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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, 2015

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2015	30/09/2015	31/12/2014	31/12/2015	31/12/2014	31/03/2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	69,693	13,959	18,294	1,00,376	47,614	69,255
	b. Other operating income	244	130	106	480	437	669
	Total (a+b)	69,937	14,089	18,400	1,00,856	48,051	69,924
2	Expenditure						
	a. Operating costs	37,578	3,738	5,317	45,784	14,668	21,786
	b. Employee benefits expense	1,343	1,197	1,187	3,723	3,463	4,775
	c. Depreciation and amortisation	1,056	1,054	821	3,162	2,466	3,351
	d. Other costs	1,740	719	1,219	3,326	2,607	3,519
	Total (a+b+c+d)	41,717	6,708	8,544	55,995	23,204	33,431
3	Profit from operations before other income, interest and finance charges and exceptional items (1-2)	28,220	7,381	9,856	44,861	24,847	36,493
4	Other income	295	288	110	7,337	6,074	6,181
5	Profit from ordinary activities before interest and finance charges and exceptional items (3+4)	28,515	7,669	9,966	52,198	30,921	42,674
6	Interest and finance charges	2	5	4	10	13	17
7	Profit from ordinary activities after interest and finance charges but before prior period/exceptional items (5-6)	28,513	7,664	9,962	52,188	30,908	42,657
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	28,513	7,664	9,962	52,188	30,908	42,657
10	Tax expense	9,880	2,666	3,274	15,864	8,230	12,180
11	Net profit from ordinary activities after tax (9-10)	18,633	4,998	6,688	36,324	22,678	30,477
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	18,633	4,998	6,688	36,324	22,678	30,477
14	Paid-up equity share capital (Face value of Rs.10 each)	33,930	33,928	32,823	33,930	32,823	32,824
15	Reserves and surplus (excluding revaluation reserves)						2,64,104
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	5.49	1.48	2.04	10.85	6.91	9.29
	- After extraordinary items	5.49	1.48	2.04	10.85	6.91	9.29
	b) Diluted EPS						
	- Before extraordinary items	5.49	1.48	2.04	10.85	6.91	9.28
	- After extraordinary items	5.49	1.48	2.04	10.85	6.91	9.28

* Not annualised, except year end basic and diluted EPS



Notes:

- a) The above results for the quarter ended December 31, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 15, 2016 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) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter and nine months ended December 31, 2015:

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2015	30/09/2015	31/12/2014	31/12/2015	31/12/2014	31/03/2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	66,532	11,014	15,106	91,293	39,138	57,669
(b) Hospitality	3,405	3,075	3,294	9,563	8,913	12,255
Total	69,937	14,089	18,400	1,00,856	48,051	69,924
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	69,937	14,089	18,400	1,00,856	48,051	69,924
Segment Results						
(Profit before tax, interest and finance charges and unallocable expenditure)						
(a) Real estate	28,241	7,014	9,547	44,132	24,610	35,679
(b) Hospitality	611	464	506	1,555	619	1,322
Total	28,852	7,478	10,053	45,687	25,229	37,001
Add/(Less):						
i) Interest and finance charges	(2)	(5)	(4)	(10)	(13)	(17)
ii) Unallocable Income net of Unallocable Expenditure*	(337)	191	(87)	6,511	5,692	5,673
Profit before tax	28,513	7,664	9,962	52,188	30,908	42,657
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	2,99,986	2,77,139	2,47,460	2,99,986	2,47,460	2,35,346
(b) Hospitality	22,087	22,655	23,383	22,087	23,383	23,361
Total capital employed in segment	3,22,073	2,99,794	2,70,843	3,22,073	2,70,843	2,58,707
Add: Unallocated capital employed*	45,093	48,668	26,175	45,093	26,175	38,221
Total Capital Employed	3,67,166	3,48,462	2,97,018	3,67,166	2,97,018	2,96,928

* 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, January 15, 2016



For and on behalf of the board

Vikas Oberoi
Chairman & Managing Director