

February 12, 2018

The Secretary BSE Limited Phiroze Jeejeebhoy Towers Limited Dalal Street , Mumbai 400 001	The Secretary National Stock Exchange Limited Exchange Plaza Bandra Kurla Complex Bandra (E) Mumbai 400 051
Security code: 532880	Symbol: OMAXE
Fax No 022-22723121/2037/39/41/61	Fax No 022-2659 8237/38

Sub: Press Release – Disclosure of Material Event/Information under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith a communication being released to the Press regarding the Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Nine Months ended on December 31, 2017.

This is for your information and record.

Thanking You

Your's Faithfully

For Omaxe Limited



Shubha Singh
Company Secretary
Encl: a/a

"This is to inform that please make all correspondence with us on our **Corporate Office** Address only"

OMAXE LTD.

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Press Release

For Immediate Release

OMAXE LIMITED

Q3 FY17-18 Consolidated Income from Operations at ` 506.81 cr
Consolidated PAT for Q3 FY18 at ` 21.02 cr
9M FY18 Consolidated Income from Operations at ` 1348.39 cr
9M FY18 Consolidated PAT at ` 64.41 cr

New Delhi, February 12, 2018: Omaxe Limited, one of India's leading Real Estate Development Company, headquartered in Delhi, today reported Consolidated Income from Operations of ` 506.81 cr for the quarter ended December 31st 2017 as compared to ` 410.67 cr for the quarter ended December 31st 2016, a rise of 23 %.

Consolidated Net Profit for quarter ended December 31th 2017 stood at ` 21.02 cr, a rise of 2% as compared to ` 20.59 cr posted in the quarter ended December 31st 2016.

Financial Highlights

Particulars	Q3FY18	Q3FY17	% Change (Q-O-Q)	9MFY18	9MFY17	% Change (Y-O-Y)
Income from Operations	506.81	410.67	23%	1348.39	1174.83	15%
EBIDTA	83.17	80.93	3%	239.73	284.46	-16%
PAT	21.02	20.59	2%	64.41	88.91	-28%

All figures in the table are on a consolidated basis in `crores, unless stated otherwise

Operational Highlights for Q3 FY18:

- The Company during the quarter sold 0.60 mn sq.ft valued at Rs 168 crore vis-à-vis 0.57 mn sq.ft valued at Rs 282 crore in the same quarter last year. Major contributors were Group Housing projects at Omaxe city Chandigarh, Ludhiana and Commercial at World street, Faridabad.
- The Company during the 9 months sold 2.75 mn sq.ft valued at Rs 673 crore vis-à-vis 2.39 mn sq.ft valued at Rs 792 crore in the same quarter last year. Major contributors were Group Housing projects at Omaxe city Chandigarh, Ludhiana and Plotting at Omaxe Hitech city Lucknow.
- The Company delivered 0.67 mn sq.ft of spaces in Q3FY18. Major deliveries were at Greater Noida (0.23 Mn sq.ft), Chandigarh (0.20 Mn sq.ft) and Bhiwadi (0.08 Mn sq.ft)
- Average realizations for the quarter is at ~ `2,773 per sq.ft .

Management view on performance in Q3 FY18**Commenting on the Q3 FY18 results, Mr. Rohtas Goel, CMD, Omaxe Limited said:**

It was expected that the initial hiccup due to roll out of GST will settle in couple of months. To its credit, Government has made several changes in GST framework and has also reduced rates of most of the products. Yet, the dust of GST has not settled completely. This is adversely impacting economic activities with the real estate also facing the pinch.

The story is similar on RERA front too. There is lack of clarity on the inclusion of the sector in the GST regime and modus of the same. Thus, the customers are still in wait and watch mode.

Even before the real estate sector and economy in general may come to terms fully with ambitious tax reform and policy changes, they are signs that the softer interest rate regime seems to be ending. With inflation inching up, the Reserve Bank of India raised inflation forecast and indicated it may not be averse to raise policy rates, if warranted to check inflation. Needless to say, it may stymie the revival process of not just the sector, but that of entire economy.

Accordingly, during Q3FY18, the real estate sector was still trying to come to the terms with some of the biggest transformative changes. As such, normalization still eluded the sector during the third quarter. The overall real estate sector is facing cash flow issues since customers are delaying new buying as well existing installments as caution. During Q3FY18, we booked 0.60 mn sq.ft of space valued at INR 168 cr and delivered 0.67 mn sq.ft at various locations.

About Omaxe Limited:

Omaxe Limited is one of India's leading real estate development companies. Founded in 1987, the company has fast spread its footprints in 8 States across 27 cities. Today, the company has in its kitty a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing projects, Shopping Malls, Office Spaces, SCOs and Hotel projects. With approx. 110.23 million sq. ft. of delivered space in both real estate and construction contracting, the company is currently undertaking 39 real estate projects - 13 Group Housing, 16 Townships, 10 Commercial Malls/Hotels/ SCO. A BSE & NSE listed company, Omaxe has over the years made a mark with some landmark projects and engineering marvels. Sensing an opportunity in Tier II and III cities, the company made a conscious decision to venture into States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi, Himachal Pradesh to name a few and has immensely contributed in the socio-economic development of these cities.

FOR MORE DETAILS:

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Forward Looking Statements

Certain statements in this announcement are or may be forward looking statements. Forward looking statements involve risks and uncertainties that could significantly affect expected results and are based on certain key assumptions. Many factors could cause actual results to differ materially from those projected or implied in any forward looking statements. Due to such uncertainties and risks, readers are cautioned not to place undue reliance on such forward looking statements, which speak only as of the date hereof. Omaxe Limited expressly disclaims any obligation to update any forward looking or other statements contained herein, except as required.