

July 21, 2012

**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, Bandra Kurla Complex,
Bandra (E), Mumbai 400051**

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

Scrip Symbol: OBEROIRLTY

Sub: Press Release on financial results for the quarter ended on June 30, 2012

Dear Sirs,

Please find attached herewith the Press Release on the financial results for the quarter ended on June 30, 2012.

Request you to kindly take note of the above and oblige.

Thanking you.

For Oberoi Realty Limited



Bhaskar Kshirsagar
Company Secretary

Encl: As above.



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OBEROI REALTY ANNOUNCES Q1 FY13 RESULTS

HIGHLIGHTS of Q1FY13

- Consolidated Revenue at Rs. 230.79 crore
- EBITDA at Rs. 144.79 crore
- Consolidated PBT at Rs. 137.62 crore
- PAT at Rs. 100.80 crore

Mumbai, July 21, 2012: Oberoi Realty Limited, headquartered in Mumbai, today announced its results for the first quarter of FY13. The company has recorded Consolidated Revenue of Rs. 230.79 crore for Q1FY13 as against Rs. 215.07 crore for Q1FY12, a growth of 7.31%.

The Consolidated Profit Before Tax for Q1FY13 is Rs. 137.62 crore as against Rs. 137.36 crore for Q1FY12.

The Consolidated Profit After Tax for Q1FY13 is Rs. 100.80 crore as against Rs. 105.77 crore for Q1FY12, a decline of 4.90%.

Commenting on the results, Mr. Vikas Oberoi, Chairman & Managing Director, Oberoi Realty Limited said; *"Our results for the first quarter of this fiscal have been satisfactory in the light of the challenging global environment and the domestic macroeconomic headwinds. Our business continues to generate healthy cash flows from operations and we have managed to maintain strong order book. Our customers' faith in us is a reflection of our track record of project delivery and execution. Moving forward, we will continue our strategy of financial prudence and exploring the right opportunities to acquire land."*



BUSINESS HIGHLIGHTS

Investment Properties (Retail, Office Space and Hospitality)

- Oberoi Mall contributed Rs. 19.85 crore to the revenue for the Q1FY13 as against Rs. 19.12 crore in Q1FY12, a growth of 3.82%.
- Commerz contributed Rs. 11.26 crore to the revenue for the Q1 FY13 as against Rs. 10.91 crore in Q1 FY12, a growth of 3.21%.
- The Westin Mumbai Garden City contributed Rs. 22.00 crore to the revenue for the Q1FY13 as against Rs. 20.83 crore in Q1 FY12, a growth of 5.62%.

Development Properties (Residential)

- Oberoi Esquire: For Q1FY13, we sold 58,065 sqft. and cumulative sales for the project is 767,970 sqft. amounting to Rs. 946.35 crore.
- Oberoi Exquisite: For Q1FY13, we sold 28,600 sqft. and cumulative sales for the project is 863,180 sqft. amounting to Rs. 1,069.94 crore.
- Oberoi Splendor Grande: For Q1FY13, we sold 23,660 sqft. and cumulative sales for the project is 232,960 sqft. amounting to Rs. 325.09 crore.
- Oberoi Splendor: For Q1FY13, we sold 7,896 sqft. amounting to Rs. 19.02 crore

AWARDS & RECOGNITION:

- Oberoi Realty bagged second position for best Investor Relations Practice (nominated by Sell Side) in the 2012 All-Asia Executive Team by Institutional Investor.
- Oberoi Realty won the 'Highly Commended Commercial High rise Development India' for Oberoi Commerz at the International Property Awards - Asia Pacific 2012-2013.
- Oberoi Mall won the 'Highly Commended Retail Development India' at the International Property Awards - Asia Pacific 2012-2013.
- The Westin Mumbai Garden City won the TripAdvisor Certificate Of Excellence Award.

About Oberoi Realty Limited

Oberoi Realty Ltd. is India's leading real estate development company, headquartered in Mumbai, focused on premium developments in the residential, office space, retail, hospitality and social infrastructure verticals. Oberoi Realty has an established brand and a track record in the real estate industry of developing innovative projects through its emphasis on contemporary architecture, strong project execution and quality construction. Oberoi Realty seeks to create "destination developments" through its in mixed-use and single-segment developments. It has a total of 35 completed projects across Mumbai, the commercial capital of India. More information about the company is available on www.oberoirealty.com





Forward Looking Statement

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Oberoi Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For further details, please contact:

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