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July 29, 2021

Department of Corporate Services
BSE Limited,
Mumbai 400001

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400051

Through: BSE Listing Centre

Through: NEAPS

Scrip code: 533273- Equity/ 960105- Debt

Scrip Symbol: OBEROIRLTY

Sub: Unaudited consolidated and standalone financial results for the quarter ended June 30, 2021

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 29, 2021 have approved the unaudited consolidated and standalone financial results for the quarter ended June 30, 2021 and the same are enclosed herewith.

Also enclosed herewith are the Limited Review Reports given by the Statutory Auditors on the above financial results.

The above meeting of the Board of Directors commenced at 5.25 p.m. and concluded at 6.30 p.m.

Also, with the financial results as above having been communicated to the stock exchanges, the Trading Window shall open w.e.f. August 3, 2021.

Request you to kindly take the above on record and oblige.

Thanking you.

For Oberoi Realty Limited

Bhaskar Kshirsagar
Company Secretary

Encl: As above.

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Oberoi Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Oberoi Realty Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its joint ventures for the quarter ended June 30, 2021 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities listed in Annexure 1 of this report.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results, in respect of:
 - Two subsidiaries, whose unaudited interim financial results include total revenues of Rs. NIL, total net loss after tax and total comprehensive loss of Rs. 0.11 lakhs, for the quarter ended June 30, 2021, as considered in the Statement which have been reviewed by their independent auditors.
 - Three joint ventures, whose unaudited interim financial results include Group's share of net profit of Rs. 6.62 Lakhs and Group's share of total comprehensive income of Rs. 6.97 Lakhs for the quarter ended June 30, 2021, as considered in the Statement whose interim financial results have been reviewed by their independent auditors.

The independent auditor's review reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.



SRBC & COLLP

Chartered Accountants

7. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of four joint ventures, whose interim financial results includes the Group's share of net loss and total comprehensive loss of Rs. 35.23 lakhs for the quarter ended June 30, 2021, as considered in the Statement whose interim financial results and other financial information have not been reviewed by any auditor.

The unaudited interim financial results and other unaudited financial information of these joint ventures have not been reviewed by any auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these joint ventures is based solely on such unaudited interim financial results. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in paragraph 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For SRBC & COLLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003


per Sudhir Soni
Partner
Membership No.: 41870

UDIN: 21041870AAAABO6110

Mumbai
July 29, 2021



Annexure 1 to the Review Report on the Unaudited Consolidated Quarterly Financial Results of Oberoi Realty Limited for the quarter ended June 30, 2021

Subsidiaries

1. Astir Realty LLP
2. Buoyant Realty LLP
3. Evenstar Hotels Private Limited
4. Expressions Realty Private Limited
5. Incline Realty Private Limited
6. Integrus Realty Private Limited
7. Kingston Hospitality and Developers Private Limited
8. Kingston Property Services Limited
9. Oberoi Constructions Limited
10. Oberoi Mall Limited
11. Perspective Realty Private Limited
12. Pursuit Realty LLP
13. Sight Realty Private Limited

Joint Ventures

1. I-Ven Realty Limited
2. Metropark Infratech And Realty Developments Private Limited
3. Oasis Realty
4. Saldanha Realty and Infrastructure LLP
5. Sangam City Township Private Limited
6. Schematic Estate LLP
7. Shri Siddhi Avenues LLP
8. Siddhivinayak Realities Private Limited
9. Home Exchange Limited



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OBEROI
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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@oberoirealty.com, Website: www.oberoirealty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2021

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year ended
		30/06/2021	31/03/2021	30/06/2020	31/03/2021
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	28,425	79,008	11,802	2,05,258
	b. Other income	1,052	1,079	884	3,801
	Total income (a+b)	29,477	80,087	12,686	2,09,059
2	Expenses				
	a. Operating costs	12,740	20,329	7,706	61,804
	b. Changes in inventories	463	16,606	(3,679)	27,279
	c. Employee benefits expense	1,560	1,251	1,173	4,912
	d. Finance cost	1,734	1,974	1,792	7,604
	e. Depreciation and amortisation	1,009	1,001	1,056	4,119
	f. Other expenses	1,175	3,472	808	11,224
	Total expenses (a+b+c+d+e+f)	18,681	44,633	8,856	1,16,942
3	Profit before share of profit / (loss) of joint ventures (net) and exceptional items (1-2)	10,796	35,454	3,830	92,117
4	Share of profit / (loss) of joint ventures (net)	167	32	148	325
5	Profit before exceptional items and tax (3+4)	10,963	35,486	3,978	92,442
6	Exceptional item	-	-	-	-
7	Profit before tax (5+6)	10,963	35,486	3,978	92,442
8	Tax expense (refer note 8)				
	1. Current tax	3,144	9,780	1,613	21,704
	2. Deferred tax	(244)	(2,979)	(442)	(3,191)
9	Net profit for the period (7-8)	8,063	28,685	2,807	73,929
10	Other comprehensive income				
	1. Items that will not be reclassified to profit or loss	25	84	185	306
	2. Income tax relating to items that will not be reclassified to profit or loss	(7)	(22)	(65)	(81)
11	Total comprehensive income for the period (9+10)**	8,081	28,747	2,927	74,154
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360
13	Other equity				9,00,554
14	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS	2.22	7.89	0.77	20.33
	b) Diluted EPS	2.22	7.89	0.77	20.33

* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to owner of the parent.

Notes:

- The Unaudited Consolidated Financial Results for the quarter ended June 30, 2021 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 29, 2021 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The figures for the quarter ended March 31, 2021 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.
- The nature of the real estate business of the Group is such that the result of the quarter / year may not be representative of the profit / (loss) for the period.
- During the quarter ended June 30, 2021, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 10,000 lakh from Series II NCDs (INE093I07025), by way of reduction of face value.
- The Group's operations were impacted by the Covid 19 pandemic. In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Based on current indicators of future economic conditions, the Group has sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Group will continue to monitor any material changes to future economic conditions.

SIGNED FOR IDENTIFICATION
BY

S R R C & CO LTD
MUMBAI

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- 6 In view of the lockdown enforced during the quarter ended June 30, 2021 due to the pandemic, the Mall operations of the subsidiary company were severely impacted. Due to the prevailing circumstances, and having regard to uncertainties relating to collection of rental and other amounts from lessees and the ongoing discussions with lessees, the Group has not presently recognized revenue of Rs. 2,899 lakhs for the quarter ended June 30, 2021 in respect of contracts with its lessees in its Mall.
- 7 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 8 The standalone financial results for the quarter ended June 30, 2021 are summarised below and detailed financial results are available on the Company's website www.oberoirealty.com and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

Particulars	Quarter ended			Year ended
	30/06/2021	31/03/2021	30/06/2020	31/03/2021
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Total revenue (including other income)	11,065	31,252	7,531	90,116
Profit before tax	5,941	14,877	4,284	50,851
Profit after tax	4,619	10,832	3,172	41,662

- 9 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the Quarter Ended June 30, 2021:

Particulars	Quarter ended			Year ended
	30/06/2021	31/03/2021	30/06/2020	31/03/2021
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	27,648	77,792	11,554	2,02,005
(b) Hospitality	777	1,216	248	3,253
Total Segment Revenue	28,425	79,008	11,802	2,05,258
Less: Inter segment revenue	-	-	-	-
Net income from operations	28,425	79,008	11,802	2,05,258
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	12,024	37,839	5,566	99,413
(b) Hospitality	(373)	(75)	(641)	(1,016)
Total Segment Results	11,651	37,764	4,925	98,397
Add/(Less):				
i) Interest and finance charges	(1,734)	(1,974)	(1,792)	(7,604)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	879	(336)	697	1,324
Profit before share of profit / (loss) of joint ventures (net)	10,796	35,454	3,830	92,117
Segment Assets				
(a) Real estate	9,30,551	8,99,001	8,71,713	8,99,001
(b) Hospitality	1,27,996	1,27,445	20,228	1,27,445
Total segment assets	10,58,547	10,26,446	8,91,941	10,26,446
Add: Unallocated assets (1)	2,05,374	1,78,916	2,29,531	1,78,916
Total Assets	12,63,921	12,05,362	11,21,472	12,05,362
Segment Liabilities				
(a) Real estate	2,78,196	2,26,394	2,44,381	2,26,394
(b) Hospitality	36,644	37,386	4,336	37,386
Total segment liability	3,14,840	2,63,780	2,48,717	2,63,780
Add: Unallocated liabilities (2)	4,107	4,668	6,910	4,668
Total Liabilities	3,18,947	2,68,448	2,55,627	2,68,448

(1) Unallocated assets primarily comprise of corporate investments, MAT credit entitlement, tax, deferred tax assets and certain property, plant and equipment.

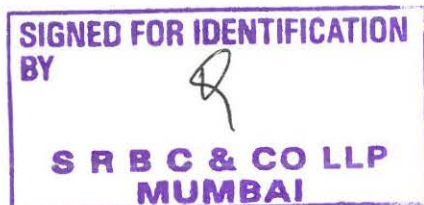
(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, July 29, 2021



Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Oberoi Realty Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Oberoi Realty Limited (the "Company") for the quarter ended June 30, 2021 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & C O L L P
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per Sudhir Soni
Partner
Membership No.: 41870

UDIN: 21041870AAAABP4914

Mumbai
July 29, 2021





Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),
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CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoiirealty.com, Website: www.oberoiirealty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Standalone Financial Results for the Quarter Ended June 30, 2021

(Rs. in Lakh, except per share data)

No	Particulars	Quarter ended			Year Ended
		30/06/2021	31/03/2021	30/06/2020	31/03/2021
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	9,862	29,828	6,341	84,967
	b. Other income	1,203	1,424	1,190	5,149
	Total income (a+b)	11,065	31,252	7,531	90,116
2	Expenses				
	a. Operating costs	3,125	4,926	3,683	17,916
	b. Changes in inventories	(774)	6,958	(2,753)	8,421
	c. Employee benefits expense	1,018	965	966	3,975
	d. Finance cost	245	393	142	1,052
	e. Depreciation and amortisation	667	663	714	2,746
	f. Other expenses	843	2,470	495	5,155
	Total expenses (a+b+c+d+e+f)	5,124	16,375	3,247	39,265
3	Profit before exceptional items and tax (1-2)	5,941	14,877	4,284	50,851
4	Exceptional item	-	-	-	-
5	Profit before tax (3+4)	5,941	14,877	4,284	50,851
6	Tax expense (refer note 8)				
	1. Current tax	1,317	3,999	1,118	9,700
	2. Deferred tax	5	46	(6)	(511)
7	Net profit for the period (5-6)	4,619	10,832	3,172	41,662
8	Other comprehensive income				
	1. Items that will not be reclassified to profit or loss	15	64	138	222
	2. Income tax relating to items that will not be reclassified to profit or loss	(4)	(16)	(48)	(56)
9	Total comprehensive income for the period (7+8)	4,630	10,880	3,262	41,828
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360
11	Other equity				6,32,930
12	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS	1.27	2.98	0.87	11.46
	b) Diluted EPS	1.27	2.98	0.87	11.46

* Not annualised, except year end Basic and Diluted EPS

Notes:

- The Unaudited Standalone Financial Results for the quarter ended June 30, 2021 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 29, 2021 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.
- The figures for the quarter ended March 31, 2021 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.
- The nature of the real estate business of the Company is such that the result of the quarter / year may not be representative of the profit / (loss) for the period.
- During the quarter ended June 30, 2021, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 10,000 lakh from Series II NCDs (INE093107025), by way of reduction of face value.
- The Company's operations were impacted by the Covid 19 pandemic. In preparation of these results, the Company has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Based on current indicators of future economic conditions, the Company has sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Company will continue to monitor any material changes to future economic conditions.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary in order to conform to the current classification.



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7 Unaudited Standalone Segment wise Revenue, Results, Assets and Liabilities for the Quarter Ended June 30, 2021:

Particulars	Quarter ended			(Rs. in Lakh)
	30/06/2021	31/03/2021	30/06/2020	Year Ended 31/03/2021
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	9,085	28,612	6,093	81,714
(b) Hospitality	777	1,216	248	3,253
Total Segment Revenue	9,862	29,828	6,341	84,967
Less: Inter segment revenue	-	-	-	-
Net income from operations	9,862	29,828	6,341	84,967
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	5,516	14,926	4,046	49,499
(b) Hospitality	(377)	(74)	(645)	(1,027)
Total Segment Results	5,139	14,852	3,401	48,472
Add/(Less):				
i) Interest and finance charges	(245)	(393)	(142)	(1,052)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,047	418	1,025	3,431
Profit before tax	5,941	14,877	4,284	50,851
Segment Assets				
(a) Real estate	7,34,799	7,04,844	6,66,926	7,04,844
(b) Hospitality	18,923	19,221	19,263	19,221
Total segment assets	7,53,722	7,24,065	6,86,189	7,24,065
Add: Unallocated assets (1)	97,338	74,979	79,641	74,979
Total Assets	8,51,060	7,99,044	7,65,830	7,99,044
Segment Liabilities				
(a) Real estate	1,71,071	1,23,698	1,25,865	1,23,698
(b) Hospitality	3,702	3,665	3,355	3,665
Total segment liability	1,74,773	1,27,363	1,29,220	1,27,363
Add: Unallocated liabilities (2)	2,388	2,391	5,728	2,391
Total Liabilities	1,77,161	1,29,754	1,34,948	1,29,754

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

(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, July 29, 2021

