

**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

Unaudited Standalone Financial Results for the Quarter Ended June 30, 2019

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year ended
		30/06/2019	31/03/2019	30/06/2018	31/03/2019
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	20,010	18,014	47,923	1,02,866
	b. Other income	1,465	1,411	7,815	12,963
	Total income (a+b)	21,475	19,425	55,738	1,15,829
2	Expenses				
	a. Operating costs	6,681	8,220	13,153	31,137
	b. Changes in inventories	(205)	(1,904)	3,735	2,413
	c. Employee benefits expense	1,501	1,531	1,606	6,216
	d. Finance cost	441	273	364	1,454
	e. Depreciation and amortisation	754	752	827	3,152
	f. Other expenses	1,879	1,367	2,219	6,969
	Total expenses (a+b+c+d+e+f)	11,051	10,239	21,904	51,341
3	Profit before exceptional items and tax (1-2)	10,424	9,186	33,834	64,488
4	Exceptional item (net of tax expense)	-	-	-	-
5	Profit before tax (3+4)	10,424	9,186	33,834	64,488
6	Tax expense				
	1. Current tax	3,303	2,769	9,097	18,739
	2. Deferred tax	11	106	132	379
7	Net profit for the period (5-6)	7,110	6,311	24,605	45,370
8	Other comprehensive income				
	1. Items that will not be reclassified to profit or loss	14	14	27	77
	2. Income tax relating to items that will not be reclassified to profit or loss	(5)	(5)	(9)	(27)
9	Total comprehensive income for the period (7+8)	7,119	6,320	24,623	45,420
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360
11	Reserves and surplus (excluding revaluation reserves)				5,67,213
12	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS	1.96	1.74	7.19	12.66
	b) Diluted EPS	1.96	1.74	7.19	12.66

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

**Notes:**

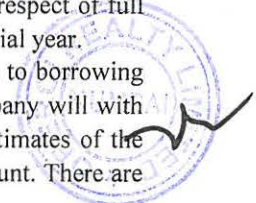
1 The Unaudited Standalone Financial Results for the quarter ended June 30, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 24, 2019 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act,

2 The figures for the quarter ended March 31, 2019 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 Pursuant to a clarification issued by the International Accounting Standards Board ('IASB') in relation to borrowing costs on real-estate projects where revenue is recognised on percentage of completion basis, the Company will with effect from April 1, 2019 exclude such borrowing costs relating to the post-launch period from its estimates of the balance cost to completion, and the same will be recognised as Finance costs in the Profit and Loss account. There are no projects which are impacted due to the above.

4 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 for the period.

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- 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 Ended June 30, 2019:

Particulars	(Rs. in Lakh)			
	Quarter ended			Year ended
	30/06/2019	31/03/2019	30/06/2018	31/03/2019
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	16,803	14,296	44,835	89,161
(b) Hospitality	3,207	3,718	3,088	13,705
Total Segment Revenue	20,010	18,014	47,923	1,02,866
Less: Inter segment revenue	-	-	-	-
Net income from operations	20,010	18,014	47,923	1,02,866
Segment Results				
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	8,898	6,961	25,899	50,360
(b) Hospitality	786	1,218	663	3,933
Total Segment Results	9,684	8,179	26,562	54,293
Add/(Less):				
i) Interest and finance charges	(441)	(273)	(364)	(1,454)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,181	1,280	7,636	11,649
<b>Profit before tax</b>	<b>10,424</b>	<b>9,186</b>	<b>33,834</b>	<b>64,488</b>
Segment Assets				
(a) Real estate	6,30,750	5,87,163	5,04,788	5,87,163
(b) Hospitality	19,515	20,403	20,371	20,403
Total segment assets	6,50,265	6,07,566	5,25,159	6,07,566
Add: Unallocated assets (1)	86,695	99,291	1,79,968	99,291
<b>Total Assets</b>	<b>7,36,960</b>	<b>7,06,857</b>	<b>7,05,127</b>	<b>7,06,857</b>
Segment Liabilities				
(a) Real estate	1,19,905	97,635	1,12,360	97,635
(b) Hospitality	3,239	3,304	3,241	3,304
Total segment liability	1,23,144	1,00,939	1,15,601	1,00,939
Add: Unallocated liabilities (2)	3,154	2,345	6,846	2,345
<b>Total Liabilities</b>	<b>1,26,298</b>	<b>1,03,284</b>	<b>1,22,447</b>	<b>1,03,284</b>

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

(2) Unallocated liabilities includes deferred tax liabilities.

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Mumbai, July 24, 2019



For and on behalf of the Board

Vikas Oberoi  
Chairman & Managing Director