

July 18, 2015

Department of Corporate Services
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai 400 001

corp.relations@bseindia.com

Scrip code: 533273

The Listing Department
National Stock Exchange of India Limited,
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

cmllist@nse.co.in

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (unaudited consolidated and standalone financial results for the quarter ended June 30, 2015)

Dear Sirs,

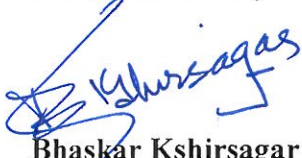
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 18, 2015 have approved the unaudited consolidated and standalone financial results for the quarter ended June 30, 2015 and the same are enclosed herewith.

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

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

Thanking you.

For **Oberoi Realty Limited**



Bhaskar Kshirsagar
Company Secretary

Encl: As above.

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

Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2015

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended
		30/06/2015	31/03/2015	30/06/2014	31/03/2015
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales / income from operations	20,833	33,859	17,275	91,093
	b. Other operating income	192	612	263	1,174
	Total (a+b)	21,025	34,471	17,538	92,267
2	Expenditure				
	a. Operating costs	5,977	13,895	6,057	31,478
	b. Employee benefits expense	1,374	1,462	1,169	5,265
	c. Depreciation and amortisation	1,220	1,062	995	4,029
	d. Other costs	934	1,261	621	4,146
	Total (a+b+c+d)	9,505	17,680	8,842	44,918
3	Profit from operations before other income, interest and exceptional items (1-2)	11,520	16,791	8,696	47,349
4	Other income	553	463	647	1,749
5	Profit before interest and exceptional items (3+4)	12,073	17,254	9,343	49,098
6	Interest and finance charges	2	3	3	176
7	Profit after interest but before prior period/exceptional items (5-6)	12,071	17,251	9,340	48,922
8	Prior period income / (expenses)	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	12,071	17,251	9,340	48,922
10	Tax expense	4,114	6,949	2,907	17,210
11	Profit from ordinary activities after tax (9-10)	7,957	10,302	6,433	31,712
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	7,957	10,302	6,433	31,712
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,828	32,824	32,823	32,824
15	Reserves and surplus (excluding revaluation reserves)				4,30,605
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	2.42	3.14	1.96	9.66
	- After extraordinary items	2.42	3.14	1.96	9.66
	b) Diluted EPS				
	- Before extraordinary items	2.42	3.14	1.96	9.66
	- After extraordinary items	2.42	3.14	1.96	9.66

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended
		30/06/2015	31/03/2015	30/06/2014	31/03/2015
1	Public shareholding				
	- Number of shares	8,21,00,857	8,20,63,023	8,20,58,316	8,20,63,023
	- Percentage of shareholding	25.01%	25.00%	25.00%	25.00%
2	Promoters and Promoter Group Shareholding				
	a) Pledged / encumbered				
	- Number of shares	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-
	b) Non - encumbered				
	- Number of shares	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	74.99%	75.00%	75.00%	75.00%
B	Investors complaints:				
	Pending at the beginning of the quarter	-			
	Received during the quarter	-			
	Disposed of during the quarter	-			
	Remaining unresolved at the end of the quarter	-			

Notes:

- The above results for the quarter ended June 30, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 18, 2015 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- 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.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish the consolidated financial results. Both the consolidated and standalone financial results have been submitted to the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE), where the equity shares of the Company are listed.
- The standalone financial results for the quarter ended June 30, 2015 are summarized below and detailed financial results are also available on the Company's website www.oberoirealty.com.

Particulars	Quarter Ended			Year Ended
	30/06/2015	31/03/2015	30/06/2014	31/03/2015
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Total revenue (including other income)	23,585	21,981	14,521	76,105
Profit before tax	16,011	11,750	7,058	42,657
Profit after tax	12,693	7,299	4,833	30,477

(Rs. in Lakh)



g) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2015:

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Particulars	Quarter Ended			Year Ended
	30/06/2015	31/03/2015	30/06/2014	31/03/2015
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Segment Revenue				
(a) Real estate	17,942	31,129	14,821	80,012
(b) Hospitality	3,083	3,342	2,717	12,255
Total	21,025	34,471	17,538	92,267
Less: Inter segment revenue	-	-	-	-
Net income from operations	21,025	34,471	17,538	92,267
Segment Results				
(Profit before tax, interest and unallocable expenditure)				
(a) Real estate	11,155	16,265	8,963	46,636
(b) Hospitality	484	707	(163)	1,339
Total	11,639	16,972	8,800	47,975
Add/(Less):				
i) Interest and finance charges	(2)	(3)	(3)	(176)
ii) Unallocable Income net of Unallocable Expenditure*	434	282	543	1,123
Profit before tax	12,071	17,251	9,340	48,922
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate #	4,08,540	4,12,473	3,89,764	4,12,472
(b) Hospitality	30,592	31,630	32,672	31,630
Total capital employed in segment	4,39,132	4,44,103	4,22,436	4,44,102
Add: Unallocated capital employed*	32,351	19,326	23,603	19,327
Total Capital Employed in the Company	4,71,483	4,63,429	4,46,039	4,63,429

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

The company is developing through a joint venture a mixed use project comprising of a hotel and residences. Pending the final set of approvals which will give clarity on the overall size of the project, the total cost of Rs 34,667.30 lakh incurred till date is reflected under the real estate segment and the relevant cost shall be allocated to the hospitality segment once there is certainty. However, the revenue recognition of this project has not yet commenced and hence there is no impact of the same on the segment revenue.

For and on behalf of the board

Mumbai, July 18, 2015



Vikas Oberoi
Chairman & Managing Director



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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, 2015

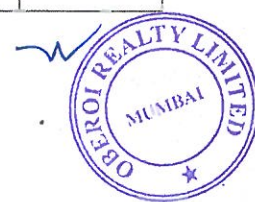
Part I (Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended		Year Ended	
		30/06/2015	31/03/2015	30/06/2014	31/03/2015
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales / income from operations	16,725	21,641	14,107	69,255
	b. Other operating income	106	232	186	669
	Total (a+b)	16,831	21,873	14,293	69,924
2	Expenditure				
	a. Operating costs	4,469	7,119	5,052	21,786
	b. Employee benefits expense	1,183	1,311	1,065	4,775
	c. Depreciation and amortisation	1,053	885	821	3,351
	d. Other costs	867	912	522	3,519
	Total (a+b+c+d)	7,572	10,227	7,460	33,431
3	Profit from operations before other income, interest and exceptional items (1-2)	9,259	11,646	6,833	36,493
4	Other income	6,754	108	228	6,181
5	Profit before interest and exceptional items (3+4)	16,013	11,754	7,061	42,674
6	Interest and finance charges	2	4	3	17
7	Profit after interest but before prior period/ exceptional items (5-6)	16,011	11,750	7,058	42,657
8	Prior period income / (expenses)	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	16,011	11,750	7,058	42,657
10	Tax expense	3,318	3,951	2,225	12,180
11	Net profit from ordinary activities after tax (9-10)	12,693	7,799	4,833	30,477
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	12,693	7,799	4,833	30,477
14	Paid-up equity share capital (Face value of Rs.10 each)	32,828	32,824	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	3.87	2.38	1.47	9.29
	- After extraordinary items	3.87	2.38	1.47	9.29
	b) Diluted EPS				
	- Before extraordinary items	3.87	2.38	1.47	9.28
	- After extraordinary items	3.87	2.38	1.47	9.28

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended		Year Ended	
		30/06/2015	31/03/2015	30/06/2014	31/03/2015
1	Public shareholding				
	- Number of shares	8,21,00,857	8,20,63,023	8,20,58,316	8,20,63,023
	- Percentage of shareholding	25.01%	25.00%	25.00%	25.00%
2	Promoters and Promoter Group Shareholding				
	a) Pledged / Encumbered				
	- Number of shares	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-
	b) Non - encumbered				
	- Number of shares	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	74.99%	75.00%	75.00%	75.00%
B	Investors complaints:				
	Pending at the beginning of the quarter	-	-	-	-
	Received during the quarter	-	-	-	-
	Disposed of during the quarter	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-



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Notes:

- a) The above results for the quarter ended June 30, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 18, 2015 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- c) 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.
- d) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- e) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2015:

Particulars	Quarter Ended			(Rs. in Lakh)
	30/06/2015	31/03/2015	30/06/2014	Year Ended
	Unaudited	Audited (Refer note b)	Unaudited	31/03/2015 Audited
Segment Revenue				
(a) Real estate	13,748	18,531	11,576	57,669
(b) Hospitality	3,083	3,342	2,717	12,255
Total	16,831	21,873	14,293	69,924
Less: Inter segment revenue	-	-	-	-
Net income from operations	16,831	21,873	14,293	69,924
Segment Results				
(Profit before tax, interest and unallocable expenditure)				
(a) Real estate	8,877	11,069	7,091	35,679
(b) Hospitality	480	703	(168)	1,322
Total	9,357	11,772	6,923	37,001
Add/(Less):				
i) Interest and finance charges	(2)	(4)	(3)	(17)
ii) Unallocable Income net of Unallocable Expenditure*	6,656	(18)	138	5,673
Profit before tax	16,011	11,750	7,058	42,657
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	2,50,420	2,35,346	2,15,398	2,35,346
(b) Hospitality	22,319	23,361	24,423	23,361
Total capital employed in segment	2,72,739	2,58,707	2,39,821	2,58,707
Add: Unallocated capital employed*	36,979	38,221	38,409	38,221
Total Capital Employed in the Company	3,09,718	2,96,928	2,78,230	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'.

For and on behalf of the board

Mumbai, July 18, 2015



Vikas Oberoi
Chairman & Managing Director



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the Quarter ended June 30, 2015

We have reviewed the accompanying statement of unaudited Consolidated Financial Results of **Obero Realty Limited ("the Company")**, its subsidiaries and jointly controlled entities (the Company, its subsidiaries and jointly controlled entities constitute ("the Group")) for the Quarter ended June 30, 2015 except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively and have not been reviewed by us. 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 financial statements reflect the Group's share of Revenue of Rs. Nil and Net Loss of Rs. 0.07 Lakh for the quarter ended June 30, 2015 and Net Assets of Rs. 4,612.56 Lakhs as at June 30, 2015 in respect of two of the Jointly Controlled 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 Jointly Controlled Entities is based solely on the report of such other auditors, which has been furnished to us.

The financial statement of two of the Jointly Controlled Entities are on the basis of unaudited management accounts and the financial statements reflect the Group's share of Revenues of Rs. 28.10 Lakhs and Net Profit of Rs. 28.04 Lakhs for the quarter ended June 30, 2015 and Net Assets of Rs. 2,867.24 Lakhs as at June 30, 2015.

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 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 Clause 41 of the Listing Agreement 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 18, 2015



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Limited Review Report on the unaudited standalone financial results of Oberoi Realty Limited for the Quarter ended June 30, 2015

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited ("the Company")** for the Quarter ended June 30, 2015 except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively and have not been reviewed by us. 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.

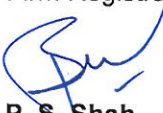
A review is limited primarily to inquiries of Company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 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 Clause 41 of the Listing Agreement 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 18, 2015

