

July 28, 2017

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

Scrip Symbol: OBEROIRLTY

Sub: Unaudited consolidated and standalone financial results for the quarter ended June 30, 2017

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 28, 2017 have approved the unaudited consolidated and standalone financial results for the quarter ended June 30, 2017 and the same are enclosed herewith.

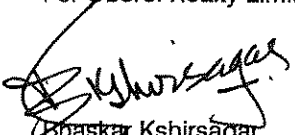
Also enclosed herewith are the Limited Review Reports given by the Statutory Auditors on the above financial results.

The above meeting of the Board of Directors commenced at 4.55 p.m. and concluded at 5.35 p.m.

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

Thanking you.

For Oberoi Realty Limited


Bhaskar Kshirsagar
Company Secretary

Encl: As above.


OBEROI
R E A L T Y
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,

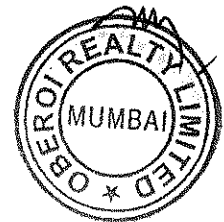
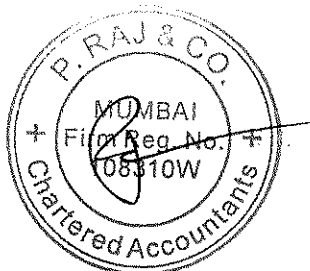
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2017

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended
		30/06/2017	31/03/2017	30/06/2016	31/03/2017
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	a. Revenue from operations	26,074	28,956	32,001	1,11,374
	b. Other income	958	1,247	996	4,730
	Total (a+b)	27,032	30,203	32,997	1,16,104
2	Expenditure				
	a. Operating costs	9,774	10,983	12,414	43,707
	b. Excise duty	3	3	3	12
	c. Employee benefits expense	1,801	1,698	1,713	6,416
	d. Other expenses	943	1,125	1,214	4,232
	e. Depreciation and amortisation	1,237	1,226	1,232	4,950
	f. Interest and finance charges	156	144	138	557
	Total (a+b+c+d+e+f)	13,914	15,179	16,714	59,874
3	Profit from ordinary activities before exceptional items and tax (1-2)	13,118	15,024	16,283	56,230
4	Exceptional item (net of tax expense)	-	-	-	-
5	Profit from ordinary activities before tax (3+4)	13,118	15,024	16,283	56,230
6	Tax expense	4,054	4,924	5,525	18,685
7	Net profit after tax before share of profit / (loss) of associates / joint ventures for the period (5-6)	9,064	10,100	10,758	37,545
8	Share of profit / (loss) of associates / joint ventures (net)	73	82	96	314
9	Net profit / (loss) after taxes and share of profit / (loss) of associates / joint ventures (7 + 8)	9,137	10,182	10,854	37,859
10	Other comprehensive income, net of tax	(16)	(24)	(7)	22
11	Total comprehensive income for the period (9+10)	9,121	10,158	10,847	37,881
12	Paid-up equity share capital	33,960	33,954	33,936	33,954
13	Reserves and surplus (excluding revaluation reserves)				5,38,643
14	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS				
	- Before extraordinary items	2.69	3.00	3.20	11.15
	- After extraordinary items	2.69	3.00	3.20	11.15
	b) Diluted EPS				
	- Before extraordinary items	2.69	3.00	3.20	11.15
	- After extraordinary items	2.69	3.00	3.20	11.15

* Not annualised, except year end Basic and Diluted EPS

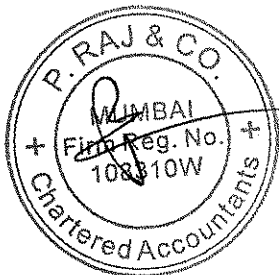


Notes:

- 1 The Unaudited Consolidated Financial Results for the quarter ended June 30, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 28, 2017 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Unaudited Consolidated Financial Results 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 for the quarter ended March 31, 2017 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 During the quarter ended June 30, 2017, the paid up and subscribed equity capital has gone up by Rs.6.68 lakh due to allotment of 66,811 shares pursuant to exercise of stock options by eligible employees under ESOP 2009.
- 4 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 may not be representative of the profit / (loss) for the period.
- 5 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 6 The Company has opted to publish consolidated financial results in accordance with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The standalone financial results for the quarter ended June 30, 2017 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
	30/06/2017	31/03/2017	30/06/2016	31/03/2017
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Total revenue (including other income)	21,424	24,732	26,563	94,908
Profit before tax	10,703	12,781	13,774	47,613
Profit after tax	7,306	8,588	9,224	32,065

(Rs. in Lakh)



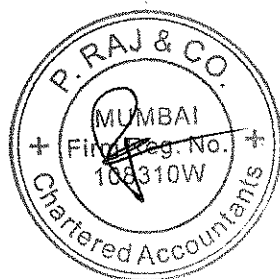
7. Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the Quarter Ended June 30, 2017:

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended
	30/06/2017	31/03/2017	30/06/2016	31/03/2017
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	23,069	25,571	29,120	98,699
(b) Hospitality	3,005	3,385	2,881	12,675
Total Segment Revenue	26,074	28,956	32,001	1,11,374
Less: Inter segment revenue	-	-	-	-
Net income from operations	26,074	28,956	32,001	1,11,374
Segment Results				
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	11,923	13,226	15,190	50,229
(b) Hospitality	546	830	361	2,410
Total Segment Results	12,469	14,056	15,551	52,639
Add/(Less):				
i) Interest and finance charges	(156)	(144)	(138)	(557)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	805	1,112	870	4,148
Profit before tax	13,118	15,024	16,283	56,230
Segment Assets				
(a) Real estate	6,25,826	6,03,299	5,57,603	6,03,299
(b) Hospitality	22,176	23,548	25,096	23,548
Total segment assets	6,48,002	6,26,847	5,82,699	6,26,847
Add: Unallocated assets (1)	2,16,034	2,18,568	2,19,730	2,18,568
Total Assets	8,64,036	8,45,415	8,02,429	8,45,415
Segment Liabilities				
(a) Real estate	2,79,280	2,69,925	2,53,774	2,69,925
(b) Hospitality	2,864	2,891	3,539	2,891
Total segment liability	2,82,144	2,72,816	2,57,313	2,72,816
Add: Unallocated liabilities	2	2	2	2
Total Liabilities	2,82,146	2,72,818	2,57,315	2,72,818

(1) Unallocated assets majorly includes corporate investments, MAT credit entitlement and property, plant and equipment.

For and on behalf of the Board



Vikas Oberoi
Chairman & Managing Director

Mumbai, July 28, 2017



OBEROI
R E A L T Y
OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),
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CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,

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Unaudited Standalone Financial Results for the Quarter Ended June 30, 2017

(Rs. in Lakh, except per share data)

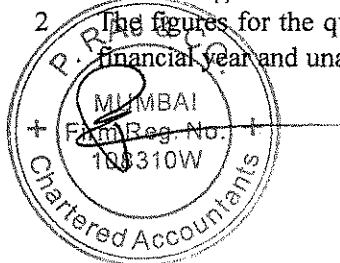
No	Particulars	Quarter Ended			Year Ended
		30/06/2017	31/03/2017	30/06/2016	31/03/2017
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	a. Revenue from operations	20,219	23,404	25,300	89,071
	b. Other income	1,205	1,328	1,263	5,837
	Total (a+b)	21,424	24,732	26,563	94,908
2	Expenditure				
	a. Operating costs	7,212	8,636	9,156	34,000
	b. Excise duty	3	3	3	12
	c. Employee benefits expense	1,585	1,480	1,513	5,562
	d. Other expenses	814	743	1,014	3,304
	e. Depreciation and amortisation	1,041	1,028	1,054	4,200
	f. Interest and finance charges	66	61	49	217
	Total (a+b+c+d+e+f)	10,721	11,951	12,789	47,295
3	Profit from ordinary activities before exceptional items and tax (1-2)	10,703	12,781	13,774	47,613
4	Exceptional item (net of tax expense)	-	-	-	-
5	Profit from ordinary activities before tax (3+4)	10,703	12,781	13,774	47,613
6	Tax expense	3,397	4,193	4,550	15,548
7	Net profit after tax (5-6)	7,306	8,588	9,224	32,065
8	Other comprehensive income, net of tax	(13)	(26)	(2)	20
9	Total comprehensive income for the period (7+8)	7,293	8,562	9,222	32,085
10	Paid-up equity share capital	33,960	33,954	33,936	33,954
11	Reserves and surplus (excluding revaluation reserves)				3,77,060
12	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS				
	- Before extraordinary items	2.15	2.53	2.72	9.45
	- After extraordinary items	2.15	2.53	2.72	9.45
	b) Diluted EPS				
	- Before extraordinary items	2.15	2.53	2.72	9.45
	- After extraordinary items	2.15	2.53	2.72	9.45

* Not annualised, except year end Basic and Diluted EPS

Notes:

1 The Unaudited Standalone Financial Results for the quarter ended June 30, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 28, 2017 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Unaudited Standalone Financial Results 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 for the quarter ended March 31, 2017 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 During the quarter ended June 30, 2017, the paid up and subscribed equity capital has gone up by Rs.6.68 lakh due to allotment of 66,811 shares pursuant to exercise of stock options by eligible employees under ESOP 2009.
- 4 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 may not be representative of the profit / (loss) for the period.
- 5 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 6 Unaudited Standalone Segment wise Revenue, Results, Assets and Liabilities for the Quarter Ended June 30, 2017:

(Rs. in Lakh)

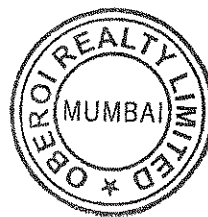
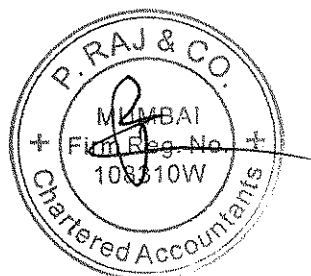
Particulars	Quarter Ended			Year Ended
	30/06/2017	31/03/2017	30/06/2016	31/03/2017
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	17,214	20,018	22,419	76,396
(b) Hospitality	3,005	3,386	2,881	12,675
Total Segment Revenue	20,219	23,404	25,300	89,071
Less: Inter segment revenue	-	-	-	-
Net income from operations	20,219	23,404	25,300	89,071
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	9,160	10,800	12,316	40,096
(b) Hospitality	541	825	355	2,389
Total Segment Results	9,701	11,625	12,671	42,485
Add/(Less):				
i) Interest and finance charges	(66)	(61)	(49)	(217)
ii) Unallocable (expenditure) / income net of Unallocable Expenditure	1,068	1,217	1,152	5,345
Profit before tax	10,703	12,781	13,774	47,613
Segment Assets				
(a) Real estate	3,76,606	3,55,584	2,88,388	3,55,584
(b) Hospitality	22,176	23,548	25,096	23,548
Total segment assets	3,98,782	3,79,132	3,13,484	3,79,132
Add: Unallocated assets (1)	78,852	86,772	1,47,701	86,772
Total Assets	4,77,634	4,65,904	4,61,185	4,65,904
Segment Liabilities				
(a) Real estate	53,951	49,602	67,605	49,602
(b) Hospitality	2,865	2,892	3,541	2,892
Total segment liability	56,816	52,494	71,146	52,494
Add: Unallocated liabilities(2)	2,337	2,396	2,336	2,396
Total Liabilities	59,153	54,890	73,482	54,890

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

(2) Unallocated liabilities includes deferred tax liabilities

For and on behalf of the Board

Mumbai, July 28, 2017



Vikas Oberoi
Chairman & Managing Director

To,
The Board of Directors
Oberoi Realty Limited

Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the Quarter ended June 30, 2017.

We have reviewed the accompanying statement of unaudited Consolidated Financial Results of Oberoi Realty Limited ("the Company"), its subsidiaries (the Company and its subsidiaries constitute "the Group") and jointly controlled entities for the Quarter ended June 30, 2017 attached herewith, being submitted by the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (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 financial statements are free of material misstatements.

A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

The Statement includes the results of the following entities

Subsidiaries

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

Joint Ventures

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

The financial statements reflect the Group's share of Net Loss (after tax) of Rs.0.12 Lakh and Total Comprehensive Income of Rs. (0.12) Lakh for the Quarter ended June 30, 2017 in respect of two



Joint Venture Entities whose financial statements have been reviewed by other auditors. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of these Joint Venture Entities is based solely on the report of such other auditors, which have been furnished to us.


The financial statement reflect the Group's share of Net Loss (after tax) of Rs.0.12 Lakh and Total Comprehensive Income of Rs.(0.12) Lakh for the Quarter ended June 30, 2017 in respect of one Joint Venture Entity whose financial statement is certified by the management. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of this Joint Venture Entity is based solely on the unaudited management accounts, which has been furnished to us.

Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with applicable Accounting Standards specified under section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, read with SEBI Circular No.CIR/CFD/FCA/62/2016 dated July 5, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For P. RAJ & CO.

Chartered Accountants

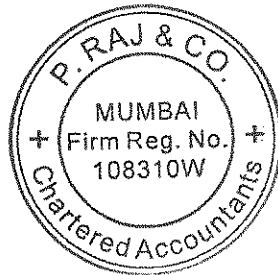
Firm Registration No. 108310W


P. S. Shah

Partner

Membership No. 44611

Mumbai, July 28, 2017



To,
The Board of Directors
Oberoi Realty Limited

Limited Review Report on the unaudited standalone financial results of Oberoi Realty Limited for the Quarter ended June 30, 2017.

We have reviewed the accompanying statement of unaudited standalone financial results of **Oberoi Realty Limited ("the Company")** for the Quarter ended June 30, 2017, attached herewith being submitted by the company pursuant to the requirement of the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of the 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 these financial statements are free of material misstatements.

A review is limited primarily to inquiries of Company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable Indian Accounting Standards specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W



P. S. Shah
Partner
Membership No. 44611
Mumbai, July 28, 2017

