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OBEROI
REALTY
OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E),
Mumbai – 400 063, India

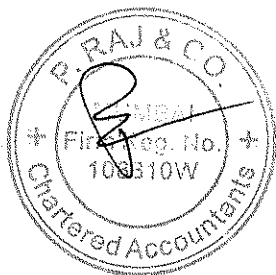
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoi Realty.com, Website: www.oberoi Realty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Standalone Financial Results for the Year Ended March 31, 2017

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	a. Revenue from operations	23,404	20,877	17,235	89,071	1,18,353
	b. Other income	1,328	1,583	7,582	5,837	16,561
	Total (a+b)	24,732	22,460	24,817	94,908	1,34,914
2	Expenditure					
	a. Operating costs	8,636	8,439	7,166	33,999	52,940
	b. Excise duty	3	3	3	12	14
	c. Employee benefits expense	1,480	1,510	1,208	5,562	4,921
	d. Other expenses	1,028	788	1,106	3,306	4,433
	e. Depreciation and amortisation	743	1,056	1,045	4,200	4,207
	f. Interest and finance charges	61	67	81	217	326
	Total (a+b+c+d+e+f)	11,951	11,863	10,609	47,296	66,841
3	Profit from ordinary activities before exceptional items and tax (1-2)	12,781	10,597	14,208	47,612	68,073
4	Exceptional item (net of tax expense)	-	-	-	-	-
5	Profit from ordinary activities before tax (3+4)	12,781	10,597	14,208	47,612	68,073
6	Tax expense	4,193	3,375	2,433	15,548	18,314
7	Net profit after tax (5-6)	8,588	7,222	11,775	32,064	49,759
8	Other comprehensive income, net of tax	(26)	29	(2)	21	(8)
9	Total Comprehensive Income for the period (7+8)	8,562	7,251	11,773	32,085	49,751
10	Paid-up equity share capital	33,954	33,942	33,930	33,954	33,930
11	Reserves and surplus (excluding revaluation reserves)				3,77,060	3,44,395
12	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS					
	- Before extraordinary items	2.53	2.13	3.42	9.45	14.81
	- After extraordinary items	2.53	2.13	3.46	9.45	14.81
	b) Diluted EPS					
	- Before extraordinary items	2.53	2.13	3.42	9.45	14.81
	- After extraordinary items	2.53	2.13	3.46	9.45	14.81

* Not annualised, except year end Basic and Diluted EPS



Notes:

- 1 The audited standalone financial statement for the year ended March 31, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 4, 2017. The statutory auditors have expressed an unmodified audit opinion. The consolidated financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- 2 The figures of the last quarter 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 Company has adopted the Ind AS on April 1, 2016 with the transition date as April 1, 2015 and the adoption was carried out in accordance with Ind AS 101 – First time adoption of Indian Accounting Standards. All applicable Ind AS have been applied consistently and retrospectively wherever required. The transition was carried out from the Indian Accounting Principles generally accepted in India as prescribed under Sec. 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGGAP), which was the previous Indian GAAP.
- 4 During the quarter and year ended March 31, 2017, the paid up and subscribed equity capital has gone up by Rs.11.83 lakh and Rs.23.16 lakh respectively due to allotment of 1,18,316 shares and 2,31,581 shares respectively pursuant to exercise of stock options by eligible employees under ESOP 2009.
- 5 Since the nature of the real estate business of the Company is such that profit / (loss) do not necessarily accrue evenly over the period, the result of the quarter / year may not be representative of the profit / (loss) for the period.
- 6 The Board of Directors of the Company have recommended dividend of Rs.2 per share (20% of face value of equity shares) for the financial year 2016-17. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 7 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 8 Reconciliation of Standalone Statement of Profit and Loss as reported under previous IGAAP to Ind AS:

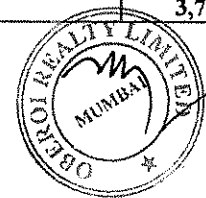
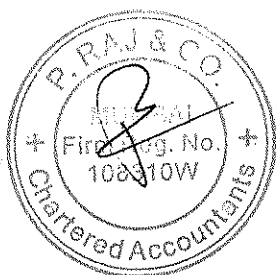
(Rs. in Lakh)

Particulars	Quarter Ended	Year Ended
	31/03/2016	31/03/2016
	Audited (Refer note 2)	Audited
Net Profit under Previous IGAAP	11,223	47,547
Adjustments		
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)	(2)	(13)
Impact due to straight lining of lease rentals (Ind AS 17)	40	78
Fair valuation of financial instruments and amortization (Ind AS 109)	355	1,375
Amortisation of guarantee liability (Ind AS 109)	169	790
Actuarial Gain or (Loss) (Ind AS 19)	3	12
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(16)	(33)
Others	3	3
Net Profit under Ind AS	11,775	49,759

- 9 Reconciliation of Standalone Statement of Equity as reported under previous IGAAP to Ind AS:

(Rs. in Lakh)

Particulars	As at
	31/03/2016 Audited
Equity under Previous IGAAP	3,71,603
Adjustments	
Impact due to fair valuation of Lease deposit accepted (Ind AS 109)	17
Impact due to straight lining of lease rentals (Ind AS 17)	265
Fair valuation of financial instruments and amortization (Ind AS 109)	4,767
Amortisation of guarantee liability (Ind AS 109)	1,763
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(93)
Others	3
Equity under Ind AS	3,78,325



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10 Audited Standalone Segment wise Revenue, Results , Assets and Liabilities for the year Year Ended March 31, 2017:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	20,018	17,420	13,961	76,396	1,05,516
(b) Hospitality	3,386	3,457	3,274	12,675	12,837
Total Segment Revenue	23,404	20,877	17,235	89,071	1,18,353
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	23,404	20,877	17,235	89,071	1,18,353
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	10,800	8,349	6,203	40,096	50,601
(b) Hospitality	825	862	629	2,389	2,184
Total Segment Results	11,625	9,211	6,832	42,485	52,785
Add/(Less):					
i) Interest and finance charges	(61)	(67)	(81)	(217)	(326)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,217	1,453	7,457	5,344	15,614
Profit before tax	12,781	10,597	14,208	47,612	68,073
Segment Assets					
(a) Real estate	3,55,584	3,48,702	3,63,467	3,55,584	3,63,467
(b) Hospitality	23,548	24,443	25,320	23,548	25,320
Total segment assets	3,79,132	3,73,145	3,88,787	3,79,132	3,88,787
Add: Unallocated assets (1)	86,772	90,022	70,505	86,772	70,505
Total Assets	4,65,904	4,63,167	4,59,292	4,65,904	4,59,292
Segment Liabilities					
(a) Real estate	49,602	55,023	75,331	49,602	75,331
(b) Hospitality	2,892	3,124	3,296	2,892	3,296
Total segment liability	52,494	58,147	78,627	52,494	78,627
Add: Unallocated liabilities(2)	2,396	2,877	2,340	2,396	2,340
Total Liabilities	54,890	61,024	80,967	54,890	80,967

(1) Unallocated assets majorly includes corporate investments and property, plant and equipment

(2) Unallocated liabilities includes deferred tax liabilities

Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the Chairman and Managing Director / Chief Operating Decision Maker evaluates the Company's performance based on an analysis of various performance indicators by business segment. Accordingly information has been presented along these segments. The accounting principles used in the preparation of the financial statement are consistently applied in individual segment to prepare segment reporting.

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, May 4, 2017



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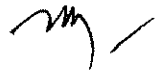
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Audited Standalone Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 31/03/2017	As at 31/03/2016
	Audited	Audited
ASSETS		
I) Non-current assets		
a) Property, Plant and Equipment	21,635	23,477
b) Capital work-in-progress	679	1,092
c) Investment Property	59,748	61,136
d) Other Intangible assets	203	250
e) Financial Assets		
i) Investments	61,693	63,285
f) Other non-current assets	13,377	13,043
	1,57,335	1,62,283
II) Current assets		
a) Inventories	1,05,521	90,348
b) Financial Assets		
i) Investments	7,859	1,123
ii) Trade receivables	2,739	3,853
iii) Cash and cash equivalents	14,118	1,387
iv) Bank balances other than (iii) above	8,232	7,514
v) Loans	1,31,949	1,52,451
c) Current tax assets (net)	98	753
d) Other current assets	38,054	39,580
	3,08,570	2,97,009
Total Assets (I+II)	4,65,905	4,59,292
EQUITY AND LIABILITIES		
I) Equity		
a) Equity Share capital	33,954	33,930
b) Other Equity	3,77,060	3,44,395
	4,11,014	3,78,325
II) Liabilities		
i) Non-current liabilities		
a) Financial Liabilities		
i) Trade payables	360	83
ii) Other financial liabilities	916	384
b) Provisions	136	120
c) Deferred tax liabilities (Net)	2,393	2,335
d) Other non-current liabilities	3,664	2,678
	7,469	5,600
ii) Current liabilities		
a) Financial Liabilities		
i) Borrowings	9,950	10,861
ii) Trade payables	3,041	3,327
iii) Other financial liabilities	943	564
b) Other current liabilities	33,337	60,380
c) Provisions	151	235
	47,422	75,367
Total Liabilities (i+ii)	54,891	80,967
Total Equity and Liabilities (I+II)	4,65,905	4,59,292

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, May 4, 2017

