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OBEROI
REALTY
OBEROI REALTY LIMITED

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Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2019

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Nine months ended		Year ended
		31/12/2019	30/09/2019	31/12/2018	31/12/2019	31/12/2018	31/03/2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	17,942	12,665	14,980	50,618	84,851	1,02,866
	b. Other income	1,192	8,454	1,642	11,111	11,552	12,963
	Total income (a+b)	19,134	21,119	16,622	61,729	96,403	1,15,829
2	Expenses						
	a. Operating costs	6,949	1,03,462	5,467	1,17,093	22,916	31,137
	b. Changes in inventories	(2,287)	(1,00,140)	(1,522)	(1,02,633)	4,317	2,413
	c. Employee benefits expense	1,311	1,473	1,455	4,286	4,685	6,216
	d. Finance cost	175	414	367	1,030	1,181	1,454
	e. Depreciation and amortisation	779	774	781	2,307	2,400	3,152
	f. Other expenses	1,227	1,131	2,072	4,238	5,602	6,969
	Total expenses (a+b+c+d+e+f)	8,154	7,114	8,620	26,321	41,101	51,341
3	Profit before exceptional items and tax (1-2)	10,980	14,005	8,002	35,408	55,302	64,488
4	Exceptional item (net of tax expense)	-	-	-	-	-	-
5	Profit before tax (3+4)	10,980	14,005	8,002	35,408	55,302	64,488
6	Tax expense						
	1. Current tax	3,335	1,874	2,412	8,512	15,970	18,739
	2. Deferred tax	61	31	139	103	273	379
7	Net profit for the period (5-6)	7,584	12,100	5,451	26,793	39,059	45,370
8	Other comprehensive income						
	1. Items that will not be reclassified to profit or loss	(31)	17	13	1	62	77
	2. Income tax relating to items that will not be reclassified to profit or loss	11	(6)	(4)	(0)	(22)	(27)
9	Total comprehensive income for the period (7+8)	7,564	12,111	5,460	26,794	39,099	45,420
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360	36,360
11	Other equity						5,67,213
12	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	2.09	3.33	1.50	7.37	10.96	12.66
	b) Diluted EPS	2.09	3.33	1.50	7.37	10.96	12.66

* Not annualised, except year end Basic and Diluted EPS

Notes:

- The Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 7, 2020 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, 2013.
- 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.
- The Company is in the process of evaluating the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Act, 2019
- 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.

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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 and nine months ended December 31, 2019:

(Rs. in Lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31/12/2019	30/09/2019	31/12/2018	31/12/2019	31/12/2018	31/03/2019
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	14,098	9,522	11,288	40,424	74,864	89,161
(b) Hospitality	3,844	3,143	3,692	10,194	9,987	13,705
Total Segment Revenue	17,942	12,665	14,980	50,618	84,851	1,02,866
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	17,942	12,665	14,980	50,618	84,851	1,02,866
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)						
(a) Real estate	8,807	5,392	6,434	23,097	43,399	50,360
(b) Hospitality	1,281	753	1,124	2,821	2,715	3,933
Total Segment Results	10,088	6,145	7,558	25,918	46,114	54,293
Add/(Less):						
i) Interest and finance charges	(175)	(414)	(367)	(1,030)	(1,181)	(1,454)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,067	8,274	811	10,520	10,369	11,649
Profit before tax	10,980	14,005	8,002	35,408	55,302	64,488
Segment Assets						
(a) Real estate	6,58,765	6,54,008	5,74,536	6,58,765	5,74,536	5,87,163
(b) Hospitality	20,338	19,443	20,615	20,338	20,615	20,403
Total segment assets	6,79,103	6,73,451	5,95,151	6,79,103	5,95,151	6,07,566
Add: Unallocated assets (1)	81,184	83,218	1,06,644	81,184	1,06,644	99,291
Total Assets	7,60,287	7,56,669	7,01,795	7,60,287	7,01,795	7,06,857
Segment Liabilities						
(a) Real estate	1,29,716	1,34,985	98,508	1,29,716	98,508	97,635
(b) Hospitality	3,571	3,703	3,493	3,571	3,493	3,304
Total segment liability	1,33,287	1,38,688	1,02,001	1,33,287	1,02,001	1,00,939
Add: Unallocated liabilities (2)	3,996	2,511	2,510	3,996	2,510	2,345
Total Liabilities	1,37,283	1,41,199	1,04,511	1,37,283	1,04,511	1,03,284

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

(2) Unallocated liabilities includes deferred tax liabilities.

Mumbai, February 7, 2020

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**S R B C & CO LLP
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For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director