



**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 Ended June 30, 2020

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year ended
		30/06/2020	31/03/2020	30/06/2019	31/03/2020
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	11,802	61,550	60,325	2,23,763
	b. Other income	884	1,023	1,485	4,835
	Total income (a+b)	12,686	62,573	61,810	2,28,598
2	Expenses				
	a. Operating costs	7,993	25,106	40,025	2,19,975
	b. Changes in inventories	(3,966)	(4,018)	(7,957)	(1,16,407)
	c. Employee benefits expense	1,173	1,403	1,749	6,424
	d. Finance cost	1,792	2,012	2,389	8,847
	e. Depreciation and amortisation	1,056	1,119	1,109	4,487
	f. Other expenses	808	2,007	2,987	8,974
	Total expenses (a+b+c+d+e+f)	8,856	27,629	40,302	1,32,300
3	Profit before share of profit / (loss) of joint ventures (net) and exceptional items (1-2)	3,830	34,944	21,508	96,298
4	Share of profit / (loss) of joint ventures (net)	148	136	124	591
5	Profit before exceptional items and tax (3+4)	3,978	35,080	21,632	96,889
6	Exceptional item	-	-	-	-
7	Profit before tax (5+6)	3,978	35,080	21,632	96,889
8	Tax expense				
	1. Current tax	1,613	10,119	6,575	28,063
	2. Deferred tax	(442)	(135)	(150)	(107)
9	<b>Net profit for the period (7-8)</b>	<b>2,807</b>	<b>25,096</b>	<b>15,207</b>	<b>68,933</b>
10	Other comprehensive income				
	1. Items that will not be reclassified to profit or loss	185	(30)	10	(21)
	2. Income tax relating to items that will not be reclassified to profit or loss	(65)	10	(4)	7
11	<b>Total comprehensive income for the period (9+10)**</b>	<b>2,927</b>	<b>25,076</b>	<b>15,213</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
13	Other equity				8,26,588
14	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS	0.77	6.90	4.18	18.96
	b) Diluted EPS	0.77	6.90	4.18	18.96

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

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

**Notes:**

- 1 The Unaudited Consolidated Financial Results for the quarter ended June 30, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 14, 2020 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.
- 2 The figures for the quarter ended March 31, 2020 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 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.
- 4 The Group's operations were impacted by the Covid 19 pandemic. In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Based on current indicators of future economic conditions, the Group has sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Group will continue to monitor any material changes to future economic conditions.
- 5 In view of the lockdown enforced during the quarter ended June 30, 2020 due to the pandemic, the Mall operations of the subsidiary company were severely impacted. Due to the prevailing circumstances, and having regard to significant uncertainties relating to collection of rental and other amounts from lessees and the ongoing discussions with lessees, the Company has not presently recognized revenue of Rs. 3,317 lakhs for the quarter ended June 30, 2020 in respect of contracts with its lessees in its Mall.
- 6 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 ended June 30, 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			Year ended
	30/06/2020	31/03/2020	30/06/2019	31/03/2020
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Total revenue (including other income)	7,531	12,604	21,475	74,386
Profit before tax	4,284	6,483	10,424	41,891
Profit after tax	3,172	4,691	7,110	31,484

(Rs. in Lakh)

Particulars	Quarter ended			Year ended
	30/06/2020	31/03/2020	30/06/2019	31/03/2020
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	11,554	58,595	57,118	2,10,614
(b) Hospitality	248	2,955	3,207	13,149
Total Segment Revenue	11,802	61,550	60,325	2,23,763
Less: Inter segment revenue	-	-	-	-
Net income from operations	11,802	61,550	60,325	2,23,763
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	5,566	35,502	21,920	97,734
(b) Hospitality	(641)	669	793	3,514
Total Segment Results	4,925	36,171	22,713	1,01,248
Add/(Less):				
i) Interest and finance charges	(1,792)	(2,012)	(2,389)	(8,847)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	697	785	1,184	3,897
<b>Profit before tax</b>	<b>3,830</b>	<b>34,944</b>	<b>21,508</b>	<b>96,298</b>
Segment Assets				
(a) Real estate	8,71,713	8,41,799	7,72,951	8,41,799
(b) Hospitality	20,228	20,823	20,165	20,823
Total segment assets	8,91,941	8,62,622	7,93,116	8,62,622
Add: Unallocated assets (1)	2,29,531	2,59,517	3,31,199	2,59,517
<b>Total Assets</b>	<b>11,21,472</b>	<b>11,22,139</b>	<b>11,24,315</b>	<b>11,22,139</b>
Segment Liabilities				
(a) Real estate	2,44,381	2,48,528	2,94,517	2,48,528
(b) Hospitality	4,336	4,408	6,376	4,408
Total segment liability	2,48,717	2,52,936	3,00,893	2,52,936
Add: Unallocated liabilities (2)	6,910	6,255	5,322	6,255
<b>Total Liabilities</b>	<b>2,55,627</b>	<b>2,59,191</b>	<b>3,06,215</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.

For and on behalf of the Board

VIKAS  
RANVIR  
OBEROI

Digitally signed by VIKAS RANVIR OBEROI  
DN: c=IN, o=Personal,  
postalCode=400009, st=Maharashtra,  
2.5.4.20=84040c64170a0cf3ba030d3  
0a0718104a0999a2c8b171a0d10894  
c3e,  
serialNumber=fd46447701381c18fba6c  
08701399038471eacba06c113d943ab12  
881c, cn=VIKAS RANVIR OBEROI  
Date: 2020.07.14 18:18:43 +05'30'

Vikas Oberoi

Chairman &amp; Managing Director

Mumbai, July 14, 2020