



OBEROI REALTY LIMITED

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 Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2014

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2014	30/09/2014	31/12/2013	31/12/2014	31/12/2013	31/03/2014
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	18,294	15,214	13,873	47,614	45,450	61,180
	b. Other operating income	106	145	71	437	849	1,076
	Total (a+b)	18,400	15,359	13,944	48,051	46,299	62,256
2	Expenditure						
	a. Operating costs	5,317	4,297	5,081	14,666	15,403	20,556
	b. Employee benefits expense	1,187	1,212	1,005	3,463	2,937	4,016
	c. Depreciation and amortisation	821	824	554	2,466	1,679	2,233
	d. Other costs	1,219	867	792	2,608	2,032	2,680
	Total (a+b+c+d)	8,544	7,200	7,432	23,203	22,051	29,485
3	Profit from operations before other income, interest and exceptional items (1-2)	9,856	8,159	6,512	24,848	24,248	32,771
4	Other income	110	5,736	233	6,074	8,187	8,330
5	Profit before interest and exceptional items (3+4)	9,966	13,895	6,745	30,922	32,435	41,101
6	Interest and finance charges	4	6	8	13	21	26
7	Profit after interest but before prior period/ exceptional items (5-6)	9,962	13,889	6,737	30,909	32,414	41,075
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	9,962	13,889	6,737	30,909	32,414	41,075
10	Tax expense	3,274	2,732	2,129	8,231	8,567	11,563
11	Net profit from ordinary activities after tax (9-10)	6,688	11,157	4,608	22,678	23,847	29,512
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	6,688	11,157	4,608	22,678	23,847	29,512
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						2,40,589
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	2.04	3.40	1.40	6.91	7.27	8.99
	- After extraordinary items	2.04	3.40	1.40	6.91	7.27	8.99
	b) Diluted EPS						
	- Before extraordinary items	2.04	3.40	1.40	6.91	7.27	8.99
	- After extraordinary items	2.04	3.40	1.40	6.91	7.27	8.99

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2014	30/09/2014	31/12/2013	31/12/2014	31/12/2013	31/03/2014
1	Public shareholding						
	- Number of shares	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316
	- Percentage of shareholding	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	-	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-	-
	b) Non - encumbered						
	- Number of shares	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%
B	Investors complaints:						
	Pending at the beginning of the quarter	-	-	-	-	-	-
	Received during the quarter	-	-	-	-	-	-
	Disposed of during the quarter	-	-	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-	-	-



Notes:

- a) The above results for the quarter ended December 31, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 16, 2015 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) 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.
- c) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) The useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013 from April 1, 2014. Consequently, the depreciation expense for the quarter is higher by Rs.263.26 lakh, for the nine months is higher by to Rs.774.69 lakh and the impact on opening balance of general reserve is Rs.15.31 lakh (net of deferred tax).
- e) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the Quarter and Nine Months Ended December 31, 2014:

Particulars	Quarter Ended			Nine Months Ended		(Rs. in Lakh)
	31/12/2014	30/09/2014	31/12/2013	31/12/2014	31/12/2013	31/03/2014
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	15,106	12,456	10,957	39,138	38,062	50,990
(b) Hospitality	3,294	2,903	2,987	8,913	8,237	11,266
Total	18,400	15,359	13,944	48,051	46,299	62,256
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	18,400	15,359	13,944	48,051	46,299	62,256
Segment Results (Profit before tax, interest and unallocable expenditure)						
(a) Real estate	9,547	7,971	6,088	24,610	23,150	31,080
(b) Hospitality	506	281	513	619	1,385	2,063
Total	10,053	8,252	6,601	25,229	24,535	33,143
Add/(Less):						
i) Interest and finance charges	(4)	(6)	(8)	(13)	(21)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	(87)	5,643	144	5,693	7,900	7,958
Profit before tax	9,962	13,889	6,737	30,909	32,414	41,075
Capital Employed (Segment assets less segment liabilities)						
(a) Real estate	2,47,460	2,24,948	2,03,787	2,47,460	2,03,787	1,91,308
(b) Hospitality	23,383	24,212	26,209	23,383	26,209	25,709
Total capital employed in segment	2,70,843	2,49,160	2,29,996	2,70,843	2,29,996	2,17,017
Add: Unallocated capital employed*	26,175	41,169	45,431	26,175	45,431	56,395
Total Capital Employed in the Company	2,97,018	2,90,329	2,75,427	2,97,018	2,75,427	2,73,412

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

For and on behalf of the board



Vikas Oberoi
Chairman & Managing Director

Mumbai, January 16, 2015