets</b>		
a) Inventories	1,10,025	1,11,448
b) Financial assets		
i) Trade receivables	2,369	7,955
ii) Cash and cash equivalents	3,309	2,845
iii) Bank balances other than (iii) above	24,438	1,972
iv) Loans	2,99,906	1,85,840
v) Other financial assets	267	223
c) Current tax assets (net)	259	514
d) Other current assets	99,829	99,718
	<b>5,40,402</b>	<b>4,10,515</b>
<b>TOTAL ASSETS (I+II)</b>	<b>7,06,857</b>	<b>5,80,477</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	36,360	33,960
b) Other equity	5,67,213	4,12,230
	<b>6,03,573</b>	<b>4,46,190</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	58,851	67,864
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	303	235
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,279	859
iii) Other financial liabilities	6,661	4,870
b) Provisions	146	135
c) Deferred tax liabilities (net)	2,148	2,225
d) Other non-current liabilities	1,308	356
	<b>70,696</b>	<b>76,544</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	8,240	19,623
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	671	613
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	4,173	4,492
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	2	5
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	142	92
ii) Others	13,803	12,626
b) Other current liabilities	5,287	20,017
c) Provisions	77	40
d) Current tax liabilities (net)	193	235
	<b>32,588</b>	<b>57,743</b>
<b>TOTAL LIABILITIES (i+ii)</b>	<b>1,03,284</b>	<b>1,34,287</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>7,06,857</b>	<b>5,80,477</b>

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**S R B C & CO LLP**  
MUMBAI  
10, 2019

For and on behalf of the Board  
  
Vikas Oberoi  
Chairman & Managing Director