


OBEROI
REALTY
OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India
Audited Consolidated Financial Results for the Year Ended March 31, 2013

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
		Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
1	a. Net sales/Income from operations	30,275	28,478	25,298	104,175	81,838
	b. Other operating income	115	134	181	583	631
	Total (a+b)	30,390	28,612	25,479	104,758	82,469
2	Expenditure					
	a. Operating Costs	11,216	9,868	7,981	37,151	29,584
	b. Employee Benefits Expense	907	987	851	3,833	3,292
	c. Depreciation and Amortisation	719	714	704	2,851	2,694
	d. Other Costs	475	689	218	2,567	1,244
	Total (a+b+c+d)	13,317	12,258	9,754	46,402	36,814
3	Profit from operations before other income, interest and exceptional items (1-2)	17,073	16,354	15,725	58,356	45,655
4	Other income	2,209	2,191	3,071	9,994	15,010
5	Profit before interest and exceptional items (3+4)	19,282	18,545	18,796	68,350	60,665
6	Interest and finance charges	7	6	12	37	31
7	Profit after interest but before prior period/exceptional items (5-6)	19,275	18,539	18,784	68,313	60,634
8	Prior period income / (expenses)	(4)	-	11	(7)	(43)
9	Profit from ordinary activities before tax (7+8)	19,271	18,539	18,795	68,306	60,591
10	Tax expense	4,754	5,093	4,436	17,827	14,304
11	Profit from ordinary activities after tax (9-10)	14,517	13,446	14,359	50,479	46,287
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	14,517	13,446	14,359	50,479	46,287
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				383,390	340,592
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	4.42	4.10	4.37	15.38	14.10
	- After extraordinary items	4.42	4.10	4.37	15.38	14.10
	b) Diluted EPS					
	- Before extraordinary items	4.42	4.10	4.37	15.38	14.10
	- After extraordinary items	4.42	4.10	4.37	15.38	14.10

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
1	Public shareholding					
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%	21.51%
2	Promoters and Promoter Group Shareholding					
	a) Pledged / encumbered					
	- Number of shares	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-
	b) Non - encumbered					
	- Number of shares	257,616,015	257,616,015	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%	78.49%
B	Investors complaints:					
	Pending at the beginning of the quarter	-				
	Received during the quarter	2				
	Disposed of during the quarter	2				
	Remaining unresolved at the end of the quarter	-				

Notes:

- The above audited results for the year ended March 31, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 19, 2013.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the year.
- The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2012-13. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- The standalone financial results for the quarter ended March 31, 2013 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

Particulars	(Rs. in Lakh)				
	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Total revenue (including other income)	19,712	19,258	13,407	74,250	55,026
Profit before tax	11,404	10,764	8,250	44,362	34,284
Profit after tax	7,727	7,506	5,835	32,747	25,493



g) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the Year Ended March 31, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2013	31/12/2012	31/03/2012	31/03/2013	31/03/2012
	Audited (Refer note b)	Unaudited	Audited (Refer note b)	Audited	Audited
Segment Revenue					
(a) Real estate	27,715	25,926	22,910	95,103	73,412
(b) Hospitality	2,675	2,686	2,569	9,655	9,057
Total	30,390	28,612	25,479	104,758	82,469
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	30,390	28,612	25,479	104,758	82,469
Segment Results (Profit before tax, interest and unallocable expenditure)					
(a) Real estate	16,638	15,929	15,254	57,541	45,160
(b) Hospitality	575	559	595	1,443	891
Total	17,213	16,488	15,849	58,984	46,051
Add/(Less):					
i) Interest and finance charges	(7)	(6)	(12)	(37)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	2,065	2,057	2,958	9,359	14,571
Profit before tax	19,271	18,539	18,795	68,306	60,591
Capital Employed (Segment assets less segment liabilities)					
(a) Real estate	267,946	244,667	206,514	267,946	206,514
(b) Hospitality	36,275	36,273	37,056	36,275	37,056
Total capital employed in segment	304,221	280,940	243,570	304,221	243,570
Add: Unallocated capital employed*	111,992	128,436	129,845	111,992	129,845
Total Capital Employed in the Company	416,213	409,376	373,415	416,213	373,415

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

Mumbai, April 19, 2013



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director



OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
 Consolidated Statement of Assets and Liabilities for the Year Ended March 31, 2013

(Rs. in Lakh)

Particulars	As at 31/03/2013	As at 31/03/2012
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds:		
Share capital	32,823	32,823
Reserves and surplus	383,390	340,592
	416,213	373,415
Non-current liabilities		
Deferred tax liabilities	1,473	782
Trade payables	797	146
Other long-term liabilities	4,355	6,750
Long-term provisions	117	89
	6,742	7,767
Current liabilities		
Trade payables	2,960	3,030
Other current liabilities	95,204	86,496
Short-term provisions	7,783	7,745
	105,947	97,271
Total	528,902	478,453
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	107,145	98,501
Goodwill on consolidation	26,537	26,537
Non-current investments	1	1
Long-term loans and advances	124,653	99,374
	258,336	224,413
Current assets		
Inventories	124,478	101,962
Trade receivables	5,222	6,793
Cash and bank balance	107,247	129,339
Short-term loans and advances	32,301	14,092
Other current assets	1,318	1,854
	270,566	254,040
Total	528,902	478,453

Mumbai, April 19, 2013



For and on behalf of the board


 Vikas Oberoi
 Chairman & Managing Director