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OBEROI REALTY

April 28, 2025

Department of Corporate Services
BSE Limited,
Mumbai 400 001

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt: 973655, 976126, 976127, 976128

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400 051

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Sub: Audited consolidated and standalone financial results for the year ended March 31, 2025

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on April 28, 2025 have approved the audited consolidated and standalone financial results for the year ended March 31, 2025 and the same are enclosed herewith.

Also enclosed herewith are the Auditor's Reports on the above consolidated and standalone financial results.

We hereby declare that the Statutory Auditors of the Company have issued their audit reports with unmodified opinion.

The above meeting of the Board of Directors commenced at 3.30 p.m. and concluded at 5.35 p.m.

Also, with the financial results as above having been communicated to the stock exchanges, the Trading Window shall open w.e.f. May 1, 2025.

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

Thanking you.

For **Oberoi Realty Limited**

B Kshirsagar

Bhaskar Kshirsagar
Company Secretary

Encl: As above.

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel : +91 22 6819 8000

Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Oberoi Realty Limited

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Oberoi Realty Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures for the quarter and year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial results of the subsidiaries and joint ventures, the Statement:

i. includes the results of the entities listed in Annexure 1;
ii. is presented in accordance with the requirements of the Listing Regulations in this regard; and
iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter and year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group and its joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

We have also performed procedures in accordance with the master circular issued by the Securities and Exchange Board of India under regulation 33(8) of the listing regulations, to the extent applicable.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its joint ventures in accordance with the applicable accounting standards prescribed under

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section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its joint ventures are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and joint ventures to cease to continue as a going concern.

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- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group and joint ventures of which we are the independent auditors and whose financial information we have audited to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matters

The accompanying Statement includes the audited financial results and other financial information, in respect of:

- Four subsidiaries, whose financial results include total assets of Rs 27,515.92 lakhs as at March 31, 2025, total revenues of Rs 3.23 lakhs and Rs 20.94 lakhs, total net profit after tax and total comprehensive income of Rs. (3.46) lakhs and Rs. 8.45 lakhs, for the quarter and the year ended on that date respectively, and net cash inflows of Rs. 3,171.12 lakhs for the year ended March 31, 2025, as considered in the Statement which have been audited by their respective independent auditors.

- Two joint ventures, whose financial results include Group's share of net profit and total comprehensive income of Rs. 30.60 lakhs and Rs. 110.80 lakhs for the quarter and for the year ended March 31, 2025 respectively, as considered in the Statement whose financial results, other financial information have been audited by their respective independent auditors.

The independent auditor's report on the financial results of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

The accompanying Statement includes unaudited financial results and other unaudited financial information in respect of:

- Three joint ventures, whose financial results includes the Group's share of net loss and total comprehensive loss of Rs. 222.10 lakhs and net loss of Rs 378.51 lakhs for the quarter and for the year ended March 31, 2025 respectively, as considered in the Statement whose financial results and other financial information have not been audited by any auditor.

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These unaudited financial results have been approved and furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these joint ventures, is based solely on such unaudited financial results. In our opinion and according to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Results certified by the Management.

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Anil Jobanputra
Partner
Membership No.: 110759
UDIN: 25110759BMKXNI7518
Place: Mumbai
Date: April 28, 2025

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Annexure 1 to Independent Auditor's Report on the Consolidated Quarterly and Year to Date Financial Results of Oberoi Realty Limited

Subsidiaries

1. Astir Realty LLP
2. Buoyant Realty LLP
3. Encase Realty Private Limited
4. Expressions Realty Private Limited
5. Incline Realty Private Limited
6. Integrus Realty Private Limited
7. Kingston Hospitality and Developers Private Limited
8. Kingston Property Services Limited
9. Nirmal Lifestyle Realty Private Limited (w.e.f. November 07, 2024)
10. Perspective Realty Private Limited
11. Pursuit Realty LLP
12. Sight Realty Private Limited

Joint Ventures

1. Homexchange Private Limited
2. I-Ven Realty Limited
3. Moveup Real Estate Private Limited
4. Saldanha Realty and Infrastructure LLP
5. Schematic Estate LLP
6. Shri Siddhi Avenues LLP

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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

Audited Consolidated Financial Results for the Quarter and Year Ended March 31, 2025

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2025	31/12/2024	31/03/2024	31/03/2025	31/03/2024
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	1,15,014	1,41,108	1,31,477	5,28,627	4,49,579
	b. Other income	6,319	4,919	24,379	18,790	32,298
	Total income (a+b)	1,21,333	1,46,027	1,55,856	5,47,417	4,81,877
2	Expenses					
	a. Land, development rights, construction and other costs	58,678	60,007	19,102	2,04,522	2,51,626
	b. Change in inventories	(16,941)	(13,532)	25,068	(20,024)	(72,262)
	c. Employee benefits expense	2,428	3,377	2,790	11,428	10,240
	d. Finance cost	8,012	7,452	5,036	26,523	21,844
	e. Depreciation and amortisation	2,420	2,325	1,354	8,846	4,752
	f. Other expenses	9,042	5,642	5,660	22,396	18,989
	Total expenses (a+b+c+d+e+f)	63,639	65,271	59,010	2,53,691	2,35,189
3	Profit before share of profit of joint ventures (net) and exceptional items (1-2)	57,694	80,756	96,846	2,93,726	2,46,688
4	Share of profit of joint ventures (net)	16	272	282	763	885
5	Profit before exceptional items and tax (3+4)	57,710	81,028	97,128	2,94,489	2,47,573
6	Exceptional item	-	-	-	-	-
7	Profit before tax (5+6)	57,710	81,028	97,128	2,94,489	2,47,573
8	Tax expense					
	a. Current tax	14,874	16,863	20,282	65,563	52,810
	b. Deferred tax	(481)	2,327	(1,957)	6,375	2,103
9	**Net profit for the period (7-8)**	**43,317**	**61,838**	**78,803**	**2,22,551**	**1,92,660**
10	Other comprehensive income					
	a. Items that will not be reclassified to profit or loss	(89)	(75)	(43)	(195)	(191)
	b. Income tax relating to items that will not be reclassified to profit or loss	22	19	11	49	48
11	**Total comprehensive income for the period (9+10)****	**43,250**	**61,782**	**78,771**	**2,22,405**	**1,92,517**
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360
13	Paid up debt capital	3,30,040	3,53,488	2,49,522	3,30,040	2,49,522
14	Other equity					13,48,081
15	Net worth	15,70,487	15,34,508	13,84,441	15,70,487	13,84,441
16	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710
17	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	11.91	17.01	21.67	61.21	52.99
	b) Diluted EPS	11.91	17.01	21.67	61.21	52.99
18	Debt equity ratio	0.21	0.23	0.18	0.21	0.18
19	Debt service coverage ratio	1.40	2.29	1.48	1.83	0.93
20	Interest service coverage ratio	7.81	11.49	15.02	11.56	8.48
21	Current ratio	4.34	4.48	3.89	4.34	3.89
22	Long term debt to working capital ratio	0.27	0.28	0.26	0.27	0.26
23	Bad debts to Account receivable ratio	-	-	-	-	-
24	Current liability ratio	0.50	0.48	0.57	0.50	0.57
25	Total debts to total assets ratio	0.15	0.16	0.13	0.15	0.13
26	Debtors turnover^ (days)	18	7	26	11	53
27	Inventory turnover^ (days)	2,019	1,825	1,934	1,851	1,817
28	Operating margin (%)	53.74%	60.67%	59.98%	58.70%	53.60%
29	Net profit margin (%)	35.70%	42.35%	50.56%	40.65%	39.98%

* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to shareholders of the parent.

^ Ratios for the quarter have been annualised.

Notes:

1. The Audited Consolidated Financial Results for the quarter and year ended March 31, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 28, 2025. The Statutory Auditors have expressed an unmodified audit opinion. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
2. The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
3. The nature of the accounting of the real estate business of the Group is such that the result of the quarter/year may not be strictly comparable to earlier quarter/year.
4. At the Board Meeting held on April 28, 2025 the Board of Directors of the Holding Company declared 4th interim dividend of Rs.2 per equity share (20% of face value of equity share) for the financial year 2024-2025.
5. Astir realty LLP and Sight Realty Private Limited (entities wholly owned by the Holding Company), had on March 19, 2025 and April 24, 2025 respectively applied for their voluntary strike off under the provisions of Limited Liability Partnership Act, 2008 and Companies Act, 2013 respectively. The said application is under process with the Ministry of Corporate Affairs.

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BY

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6 Statement relating to the utilization of proceeds from the issue of non-convertible debentures as on March 31, 2025:

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Tenure (in years)	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Lakh)	Funds utilized (Rs. in Lakh)	Any deviation (Yes/ No)	If 9 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10	11
Oberoi Realty Limited	INE093I07066	2	Private Placement	Senior, rated, listed, secured, redeemable, non-convertible debentures	October 24, 2024	40,000	48,702	No	N.A.	The unutilised issue proceeds have been temporarily invested in mutual funds.
	INE093I07074	3				50,000				
	INE093I07082	4				60,000				
		Total				1,50,000	48,702			

B. Statement of deviation/ variation in use of Issue proceeds: Nil, as no deviation/ variation.

Particulars	Remarks
Name of listed entity	Oberoi Realty Limited
Mode of fund raising	Private Placement
Type of instrument	Non-convertible securities
Date of raising funds	October 24, 2024
Amount raised (Rs. in Lakh)	1,50,000
Report filed for quarter ended	March 31, 2025
Is there a deviation/ variation in use of funds	No
Whether any approval is required to vary the	No
If yes, details of the approval so required?	N.A.
Date of approval	N.A.
Explanation for the deviation/ variation	N.A.
Comments of the audit committee after review	N.A.
Comments of the auditors, if any	N.A.

C. Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: There is no deviation/ variation from the Objects of the Issue.

Original object	Modified object, if any	Original allocation (Rs. in Lakh)	Modified allocation, if any	Funds utilised (Rs. in Lakh)	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Cost of construction/development of residential projects and / or capital assets including hotels, commercial, mall, etc. and / or towards working capital requirements of the Issuer or its group companies	N.A.	1,50,000	N.A.	-	N.A.	-
Repayment of existing debt obligations of the Issuer or its group companies in part or in full				-		
New land acquisition and / or redevelopment of projects not limited to slum rehabilitation				46,869		
Cost incurred in relation to the issuance of Debentures				1,833		
				48,702		

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7 During the quarter ended March 31, 2025, the Holding Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 6,000 lakh from Series III NCDs (ISIN: INE093I07058) by way of face value reduction.

8 The senior, rated, listed, secured, redeemable, non-convertible debentures issued by the Holding Company are secured by (i) pari passu mortgage of the unsold identified residential units in projects developed by the Holding Company, and (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited. The security cover of at least 1.5 times in respect of the said debentures has been maintained as on March 31, 2025 as per the terms of offer document and the Debenture Trust Deed.

9 I-Ven Realty Limited ("IVRL") is a joint venture of the Holding Company where it holds 50% ownership interest. Pursuant to a Share Subscription Agreement dated March 20, 2025 entered into between, inter alia, IVRL the Holding Company, and an external investor, the investor has agreed to invest Rs. 1,25,000 lakh for a 21.74% ownership interest in IVRL. Upon consummation of the said transaction, the holding of Holding Company in IVRL will stand at 39.13% on a fully diluted basis and accordingly will be given effect in the financial statements of the Holding Company as and when the transaction is consummated.

10 Nirmal Lifestyle Realty Private Limited has become wholly owned subsidiary of the Company w.e.f. November 07, 2024. The scheme of amalgamation of Nirmal Lifestyle Realty Private Limited with holding company has been approved by the Board of director of both the companies at their respective meetings held on January 20, 2025. The Company's application in connection with the said scheme is yet to be filed with the jurisdiction bench of National Company Law Tribunal.

11 Formulae for computation of ratios are as follows:

a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
d) Current Ratio = Current Assets/Current Liabilities
e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
g) Current liability ratio = Total Current Liabilities/Total Liabilities
h) Total debts to total assets = Total Debt/Total Assets
i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
j) Inventory turnover = Average Inventories/Cost of Goods Sold
k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
l) Net profit margin (%) = Profit After Tax (Including Share of profit / (loss) of joint ventures (net))/ Total income

12 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.

13 The standalone financial results for the quarter and year ended March 31, 2025 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.

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2025	31/12/2024	31/03/2024	31/03/2025	31/03/2024
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Total revenue (including other income)	97,408	1,32,583	1,34,278	4,55,807	3,62,020
Profit before tax	41,339	70,145	83,287	2,33,613	1,88,649
Profit after tax	30,907	53,653	68,605	1,76,873	1,47,729

14 Audited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter and year ended March 31, 2025:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2025	31/12/2024	31/03/2024	31/03/2025	31/03/2024
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	1,09,683	1,35,742	1,26,632	5,09,352	4,31,850
(b) Hospitality	5,331	5,366	4,845	19,275	17,729
Total Segment Revenue	1,15,014	1,41,108	1,31,477	5,28,627	4,49,579
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	1,15,014	1,41,108	1,31,477	5,28,627	4,49,579
Segment Expenses					
(a) Real estate					
Land, development rights, construction and other costs	57,153	58,240	17,551	1,98,356	2,45,557
Change in inventories	(16,906)	(13,530)	25,087	(20,028)	(72,236)
Other expenses	3,906	5,721	5,125	17,603	20,533
(b) Hospitality					
Food, beverages & Hotel Expenses	1,520	1,767	1,551	6,166	6,069
Change in inventories	(35)	(2)	(19)	4	(26)
Other expenses	1,579	1,473	1,338	5,672	5,125
Total Segment Expenses	47,217	53,669	50,633	2,07,773	2,05,022
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	65,531	85,311	78,868	3,13,422	2,37,996
(b) Hospitality	2,266	2,129	1,976	7,433	6,562
Total Segment Results	67,797	87,440	80,844	3,20,855	2,44,558
Add/(Less):					
i) Interest and finance charges	(8,012)	(7,452)	(5,036)	(26,523)	(21,844)
ii) Unallocable income net of Unallocable Expenditure	(2,091)	768	21,038	(606)	23,974
Profit before share of profit of joint ventures (net)	**57,694**	**80,756**	**96,846**	**2,93,726**	**2,46,688**
Add: Share of profit of joint ventures (net)					
(a) Real estate	16	272	282	763	885
Profit after share of profit of joint ventures (net)	**57,710**	**81,028**	**97,128**	**2,94,489**	**2,47,573**
Segment Assets					
(a) Real estate	17,89,882	18,56,408	16,84,457	17,89,882	16,84,457
(b) Hospitality	1,65,944	1,55,677	1,50,090	1,65,944	1,50,090
Total segment assets	19,55,826	20,12,085	18,34,547	19,55,826	18,34,547
Add: Unallocated assets (1)	3,18,381	2,43,315	1,28,794	3,18,381	1,28,794
Total Assets	**22,74,207**	**22,55,400**	**19,63,341**	**22,74,207**	**19,63,341**
Segment Liabilities					
(a) Real estate	6,76,996	6,96,232	5,55,688	6,76,996	5,55,688
(b) Hospitality	16,781	16,703	17,555	16,781	17,555
Total segment liability	6,93,777	7,12,935	5,73,243	6,93,777	5,73,243
Add: Unallocated liabilities (2)	9,943	7,958	5,657	9,943	5,657
Total Liabilities	**7,03,720**	**7,20,893**	**5,78,900**	**7,03,720**	**5,78,900**

(1) Unallocated assets primarily comprise of corporate investments, tax, deferred tax assets and certain property, plant and equipment.
(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

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MUMBAI

Mumbai, April 28, 2025

For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

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@oberoirealty.com, Website: www.oberoirealty.com,

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

Audited Consolidated Statement of Assets and Liabilities as at March 31, 2025

(Rs. in Lakh)

Particulars	As at 31/03/2025	As at 31/03/2024
	Audited	Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	24,360	21,760
b) Capital work in progress	1,60,438	2,70,475
c) Investment properties	4,44,015	2,83,410
d) Other intangible assets	107	159
e) Investments accounted for using the equity method	37,392	32,285
f) Financial assets		
i) Investments	8,452	1,255
ii) Other financial assets	1,679	1,897
g) Deferred tax assets (net)	13,588	17,281
h) Other non-current assets	62,485	60,227
	7,52,516	**6,88,749**
II) Current assets		
a) Inventories	9,44,650	9,26,124
b) Financial assets		
i) Investments	2,07,684	48,260
ii) Trade receivables	11,266	20,420
iii) Cash and cash equivalents	26,767	29,696
iv) Bank balances other than (iii) above	73,530	47,021
v) Loans	50,516	54,036
vi) Other financial assets	5,303	5,759
c) Current tax assets (net)	1,922	2,202
d) Other current assets	2,00,053	1,41,074
	15,21,691	**12,74,592**
TOTAL ASSETS (I+II)	**22,74,207**	**19,63,341**
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	36,360	36,360
b) Other equity	15,34,127	13,48,081
	15,70,487	**13,84,441**
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	2,89,485	2,19,204
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	769	107
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	5,986	5,979
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	960	89
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,071	4,750
ii) Others	34,758	15,860
b) Provisions	250	205
c) Deferred tax liabilities (Net)	2,677	44
d) Other non-current liabilities	15,030	5,332
	3,52,986	**2,51,570**
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	40,555	30,318
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	1,302	823
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	64,287	50,048
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	389	222
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	942	2,814
ii) Others	48,883	57,021
b) Other current liabilities	1,90,325	1,78,049
c) Provisions	527	4,765
d) Current tax liabilities (net)	3,524	3,270
	3,50,734	**3,27,330**
TOTAL LIABILITIES (i+ii)	**7,03,720**	**5,78,900**
TOTAL EQUITY AND LIABILITIES (I+II)	**22,74,207**	**19,63,341**

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MUMBAI

For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

Mumbai, April 28, 2025

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Audited Consolidated Cash Flow Statement for the Year Ended March 31, 2025

(Rs. in Lakh)

Particulars		Year ended	
		31/03/2025	31/03/2024
		Audited	Audited
CASH FLOW FROM OPERATING ACTIVITIES:			
Profit before tax as per Statement of Profit and Loss		**2,94,489**	**2,47,573**
Adjustments for			
Depreciation and amortisation		8,846	4,752
Interest income (including fair value change in financial instruments)		(10,942)	(7,586)
Interest expenses (including fair value change in financial instruments)		26,523	21,844
Profit on sale of investments in mutual funds (net)		(7,651)	(3,306)
Gain/(loss) on sale of investment in joint venture		-	(18,451)
(Gain)/loss from foreign exchange fluctuation (net)		5	44
Loss on sale/discarding of property, plant and equipments (net)		-	1
Share of profit of joint ventures		(763)	(885)
Sundry balances written back		-	(939)
Operating cash profit before working capital changes		**3,10,507**	**2,43,047**
Movement for working capital			
Increase/(decrease) in trade payables		15,383	33,622
Increase/(decrease) in other liabilities		27,491	(12,516)
Increase/(decrease) in financial liabilities		8,390	5,375
Increase/(decrease) in provisions		(4,389)	45
(Increase)/decrease in other assets		(61,730)	(4,229)
(Increase)/decrease in financial assets		520	(4,496)
(Increase)/decrease in trade receivables		8,460	89,411
(Increase)/decrease in inventories		(23,346)	(21,262)
Cash generated/(used) from operations		**2,81,286**	**3,28,997**
Direct taxes (paid)/refund (net)		(65,029)	(47,355)
Net cash inflow/(outflow) from operating activities	**(A)**	**2,16,257**	**2,81,642**
CASH FLOW FROM INVESTING ACTIVITIES:			
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)		(69,231)	(67,702)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets		181	11
Interest received		25,645	2,698
Decrease/(increase) in loans and advances to/for joint ventures (net)		(11,260)	2,738
Proceeds on sale of investment in joint ventures(net of taxes)		6,016	24,580
Investment in Preference shares		(13,900)	-
Redemption of investment in Preference shares		1,450	-
(Acquisition)/sale of investments in mutual fund (net)		(1,51,773)	(16,812)
(Increase)/decrease in other financial assets		(26,354)	(9,944)
Net cash inflow/(outflow) from investing activities	**(B)**	**(2,39,226)**	**(64,431)**
CASH FLOW FROM FINANCING ACTIVITIES:			
Proceeds from issue of debentures		1,50,000	-
Repayment of debentures		(35,400)	(58,600)
Proceeds from short term secured borrowings		43,470	68,568
Repayment of short term secured borrowings		(43,261)	(1,20,121)
Proceeds from long term secured borrowings		28,289	35,800
Repayment of long term secured borrowings		(63,513)	(69,610)
Interest paid (gross)		(23,185)	(30,396)
Dividend paid		(36,360)	(29,088)
Net cash inflow/(outflow) from financing activities	**(C)**	**20,040**	**(2,03,447)**
Net increase/(decrease) in cash and cash equivalents	**(A+B+C)**	**(2,929)**	**13,764**
Add: cash and cash equivalents at the beginning of the year		29,696	15,932
Cash and cash equivalents at the end of the year		**26,767**	**29,696**

For and on behalf of the Board

SIGNED FOR IDENTIFICATION BY
S R B C & CO LLP
MUMBAI

Mumbai, April 28, 2025

Vikas Oberoi
Chairman & Managing Director

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel : +91 22 6819 8000

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Oberoi Realty Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Oberoi Realty Limited (the "Company") for the quarter and year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

S R B C & CO LLP
Chartered Accountants

Other Matter

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Anil Jobanputra
Partner
Membership No.: 110759
UDIN: 25110759BMKXNJ8173
Place: Mumbai
Date: April 28, 2025

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

15/19

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

Audited Standalone Financial Results for the Quarter and Year Ended March 31, 2025

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2025	31/12/2024	31/03/2024	31/03/2025	31/03/2024
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	91,176	1,27,669	1,10,462	4,37,198	3,30,216
	b. Other income	6,232	4,914	23,816	18,609	31,804
	Total income (a+b)	97,408	1,32,583	1,34,278	4,55,807	3,62,020
2	Expenses					
	a. Land, development rights, construction and other costs	38,126	25,482	12,940	1,30,548	2,13,748
	b. Change in inventories	(4,481)	18,836	24,478	24,453	(93,240)
	c. Employee benefits expense	2,252	3,092	2,553	10,215	9,298
	d. Finance cost	7,828	7,361	4,418	26,091	20,728
	e. Depreciation and amortisation	2,266	2,317	1,347	8,668	4,727
	f. Other expenses	10,078	5,350	5,255	22,219	18,110
	Total expenses (a+b+c+d+e+f)	56,069	62,438	50,991	2,22,194	1,73,371
3	Profit before exceptional items and tax (1-2)	41,339	70,145	83,287	2,33,613	1,88,649
4	Exceptional item	-	-	-	-	-
5	Profit before tax (3+4)	41,339	70,145	83,287	2,33,613	1,88,649
6	Tax expense					
	a. Current tax	12,262	15,400	17,318	54,667	40,079
	b. Deferred tax	(1,830)	1,092	(2,636)	2,073	841
7	**Net profit for the period (5-6)**	**30,907**	**53,653**	**68,605**	**1,76,873**	**1,47,729**
8	Other comprehensive income					
	a. Items that will not be reclassified to profit or loss	(42)	(88)	(39)	(154)	(169)
	b. Income tax relating to items that will not be reclassified to profit or loss	11	22	10	39	42
9	**Total comprehensive income for the period (7+8)**	**30,876**	**53,587**	**68,576**	**1,76,758**	**1,47,602**
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360
11	Paid up debt capital	3,29,829	3,52,496	2,40,034	3,29,829	2,40,034
12	Other equity					12,64,776
13	Net worth	14,41,535	14,17,931	13,01,136	14,41,535	13,01,136
14	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710
15	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	8.50	14.76	18.87	48.64	40.63
	b) Diluted EPS	8.50	14.76	18.87	48.64	40.63
16	Debt equity ratio	0.23	0.25	0.18	0.23	0.18
17	Debt service coverage ratio	1.30	2.90	2.70	2.15	1.09
18	Interest service coverage ratio	5.87	10.15	14.59	9.51	7.39
19	Current ratio	5.18	5.25	4.65	5.18	4.65
20	Long term debt to working capital ratio	0.26	0.27	0.23	0.26	0.23
21	Bad debts to Account receivable ratio	-	-	-	-	-
22	Current liability ratio	0.46	0.44	0.54	0.46	0.54
23	Total debts to total assets ratio	0.16	0.17	0.13	0.16	0.13
24	Debtors turnover^ (days)	5	7	15	6	76
25	Inventory turnover^ (days)	2,382	1,865	2,264	2,133	2,649
26	Operating margin (%)	49.58%	58.67%	59.06%	57.13%	55.21%
27	Net profit margin (%)	31.73%	40.47%	51.09%	38.80%	40.81%

* Not annualised, except year end Basic and Diluted EPS

^ Ratios for the quarter have been annualised.

Notes:

1 The Audited Standalone Financial Results for the quarter and year ended March 31, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 28, 2025. The Statutory Auditors have expressed an unmodified audit opinion. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

2 The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.

3 The nature of the accounting of the real estate business of the Company is such that the result of the quarter/year may not be strictly comparable to earlier quarter/year.

4 At the Board Meeting held on April 28, 2025 the Board of Directors of the Company declared a 4th interim dividend of Rs.2 per equity share (20% of face value of equity share) for the financial year 2024-2025.

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5 Statement relating to the utilization of proceeds from the issue of non-convertible debentures as on March 31, 2025:

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Tenure (in years)	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Lakh)	Funds utilized (Rs. in Lakh)	Any deviation (Yes/ No)	If 9 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10	11
Oberoi Realty Limited	INE093I07066	2	Private Placement	Senior, rated, listed, secured, redeemable, non-convertible debentures	October 24, 2024	40,000	48,702	No	N.A.	The unutilised issue proceeds have been temporarily invested in mutual funds.
	INE093I07074	3				50,000				
	INE093I07082	4				60,000				
		Total				1,50,000	48,702			

B. Statement of deviation/ variation in use of Issue proceeds: Nil, as no deviation/ variation.

Particulars	Remarks
Name of listed entity	Oberoi Realty Limited
Mode of fund raising	Private Placement
Type of instrument	Non-convertible securities
Date of raising funds	October 24, 2024
Amount raised (Rs. in Lakh)	1,50,000
Report filed for quarter ended	March 31, 2025
Is there a deviation/ variation in use of funds	No
Whether any approval is required to vary the	No
If yes, details of the approval so required?	N.A.
Date of approval	N.A.
Explanation for the deviation/ variation	N.A.
Comments of the audit committee after review	N.A.
Comments of the auditors, if any	N.A.

C. Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: There is no deviation/ variation from the Objects of the Issue.

Original object	Modified object, if any	Original allocation (Rs. in Lakh)	Modified allocation, if any	Funds utilised (Rs. in Lakh)	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Cost of construction/development of residential projects and / or capital assets including hotels, commercial, mall, etc. and / or towards working capital requirements of the Issuer or its group companies	N.A.	1,50,000	N.A.	-	N.A.	-
Repayment of existing debt obligations of the Issuer or its group companies in part or in full				-		
New land acquisition and / or redevelopment of projects not limited to slum rehabilitation				46,869		
Cost incurred in relation to the issuance of Debentures				1,833		
				48,702		

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6 Astir realty LLP and Sight Realty Private Limited (entities wholly owned by the Holding Company), had on March 19, 2025 and April 24, 2025 respectively applied for their voluntary strike off under the provisions of Limited Liability Partnership Act, 2008 and Companies Act, 2013 respectively. The said application is under process with the Ministry of Corporate Affairs.

7 During the quarter ended March 31, 2025, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 6,000 lakh from Series III NCDs (INE093I07058) by way of face value reduction.

8 The senior, rated, listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) pari passu mortgage of the unsold identified residential units in projects developed by the Company, and (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited. The security cover of atleast 1.5 times in respect of the said debentures has been maintained as on March 31, 2025 as per the terms of offer document and the Debenture Trust Deed.

9 I-Ven Realty Limited ("IVRL") is a joint venture of the Company where it holds 50% ownership interest. Pursuant to a Share Subscription Agreement dated March 20, 2025 entered into between, inter alia, IVRL the Company, and an external investor, the investor has agreed to invest Rs. 1,25,000 lakh for a 21.74% ownership interest in IVRL. Upon consummation of the said transaction, the holding of Company in IVRL will stand at 39.13% on a fully diluted basis and accordingly will be given effect in the financial statements of the Company as and when the transaction is consummated.

10 Nirmal Lifestyle Realty Private Limited has become wholly owned subsidiary of the Company w.e.f. November 07, 2024. The scheme of amalgamation of Nirmal Lifestyle Realty Private Limited with holding company has been approved by the Board of director of both the companies at their respective meetings held on January 20, 2025. The Company's application in connection with the said scheme is yet to be filed with the jurisdiction bench of National Company Law Tribunal.

11 Formulae for computation of ratios are as follows:

a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
d) Current Ratio = Current Assets/Current Liabilities
e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
g) Current liability ratio = Total Current Liabilities/Total Liabilities
h) Total debts to total assets = Total Debt/Total Assets
i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
j) Inventory turnover = Average Inventories/Cost of Goods Sold
k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
l) Net profit margin (%) = Profit After Tax/Total income

12 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.

13 Audited Standalone Segment wise Revenue, Results, Assets and Liabilities for quarter and year ended March 31, 2025:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2025	31/12/2024	31/03/2024	31/03/2025	31/03/2024
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	85,845	1,22,303	1,05,616	4,17,923	3,12,487
(b) Hospitality	5,331	5,366	4,846	19,275	17,729
Total Segment Revenue	91,176	1,27,669	1,10,462	4,37,198	3,30,216
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	91,176	1,27,669	1,10,462	4,37,198	3,30,216
Segment Expenses					
(a) Real estate					
Land, development rights, construction and other costs	36,602	23,750	11,388	1,24,372	2,07,677
Change in inventories	(4,447)	18,838	24,497	24,449	(93,214)
Other expenses	5,449	5,491	4,468	17,271	19,225
(b) Hospitality					
Food, beverages & Hotel Expenses	1,524	1,732	1,552	6,176	6,071
Change in inventories	(35)	(2)	(19)	4	(26)
Other expenses	1,576	1,510	1,338	5,672	5,125
Total Segment Expenses	40,670	51,320	43,225	1,77,943	1,44,858
Segment Results					
(Profit before unallocable income, interest and finance charges and tax)					
(a) Real estate	48,240	74,225	65,263	2,51,831	1,78,799
(b) Hospitality	2,265	2,126	1,975	7,424	6,559
Total Segment Results	50,505	76,351	67,238	2,59,255	1,85,358
Add/(Less):					
i) Interest and finance charges	(7,828)	(7,361)	(4,418)	(26,091)	(20,728)
ii) Unallocable income net of Unallocable Expenditure	(1,337)	1,155	20,467	450	24,019
Profit before tax	**41,340**	**70,145**	**83,287**	**2,33,614**	**1,88,649**
Segment Assets					
(a) Real estate	16,37,662	17,15,438	15,67,115	16,37,662	15,67,115
(b) Hospitality	1,40,010	1,37,804	1,37,985	1,40,010	1,37,985
Total segment assets	17,77,672	18,53,242	17,05,100	17,77,672	17,05,100
Add. Unallocated assets (1)	2,99,113	2,26,709	1,03,481	2,99,113	1,03,481
Total Assets	**20,76,785**	**20,79,951**	**18,08,581**	**20,76,785**	**18,08,581**
Segment Liabilities					
(a) Real estate	6,21,435	6,48,663	4,95,218	6,21,435	4,95,218
(b) Hospitality	7,188	7,044	7,979	7,188	7,979
Total segment liability	6,28,623	6,55,707	5,03,197	6,28,623	5,03,197
Add: Unallocated liabilities (2)	6,627	6,315	4,248	6,627	4,248
Total Liabilities	**6,35,250**	**6,62,022**	**5,07,445**	**6,35,250**	**5,07,445**

(1) Unallocated assets primarily comprise of corporate investments, tax, deferred tax assets and certain property, plant and equipment.
(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

SIGNED FOR IDENTIFICATION BY
S R B C & CO LLP
MUMBAI

For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

Mumbai, April 28, 2025

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

Audited Standalone Statement of Assets and Liabilities as at March 31, 2025

(Rs. in Lakh)

Particulars	As at 31/03/2025 Audited	As at 31/03/2024 Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	24,220	21,619
b) Capital work in progress	1,20,116	1,23,998
c) Investment properties	2,97,888	2,83,412
d) Other intangible assets	107	159
e) Financial assets		
i) Investments	53,249	41,758
ii) Other financial assets	1,200	1,779
f) Deferred tax assets (net)	-	2
g) Other non-current assets	57,230	58,856
	5,54,010	**5,31,583**
II) Current assets		
a) Inventories	8,92,716	9,18,667
b) Financial assets		
i) Investments	1,96,077	34,774
ii) Trade receivables	10,221	11,846
iii) Cash and cash equivalents	19,907	24,476
iv) Bank balances other than (iii) above	62,894	37,114
v) Loans	1,71,451	1,29,201
vi) Other financial assets	5,731	6,350
c) Current tax assets (net)	865	1,034
d) Other current assets	1,62,913	1,13,536
	15,22,775	**12,76,998**
TOTAL ASSETS (I+II)	**20,76,785**	**18,08,581**
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	36,360	36,360
b) Other equity	14,05,175	12,64,776
	14,41,535	**13,01,136**
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	2,89,485	2,07,363
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	440	73
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,373	2,601
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	170	56
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,978	2,397
ii) Others	30,139	15,592
b) Provisions	212	176
c) Deferred tax liabilities (net)	2,033	-
d) Other non-current liabilities	13,315	4,841
	3,41,145	**2,33,099**
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	40,344	32,671
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	1,165	680
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	49,154	44,625
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	113	120
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	727	1,689
ii) Others	35,850	45,601
b) Other current liabilities	1,65,234	1,41,664
c) Provisions	407	4,698
d) Current tax liabilities (net)	1,111	2,598
	2,94,105	**2,74,346**
TOTAL LIABILITIES (i+ii)	**6,35,250**	**5,07,445**
TOTAL EQUITY AND LIABILITIES (I+II)	**20,76,785**	**18,08,581**

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Audited Standalone Cash Flow Statement for the Year Ended March 31, 2025

(Rs. in Lakh)

Particulars		Year ended	
		31/03/2025	31/03/2024
		Audited	Audited
CASH FLOW FROM OPERATING ACTIVITIES:			
Profit before tax as per Statement of Profit and Loss		**2,33,613**	**1,88,649**
Adjustments for			
Depreciation and amortisation		8,668	4,727
Interest income (including fair value change in financial instruments)		(11,555)	(8,542)
Interest expenses (including fair value change in financial instruments)		26,091	20,728
Profit on sale of investments in mutual funds (net)		(6,862)	(2,419)
(Gain)/loss from foreign exchange fluctuation (net)		49	47
(Gain)/loss on impairment/sale of investment in joint venture/subsidiary		1,150	(17,551)
(Gain)/loss on sale/discarding of property, plant and equipment (net)		-	10
Sundry balances written off/(back)		66	(337)
Operating cash profit before working capital changes		**2,51,220**	**1,85,312**
Movement for working capital			
Increase/(decrease) in trade payables		6,037	31,826
Increase/(decrease) in other liabilities		36,866	(13,045)
Increase/(decrease) in financial liabilities		2,296	(5,406)
Increase/(decrease) in provisions		(4,409)	34
(Increase)/decrease in other assets		(48,945)	(49,871)
(Increase)/decrease in financial assets		619	(5,236)
(Increase)/decrease in trade receivables		1,625	95,462
(Increase)/decrease in inventories		20,039	(42,660)
Cash generated/(used) from operations		**2,65,348**	**1,96,416**
Direct taxes (paid)/refund (net)		(55,984)	(34,939)
Net cash inflow/(outflow) from operating activities	**(A)**	**2,09,364**	**1,61,477**
CASH FLOW FROM INVESTING ACTIVITIES:			
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)		(25,198)	(46,777)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets		181	11
Interest received		24,838	2,316
Proceeds from sale of investment in joint ventures (net of taxes)		-	17,153
Decrease/(increase) in loans and advances to/for subsidiaries/joint ventures (net)		(55,803)	58,180
(Acquisition)/sale of investments in joint ventures (net)		5,381	8,333
Investment in Preference shares		(13,900)	-
Redemption of investment in Preference shares		1,450	-
(Acquisition)/sale of investments in mutual fund (net)		(1,55,580)	(4,415)
(Increase)/decrease in other financial assets		(25,201)	(18,708)
Net cash inflow/(outflow) from investing activities	**(B)**	**(2,43,832)**	**16,093**
CASH FLOW FROM FINANCING ACTIVITIES:			
Proceeds from issue of debentures		1,50,000	-
Repayment of debentures		(35,400)	(58,603)
Proceeds from short term secured borrowings		-	28,729
Repayment of short term secured borrowings		-	(59,480)
Proceeds from long term secured borrowings		28,289	18,237
Repayment of long term secured borrowings		(51,586)	(39,801)
Proceeds from short term unsecured borrowings		-	2,450
Repayment of short term unsecured borrowings		(2,450)	-
Interest paid (gross)		(22,594)	(26,517)
Dividend paid		(36,360)	(29,088)
Net cash inflow/(outflow) from financing activities	**(C)**	**29,899**	**(1,64,073)**
Net increase/(decrease) in cash and cash equivalents	**(A+B+C)**	**(4,569)**	**13,497**
Add: cash and cash equivalents at the beginning of the year		24,476	10,979
Cash and cash equivalents at the end of the year		**19,907**	**24,476**

For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

Mumbai, April 28, 2025

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