

Research Report

Oberoi Realty Limited



Prepared By-

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About

Oberoi Realty Ltd is a real estate development company, headquartered in Mumbai. It is the part of Oberoi Realty Group, focused on developments in the residential, office space, retail, hospitality, and social infrastructure verticals. For over four decades now, Oberoi Realty has been an insignia of trust, transparency, cutting-edge technology and differentiated service in the Real Estate sector in Mumbai. Rooted in values, our growth and respectability have both been built on adherence to our vision, mission and the six pillars we stand on, in all they do and deliver.

Business Segments

- Projects : 82%
- Hospitality: 4%
- Other : 0.5%
- Rental : 13%
- Management : 0.5%
- As of Q1FY24, ORL sold 68% of total area launched for sales of which 98% of area is registered. The company had a collection efficiency at 78%

Synopsis of Financials

- **Strong quarter driven by healthy residential sales momentum.**
- **Significant growth in annuity assets.**
- **Received full occupation certificate for Enigma project in Mulund; sustained sales noted.**
- **Strong leasing interest across office assets, with increasing occupancies.**

Stock data (as 6th December 2024)

Nifty Price	: 24,709.25
52 week High (in Rs.)	: 2,192
52 week Low (in Rs.)	: 1,268
Market Cap. (in Crore)	: 77,382
NSE Code	: <u>OBEROIRLTY</u>

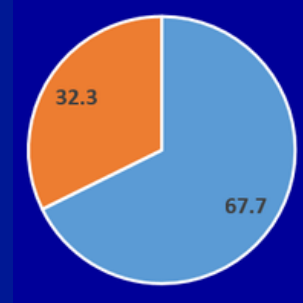
Stock data



-NIFTY50

-Oberoi Realty LIMITED

Shareholding Pattern (September 2024)



-PUBLIC GROUP

-PROMOTER GROUP

Financial Summary

Particulars	March 2022	March 2023	March 2024
Sales	2,694	4,193	4,496
Sales Growth %	31.25%	55.63%	7.23%
Expenses	1,512	2,081	2,066
Operating Profit	1,182	2,112	2,430
OPM %	44%	50%	54%
Net Profit	1,047	1,905	1,927
EPS in Rs	28.8	52.38	52.99

Quarterly Results

Particular	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24
Sales	961	910	1,217	1,054	1,315	1,405	1,320
Expenses	593	436	579	544	526	590	506
Operating Profit	369	474	638	509	789	815	814
OPM %	38%	52%	52%	48%	60%	58%	62%
Other Income	94	25	28	31	247	39	41
Interest	62	62	56	50	50	59	52
Depreciation	10	11	11	11	14	20	21
Profit before tax	391	426	599	479	971	775	782
Tax %	-23%	25%	24%	25%	19%	25%	25%
Net Profit	480	322	457	360	788	585	589

Source: Screener

Key Ratios

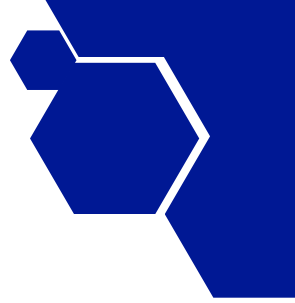
Ratio	Numerator	Denominator	March 31, 2024	March 31, 2023	% Change	Reasons for Variance
Current ratio	Current Assets	Current Liabilities	4.65	4.81	-3.30%	
Debt: Equity Ratio	Total Debt	Total Network	0.18	0.30	-37.54%	Decrease in total debt on account of repayments made during FY 2023-24
Debt Service Coverage Ratio	Earnings for debt service (NPAT + Finance Costs - Interest Income+ Depreciation and amortisation)	"Debt service (Interest and Principal Repayments made during the year)"	0.89	2.47	-63.91%	Decrease in net profit during FY 2023-24
Return on Equity ratio (%)	Net Profit after tax	Average Shareholder's Equity	11.90%	21.77%	-45.36%	Decrease in net profit during FY 2023-24
Inventory Turnover Ratio (in days)	Average Inventory * 365	"Cost of Goods Sold (Operating costs + changes in Inventories)"	2,649.20	1,676.18	58.05%	Increase in Inventory which is primarily on account of increase in closing stock of finished goods during FY 2023-24

Source: Annual Report

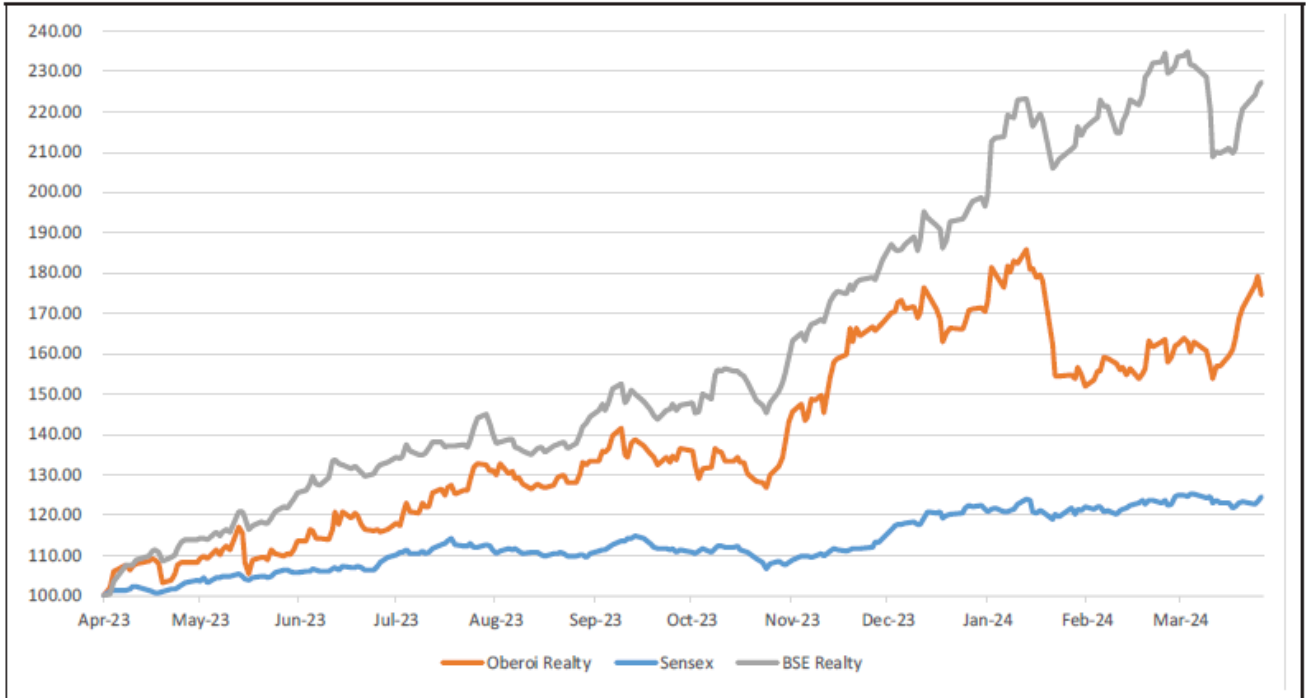
Yearly Results

Particulars	March 2022	March 2023	March2024
Equity Capital	364	364	364
Reserves	10,053	11,847	13,481
Borrowings	2,855	3,944	2,495
Other Liabilities	2,394	2,471	3,293
Total Liabilities	15,666	18,626	19,633
Fixed Assets	980	949	3,053
CWIP	3,298	4,031	2,705
Investments	2,679	703	818
Other Assets	8,709	12,943	13,057
Total Assets	15,666	18,626	19,633

Highlights

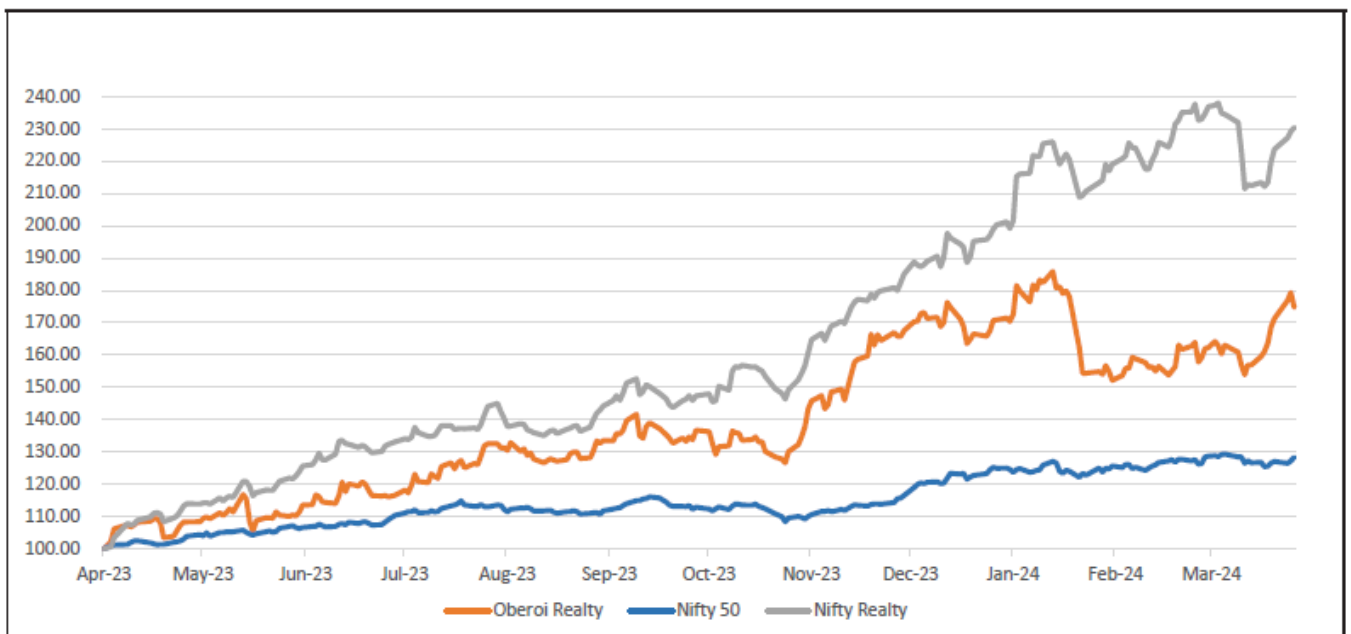


I) Movement of ORL vs. S&P BSE Sensex vs. S&P BSE Realty Index



Closing value of ORL scrip, S&P BSE Sensex Index and S&P BSE Realty Index as of April 1, 2023 has been indexed to 100.

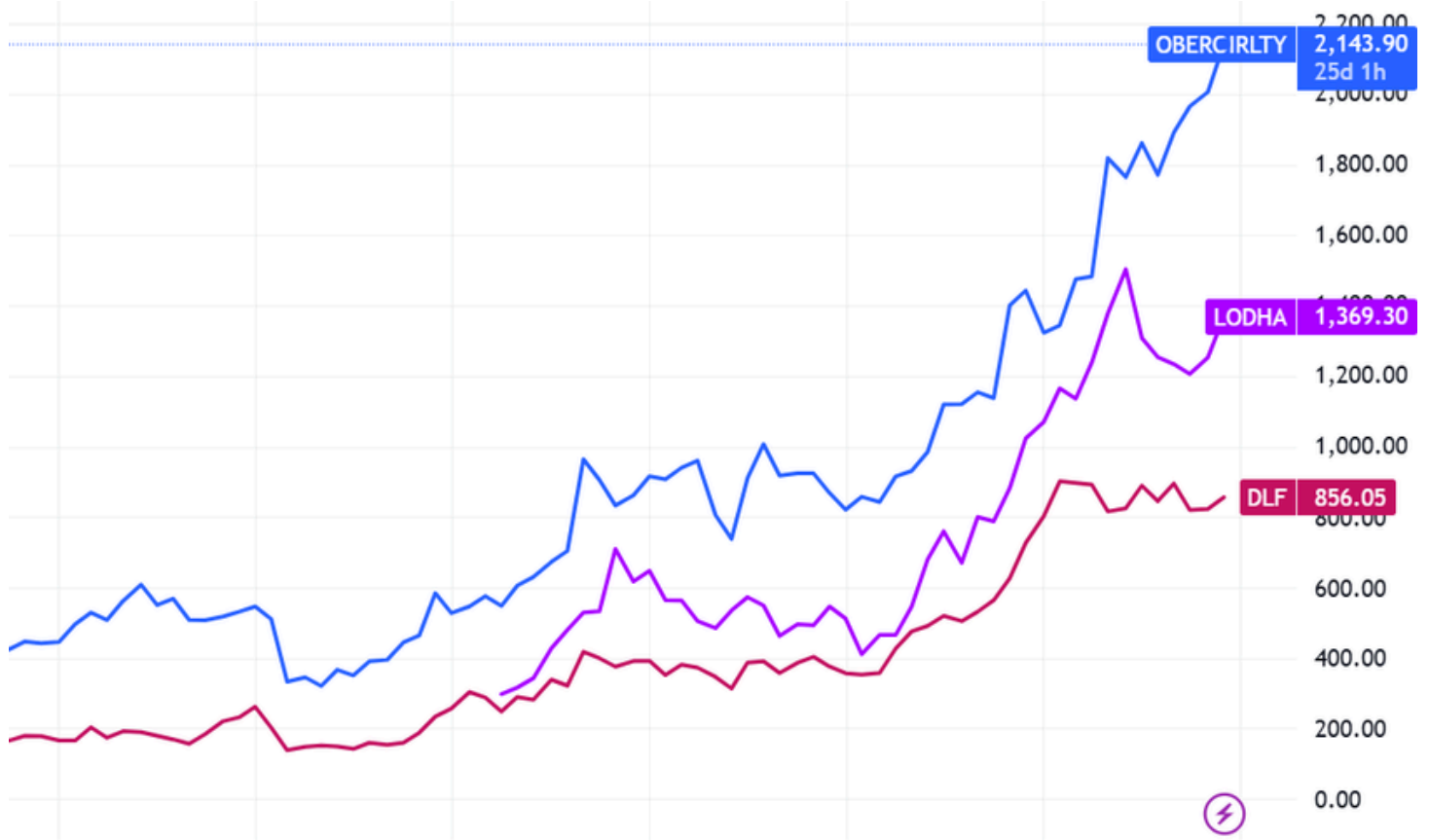
II) Movement of ORL vs. Nifty 50 Index vs. Nifty Realty Index



Closing value of ORL scrip, Nifty 50 Index and Nifty Realty Index as of April 1, 2023 has been indexed to 100.

Peer Comparison

Peer Stock Performance (5Y) Indexed



Source: Trading View

Peer Financial Performance

S.No.	Name	CMP Rs.	P/E	Mar Cap Rs.Cr.	Div Yld %	NP Qtr Rs.Cr.	Qtr Profit Var %	Sales Qtr Rs.Cr.	Qtr Sales Var %	ROCE %
1.	DLF	852.05	58.51	210908.96	0.59	1381.22	122.08	1975.02	46.55	5.74
2.	Macrotech Devel.	1366.50	63.44	136206.09	0.16	423.10	109.46	2625.70	50.07	11.06
3.	Godrej Propert.	2852.05	61.95	85899.01	0.00	333.79	399.69	1093.23	218.73	5.74
4.	Oberoi Realty	2128.20	33.27	77381.83	0.38	589.44	29.05	1319.89	8.42	15.24
5.	Prestige Estates	1738.05	109.87	74863.06	0.10	234.60	-77.41	2304.40	3.04	14.86

Source: Screener

Final Outlook

OBEROIRLTY: BUY | LTP: 2,128

the financial ratios of Oberoi Realty suggest that the stock is moderately valued. The P/E and P/B ratios are both below the market average, suggesting that the stock may be undervalued. However, the company does not currently pay a dividend, which may be a negative for some investors. The company's ROE and ROA are both above the industry average, indicating that it is able to generate a strong return on its equity and assets. The company's debt-to-equity ratio is relatively low, which is a positive.

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