

July 15, 2013

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

Fax No.: (022) 22722037/39/41/61,
(022) 22723121/3719/1278/1557/3354/3577

Scrip code: 533273

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

Fax No.: (022) 26598237/38, 26598347/48

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (unaudited consolidated and standalone financial results for the quarter ended on June 30, 2013)

Dear Sirs,

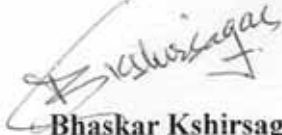
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 15, 2013 have approved the unaudited consolidated and standalone financial results for the quarter ended on June 30, 2013 and the same are enclosed herewith.

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.

2/9

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

No	Particulars	Quarter Ended		Year ended	
		30/06/2013	31/03/2013	30/06/2012	31/03/2013
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales/Income from operations	21,033	30,275	19,763	104,175
	b. Other operating income	806	115	226	583
	Total (a+b)	21,839	30,390	19,989	104,758
2	Expenditure				
	a. Operating Costs	6,889	11,216	6,962	37,151
	b. Employee Benefits Expense	968	907	959	3,833
	c. Depreciation and Amortisation	688	719	704	2,851
	d. Other Costs	633	475	686	2,567
	Total (a+b+c+d)	9,178	13,317	9,311	46,402
3	Profit from operations before other income, interest and exceptional items (1-2)	12,661	17,073	10,678	58,356
4	Other income	2,101	2,209	3,097	9,994
5	Profit before interest and exceptional items (3+4)	14,762	19,282	13,775	68,350
6	Interest and finance charges	6	7	12	37
7	Profit after interest but before prior period/exceptional items (5-6)	14,756	19,275	13,763	68,313
8	Prior period income / (expenses)	-	(4)	-	(7)
9	Profit from ordinary activities before tax (7+8)	14,756	19,271	13,763	68,306
10	Tax expense	4,574	4,754	3,683	17,827
11	Profit from ordinary activities after tax (9-10)	10,182	14,517	10,080	50,479
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	10,182	14,517	10,080	50,479
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				383,390
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	3.10	4.42	3.07	15.38
	- After extraordinary items	3.10	4.42	3.07	15.38
	b) Diluted EPS				
	- Before extraordinary items	3.10	4.42	3.07	15.38
	- After extraordinary items	3.10	4.42	3.07	15.38

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year ended
		30/06/2013	31/03/2013	30/06/2012	31/03/2013
1	Public shareholding				
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%
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	257,616,015	257,616,015	257,616,015	257,616,015
	- 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)	78.49%	78.49%	78.49%	78.49%
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, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 15, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter of previous year 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, 2013 are summarized below and detailed financial results are also available on the Company's website www.oberoiirealty.com.

(Rs. in Lakh)

Particulars	Quarter Ended			Year ended
	30/06/2013	31/03/2013	30/06/2012	31/03/2013
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Total revenue (including other income)	19,133	19,712	19,826	74,250
Profit before tax	11,523	11,404	13,902	44,362
Profit after tax	7,852	7,727	11,660	32,747



g) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2013:

(Rs. in Lakh)

Particulars	Quarter Ended			Year ended
	30/06/2013	31/03/2013	30/06/2012	31/03/2013
	Unaudited	Audited (Refer note b)	Unaudited	Audited
Segment Revenue				
(a) Real estate	19,249	27,715	17,789	95,103
(b) Hospitality	2,590	2,675	2,200	9,655
Total	21,839	30,390	19,989	104,758
Less: Inter segment revenue	-	-	-	-
Net income from operations	21,839	30,390	19,989	104,758
Segment Results				
(Profit before tax, interest and unallocable expenditure)				
(a) Real estate	12,347	16,638	10,617	57,541
(b) Hospitality	459	575	206	1,443
Total	12,806	17,213	10,823	58,984
Add/(Less):				
i) Interest and finance charges	(6)	(7)	(12)	(37)
ii) Unallocable Income net of Unallocable Expenditure*	1,956	2,065	2,952	9,359
Profit before tax	14,756	19,271	13,763	68,306
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	289,086	267,946	208,758	267,946
(b) Hospitality	35,965	36,274	37,024	36,275
Total capital employed in segment	325,051	304,220	245,782	304,221
Add: Unallocated capital employed*	101,345	111,993	137,713	111,992
Total Capital Employed in the Company	426,396	416,213	383,495	416,213

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

Mumbai, July 15, 2013



For and on behalf of the board

[Signature]

Vikas Oberoi
Chairman & Managing Director



OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
Unaudited Standalone Financial Results for the Quarter Ended June 30, 2013

(Rs. in Lakh, except per share data)

Part I		Quarter Ended			
No	Particulars	30/06/2013	31/03/2013	30/06/2012	Year Ended 31/03/2013
		Unaudited	Audited (Refer note b)	Unaudited	Audited
1	a. Net sales/Income from operations	16,778	17,838	10,701	59,291
	b. Other operating income	613	65	61	214
	Total (a+b)	17,391	17,903	10,762	59,505
2	Expenditure				
	a. Operating Costs	5,587	6,496	4,039	21,931
	b. Employee Benefits Expense	880	826	867	3,497
	c. Depreciation and Amortisation	566	589	589	2,367
	d. Other Costs	571	383	417	2,052
	Total (a+b+c+d)	7,604	8,294	5,912	29,847
3	Profit from operations before other income, interest and exceptional items (1-2)	9,787	9,609	4,850	29,658
4	Other Income	1,742	1,809	9,064	14,745
5	Profit before interest and exceptional items (3+4)	11,529	11,418	13,914	44,403
6	Interest and finance charges	6	7	12	34
7	Profit after interest but before prior period/exceptional items (5-6)	11,523	11,411	13,902	44,369
8	Prior period income / (expenses)	-	(7)	-	(7)
9	Profit from ordinary activities before tax (7+8)	11,523	11,404	13,902	44,362
10	Tax expense	3,671	3,677	2,242	11,615
11	Net profit from ordinary activities after tax (9-10)	7,852	7,727	11,660	32,747
12	Extraordinary item (net of tax expense)	-	-	-	-
13	Net profit for the period (11-12)	7,852	7,727	11,660	32,747
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				217,815
16	Earnings per share (EPS)*				
	a) Basic EPS				
	- Before extraordinary items	2.39	2.35	3.55	9.98
	- After extraordinary items	2.39	2.35	3.55	9.98
	b) Diluted EPS				
	- Before extraordinary items	2.39	2.35	3.55	9.98
	- After extraordinary items	2.39	2.35	3.55	9.98

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended		Year Ended	
		30/06/2013	31/03/2013	30/06/2012	31/03/2013
1	Public shareholding				
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%
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	257,616,015	257,616,015	257,616,015	257,616,015
	- 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)	78.49%	78.49%	78.49%	78.49%
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	-	-	-	-



6/9

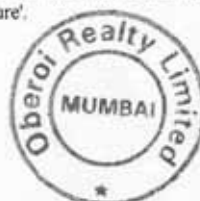
Notes:

- The above results for the quarter ended June 30, 2013 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 15, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- The figures of the last quarter of previous year 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.
- Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended June 30, 2013

Particulars	Quarter Ended			(Rs. in Lakh)
	30/06/2013	31/03/2013	30/06/2012	Year Ended
	Unaudited	Audited (Refer note b)	Unaudited	31/03/2013 Audited
Segment Revenue				
(a) Real estate	14,801	15,228	8,562	49,850
(b) Hospitality	2,590	2,675	2,200	9,655
Total	17,391	17,903	10,762	59,505
Less: Inter segment revenue	-	-	-	-
Net income from operations	17,391	17,903	10,762	59,505
Segment Results				
(Profit before tax, interest and unallocable expenditure)				
(a) Real estate	9,452	9,143	4,754	28,741
(b) Hospitality	459	575	206	1,443
Total	9,911	9,718	4,960	30,184
Add/(Less):				
i) Interest and finance charges	(6)	(7)	(12)	(34)
ii) Unallocable Income net of Unallocable Expenditure*	1,618	1,693	8,954	14,212
Profit before tax	11,523	11,404	13,902	44,362
Capital Employed				
(Segment assets less segment liabilities)				
(a) Real estate	137,165	97,202	68,564	97,202
(b) Hospitality	27,777	28,106	28,863	28,106
Total capital employed in segment	164,942	125,308	97,427	125,308
Add: Unallocated capital employed*	93,549	125,330	139,804	125,330
Total Capital Employed in the Company	258,491	250,638	237,231	250,638

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

Mumbai, July 15, 2013



For and on behalf of the board

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,

Sub: Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the quarter ended 30th June, 2013

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 30th June, 2013 which are included in the accompanying Statement of Unaudited Consolidated Financial Results for the Quarter ended 30th June 2013 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 reflects the Group's share of Revenues of Rs. 0.03 Lakhs and Net Loss of Rs. 0.05 Lakhs for the quarter ended 30th June, 2013 and Net Assets of Rs. 29.02 Lakhs as at 30th June, 2013 in respect of one of the Jointly Controlled Entities whose financial statements are based on management accounts. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of this Joint Venture is based solely on the 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 financial results prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting referred to in section 211 (3C) of the Companies Act, 1956 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 15, 2013



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,

Sub: Limited Review Report on the unaudited standalone financial results of Oberoi Realty Limited for the quarter ended 30th June, 2013

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited ("the Company")** for the quarter ended 30th June, 2013 which are included in the accompanying Statement of Standalone Unaudited Financial Results for the Quarter ended 30th June, 2013 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.

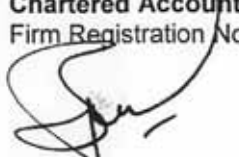
A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 the recognition and measurement principles laid down in Accounting Standards(AS) 25, Interim Financial Reporting referred to in section 211 (3C) of the Companies Act, 1956 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 15, 2013

