



**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 Consolidated Financial Results for the Quarter and Nine Months Ended December 31, 2020

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Nine months ended		Year ended
		31/12/2020	30/09/2020	31/12/2019	31/12/2020	31/12/2019	31/03/2020
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	82,841	31,606	52,743	1,26,250	1,62,213	2,23,763
	b. Other income	916	922	910	2,721	3,759	4,835
	<b>Total income (a+b)</b>	<b>83,757</b>	<b>32,528</b>	<b>53,653</b>	<b>1,28,971</b>	<b>1,65,972</b>	<b>2,28,598</b>
2	Expenses						
	a. Operating costs	22,336	11,431	27,720	41,476	1,93,647	2,18,737
	b. Changes in inventories	15,028	(677)	(1,569)	10,672	(1,11,178)	(1,15,169)
	c. Employee benefits expense	1,474	1,014	1,563	3,661	5,021	6,424
	d. Finance cost	2,016	1,822	1,991	5,630	6,835	8,847
	e. Depreciation and amortisation	1,034	1,028	1,128	3,118	3,368	4,487
	f. Other expenses	5,755	1,189	2,036	7,751	6,925	8,974
	<b>Total expenses (a+b+c+d+e+f)</b>	<b>47,643</b>	<b>15,807</b>	<b>32,869</b>	<b>72,308</b>	<b>1,04,618</b>	<b>1,32,300</b>
3	Profit before share of profit / (loss) of joint ventures (net) and exceptional items (1-2)	36,114	16,721	20,784	56,663	61,354	96,298
4	Share of profit / (loss) of joint ventures (net)	(15)	160	186	293	455	591
5	Profit before exceptional items and tax (3+4)	36,099	16,881	20,970	56,956	61,809	96,889
6	Exceptional item	-	-	-	-	-	-
7	Profit before tax (5+6)	36,099	16,881	20,970	56,956	61,809	96,889
8	Tax expense						
	1. Current tax (refer note 5)	6,938	3,373	6,051	11,924	17,944	28,063
	2. Deferred tax	496	(266)	95	(212)	28	(107)
9	<b>Net profit for the period (7-8)</b>	<b>28,665</b>	<b>13,774</b>	<b>14,824</b>	<b>45,244</b>	<b>43,837</b>	<b>68,933</b>
10	Other comprehensive income						
	1. Items that will not be reclassified to profit or loss	(28)	65	(24)	222	9	(21)
	2. Income tax relating to items that will not be reclassified to profit or loss	6	(1)	8	(59)	(3)	7
11	<b>Total comprehensive income for the period (9+10)**</b>	<b>28,643</b>	<b>13,838</b>	<b>14,808</b>	<b>45,407</b>	<b>43,843</b>	<b>68,919</b>
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360	36,360
13	Other equity						8,26,588
14	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	7.88	3.79	4.08	12.44	12.06	18.96
	b) Diluted EPS	7.88	3.79	4.08	12.44	12.06	18.96

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

\*\* Entirely attributable to owner of the parent.

**Notes:**

- The Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 22, 2021 and have been subjected to Limited Review by the Statutory Auditors of the Company. 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.
- The nature of the real estate business of the Company is such that the result of the quarter / nine months / year may not be representative of the profit / (loss) for the period.
- The Company had raised an aggregate amount of Rs. 69,800 lakh by way of issue of listed, secured, rated, redeemable, non-convertible debentures on private placement basis, of which Rs. 19,800 lakh (Series I NCDs) was raised on September 28, 2020, and Rs. 50,000 lakh was raised on October 1, 2020 (Series II NCDs). During the quarter ended December 31, 2020 the entire Issue proceeds were utilised towards the objects of the Issue in the following manner (i) towards repayment of existing debt: Rs. 68,068 lakh, (ii) towards working capital requirement: Rs. 1,732 lakh. Also during the quarter ended December 31, 2020, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 10,296 lakh from Series I NCDs, by way of face value reduction.
- During the quarter, a subsidiary of the Company purchased a building to be operated as a hotel in the Three Sixty West project in Worli, Mumbai, for a consideration of Rs. 1,04,000 lakh. Prior to such acquisition, the building was owned by Oasis Realty, a venture to develop the said project, and in which the Group is a member.
- Current tax expenses for the quarter is net of a write back of Rs. 3,142 lakh, as the Company and certain subsidiaries exercised the option available under section 115BAA of the Income Tax Act, 1961 in its return of income for the year ended March 31, 2020 filed during the quarter.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.

- 7 The standalone financial results for the quarter and nine months ended December 31, 2020 are summarised below and detailed financial results are available on the Company's website [www.oberoirealty.com](http://www.oberoirealty.com) and have been submitted to the BSE Limited ([www.bseindia.com](http://www.bseindia.com)) and National Stock Exchange of India Limited ([www.nseindia.com](http://www.nseindia.com)), where the equity shares of the Company are listed.

(Rs. in Lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31/12/2020	30/09/2020	31/12/2019	31/12/2020	31/12/2019	31/03/2020
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	33,357	17,977	19,134	58,865	61,729	74,386
Profit before tax	20,456	11,233	10,980	35,974	35,408	41,891
Profit after tax	18,049	9,608	7,584	30,830	26,793	31,484

- 8 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter and nine months ended December 31, 2020:

(Rs. in Lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31/12/2020	30/09/2020	31/12/2019	31/12/2020	31/12/2019	31/03/2020
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	81,710	30,948	48,899	1,24,213	1,52,019	2,10,614
(b) Hospitality	1,131	658	3,844	2,037	10,194	13,149
Total Segment Revenue	82,841	31,606	52,743	1,26,250	1,62,213	2,23,763
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	82,841	31,606	52,743	1,26,250	1,62,213	2,23,763
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)						
(a) Real estate	37,846	18,164	20,718	61,574	62,232	97,734
(b) Hospitality	(121)	(179)	1,292	(941)	2,845	3,514
Total Segment Results	37,725	17,985	22,010	60,633	65,077	1,01,248
Add/(Less):						
i) Interest and finance charges	(2,016)	(1,822)	(1,991)	(5,630)	(6,835)	(8,847)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	405	558	765	1,660	3,112	3,897
<b>Profit before tax</b>	<b>36,114</b>	<b>16,721</b>	<b>20,784</b>	<b>56,663</b>	<b>61,354</b>	<b>96,298</b>
Segment Assets						
(a) Real estate	8,84,314	8,54,690	8,29,363	8,84,314	8,29,363	8,41,799
(b) Hospitality	1,27,404	20,003	20,936	1,27,404	20,936	20,823
Total segment assets	10,11,717	8,74,693	8,50,299	10,11,717	8,50,299	8,62,622
Add: Unallocated assets (1)	1,76,894	2,74,751	2,78,077	1,76,894	2,78,077	2,59,517
<b>Total Assets</b>	<b>11,88,611</b>	<b>11,49,444</b>	<b>11,28,376</b>	<b>11,88,611</b>	<b>11,28,376</b>	<b>11,22,139</b>
Segment Liabilities						
(a) Real estate	2,38,179	2,58,086	2,79,135	2,38,179	2,79,135	2,48,528
(b) Hospitality	37,231	4,216	5,998	37,231	5,998	4,408
Total segment liability	2,75,410	2,62,302	2,85,133	2,75,410	2,85,133	2,52,936
Add: Unallocated liabilities (2)	5,012	7,574	5,340	5,012	5,340	6,255
<b>Total Liabilities</b>	<b>2,80,422</b>	<b>2,69,876</b>	<b>2,90,473</b>	<b>2,80,422</b>	<b>2,90,473</b>	<b>2,59,191</b>

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

(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

Mumbai, January 22, 2021

For and on behalf of the Board

**VIKAS  
RANVIR  
OBEROI**

Digitally signed by VIKAS RANVIR OBEROI  
DN: cn=Vikas Ranvir Oberoi, o=Oberoi Realty Ltd., email=vikas.oberoi@oberoirealty.com, c=IN

Vikas Oberoi  
Chairman & Managing Director