



Results Update Q4FY26

May 08, 2026

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Balance Sheet – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	FY26	FY25
Non-current assets	8,07,878	7,52,516
Current assets	17,24,970	15,21,691
Total	25,32,848	22,74,207
Equity	17,92,163	15,70,487
Non-current liabilities	3,08,424	3,52,986
Current liabilities	4,32,261	3,50,734
Total	25,32,848	22,74,207

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Cash Flow – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Opening Cash and Bank Balance	12,427	14,143	1,32,399	26,767	29,696
Operating Cash Flows	28,333	19,847	28,599	1,37,986	2,16,255
Investing Cash Flows	(4,143)	4,746	(96,238)	(46,309)	(2,39,225)
Financing Cash Flows	(19,049)	(26,308)	(37,993)	(1,00,876)	20,041
Closing Cash and Bank Balance*	17,568	12,428	26,767	17,568	26,767
Add: Short-term Liquid Investments	2,81,194	3,03,243	2,80,724	2,81,194	2,80,724
Closing Cash and Bank Balance (incl. Short-term Liquid Investments)	2,98,762	3,15,671	3,07,491	2,98,762	3,07,491

* Includes Rs. 4,409 lakh for Q4FY26/FY26, Rs. 11,977 lakh for Q3FY26 and Rs. 1,679 lakh for Q4FY25/FY25 shown under other financial assets.

Excludes Rs. 2,608 Lakh for Q4FY26/FY26, Rs. 2,609 lakh for Q3FY26 and Rs. 2,168 lakh for Q4FY25/FY25 shown under cash and bank balance which are ear marked for specific purpose.

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Assets – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	FY26	FY25
Non-current assets		
Fixed assets (including CWIP & ROU)	6,45,206	6,28,920
Financial assets	50,855	47,523
Deferred tax assets (net)	14,526	13,588
Other non-current assets	97,291	62,485
Total non-current assets	8,07,878	7,52,516
Current assets		
Inventories	10,18,322	9,44,650
Financial assets		
i) Investments in mutual fund	1,27,285	2,07,684
ii) Cash and Bank balances	1,69,675	1,00,297
iii) Trade receivables	32,404	11,266
iv) Others	59,959	55,819
Other current assets	3,17,325	2,01,975
Total current assets	17,24,970	15,21,691

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Liabilities – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	FY26	FY25
Non-current liabilities		
Financial liabilities		
i) Borrowings	2,36,420	2,89,485
ii) Trade Payables	7,856	6,755
iii) Others	49,464	38,789
Provisions	455	250
Deferred tax liabilities (Net)	134	2,677
Other non-current liabilities	14,095	15,030
Total non-current liabilities	3,08,424	3,52,986
Current liabilities		
Financial liabilities		
i) Borrowings	45,203	40,555
ii) Trade Payables	49,202	65,589
iii) Others	45,982	50,214
Other current liabilities		
i) Advance from customers	9,739	8,252
ii) Others	2,79,642	1,85,597
Provisions	2,493	527
Total current liabilities	4,32,261	3,50,734

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Profit & Loss Account – Abstract (Consolidated)

Amount in Rs Lakh (Except EPS)

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Revenue from Projects	1,32,242	1,10,412	79,855	4,45,640	4,10,625
Revenue from Rent	32,024	30,000	27,068	1,19,002	86,939
Revenue from Hospitality	5,479	5,550	5,310	19,712	19,189
Property Management Revenues	3,057	2,934	1,644	12,115	7,303
Other Operating Revenues	2,180	368	1,138	4,437	4,571
Revenue from Operations	1,74,983	1,49,264	1,15,014	6,00,906	5,28,627
Non Operating Income	7,388	6,910	6,319	29,521	18,790
Total Income	1,82,371	1,56,174	1,21,333	6,30,427	5,47,417
Total Expenses	84,976	73,548	63,639	3,02,237	2,53,691
Profit before share of profit / (loss) of joint ventures and exceptional items	97,395	82,626	57,694	3,28,190	2,93,726
Share of Profit / (loss) of associates (net)	(1,101)	937	16	1,677	763
Less: Exceptional items	-	2,306	-	2,306	-
Profit Before Tax	96,294	81,257	57,710	3,27,561	2,94,489
Net Profit for the period	70,328	62,264	43,317	2,50,743	2,22,551
Other comprehensive income, net of tax	140	(14)	(67)	21	(146)
Total Comprehensive Income for the period	70,468	62,250	43,250	2,50,764	2,22,405
Diluted EPS (Rs.) excluding exceptional items (not annualised)	19.34	17.60	11.91	69.44	61.21
Diluted EPS (Rs.) (not annualised)	19.34	17.12	11.91	68.96	61.21

Key Financial Parameters

Particulars	FY26	FY25
Adjusted operating margin*	60.07%	62.94%
Net profit margin	39.77%	40.65%
RONW [#]	14.91%	15.06%
ROCE [#]	13.77%	14.09%
Gross debt to equity	0.16	0.21
Net debt to equity	(0.01)	0.01
Current ratio	3.99	4.34

* Operating margin excluding indirect expenses/ overheads

Calculated on Average Networth and Average Capital Employed

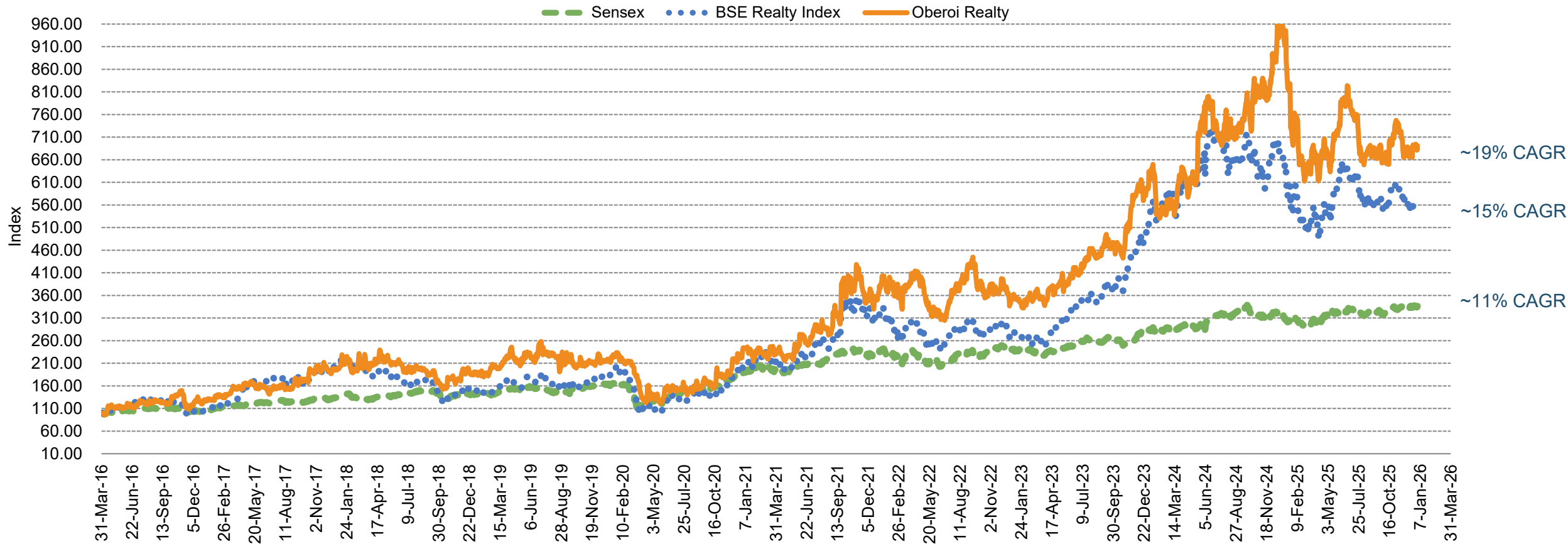
Operating Margin Analysis

Amount in Rs Lakh

Particulars	Total	Residential	Rental	Hospitality	Property Management Services
Q4FY26	60.71%	55.99%	87.11%	46.07%	17.37%
Revenues from operations	1,74,983	1,34,309	32,100	5,506	3,068
Adjusted operating margin*	1,06,226	75,193	27,963	2,537	533
FY26	60.07%	53.90%	91.40%	41.77%	10.82%
Revenues from operations	6,00,906	4,49,838	1,19,132	19,803	12,133
Adjusted operating margin*	3,60,940	2,42,472	1,08,885	8,271	1,312
Q4FY25	61.60%	54.31%	90.17%	45.42%	0.81%
Revenues from operations	1,15,014	80,782	27,220	5,331	1,681
Adjusted operating margin*	70,851	43,873	24,543	2,421	14
FY25	62.94%	59.18%	90.73%	41.26%	1.06%
Revenues from operations	5,28,627	4,14,561	87,435	19,275	7,356
Adjusted operating margin*	3,32,703	2,45,338	79,333	7,954	78

* Operating margin excluding indirect expenses/ overheads

Performance of Scrip (Last 10 years)



Note: Opening levels of Sensex and Realty Index as on Apr 01, 2016 was 25,341.86 and 1,228.35 respectively, the same has been indexed to 100. For Oberoi Realty, the opening price as on Apr 01, 2016 was Rs. 241.75/-, the same has been indexed to 100.



Shareholding Pattern (%)

Category	31-Mar-26	31-Dec-25	30-Sep-25	30-Jun-25	31-Mar-25
Promoter and Promoter Group	67.70%	67.70%	67.70%	67.70%	67.70%
Foreign Institutional Investors (FIIs)	15.42%	16.58%	16.06%	19.36%	19.97%
Domestic Institutional Investors (Institutional investors other than FIIs)	14.58%	13.46%	13.85%	10.80%	10.21%
Other public shareholders	2.30%	2.26%	2.39%	2.14%	2.13%



Investment Properties

COMMERZ
INTERNATIONAL BUSINESS PARK



GLA : ~3.15 Lakh sqft.

COMMERZ II
INTERNATIONAL BUSINESS PARK



GLA : ~8.04 Lakh sqft.

COMMERZ III
INTERNATIONAL BUSINESS PARK



GLA : ~38.10 Lakh sqft.





Investment Properties

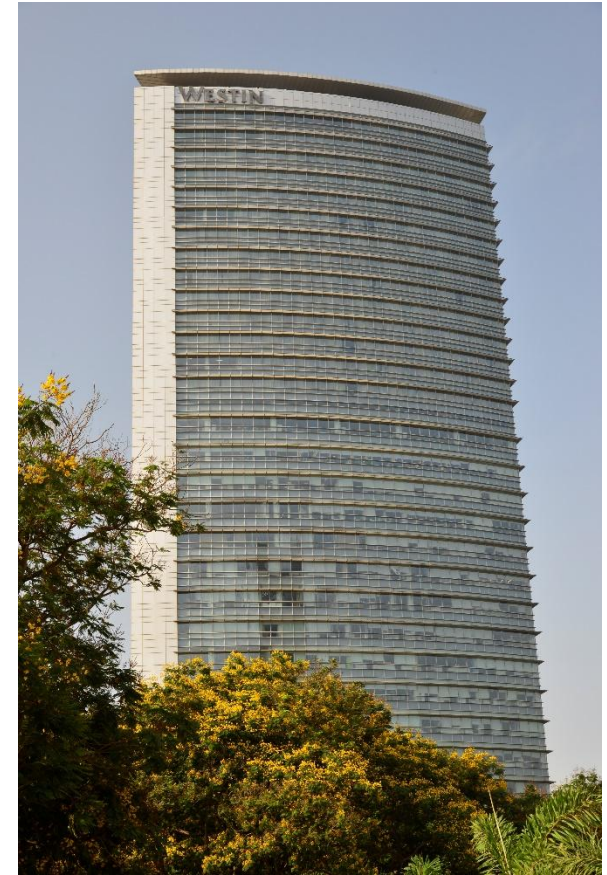


GLA : ~5.30 Lakh sqft.



GLA : ~12.07 Lakh sqft.

The Westin Mumbai
Garden City



269 Rooms



FY26 Synopsis – Investment Properties

Investment Properties	Total GLA/ Keys	Operating Revenue	EBITDA	EBITDA Margin	Occupancy
	(Lakh sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)	(%)
Commercial	49.30	73,000	66,610	91%	91%
Retail	17.37	39,920	36,487	91%	70%
Total	66.67	1,12,920[#]	1,03,097	91%	85%
Hospitality	269	19,798	8,227	42%	77%

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Operating Revenue (Rs. Lakh) [#]	1,372	1,334	1,326	5,458	4,696
EBITDA (Rs. Lakh)	1,266	1,318	1,124	5,004	4,137
EBITDA Margin (%)	92%	99%	85%	92%	88%
Occupancy (%)	96%	96%	96%	96%*	88%*

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz II

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Operating Revenue (Rs. Lakh) [#]	3,927	3,631	3,479	14,704	13,631
EBITDA (Rs. Lakh)	3,737	3,398	3,223	13,741	12,533
EBITDA Margin (%)	95%	94%	93%	93%	92%
Occupancy (%)	100%	96%	96%	97% [*]	95% [*]

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz III

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Operating Revenue (Rs. Lakh) [#]	14,298	13,374	12,105	52,838	39,001
EBITDA (Rs. Lakh)	12,930	12,159	9,460	47,865	33,166
EBITDA Margin (%)	90%	91%	78%	91%	85%
Occupancy (%)	98%	87%	81%	89% [*]	69% [*]

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Oberoi Mall

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Operating Revenue (Rs. Lakh) [#]	5,040	5,257	5,239	20,590	19,762
EBITDA (Rs. Lakh)	4,894	5,076	5,003	19,984	19,046
EBITDA Margin (%)	97%	97%	96%	97%	96%
Occupancy (%)	98%	99%	99%	99% [*]	99% [*]

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Sky City Mall

Particulars	Q4FY26	Q3FY26	FY26
Operating Revenue (Rs. Lakh) [#]	5,932	4,840	19,330
EBITDA (Rs. Lakh)	4,439	4,308	16,504
EBITDA Margin (%)	75%	89%	85%
Occupancy (%)	72%	56%	58% [*]

* The occupancy is the arithmetic average of the occupancy in each quarter

Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

The Westin Mumbai Garden City

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25
Operating Revenue (Rs. Lakh)	5,501	5,572	5,331	19,798	19,275
EBITDA (Rs. Lakh)	2,530	2,322	2,352	8,227	7,923
EBITDA Margin (%)	46%	42%	44%	42%	41%
Number of Rooms	269	269	269	269	269
Average Room Rate (Rs.)	18,410	17,567	17,610	16,142	14,715
Occupancy (%)	77%	78%	79%	77%	81%
RevPAR (Rs.)	14,354	13,764	13,977	12,445	11,871



Development Properties



Project Till Date Synopsis – Key Development Properties

Residential Projects	Carpet Area	Area Booked Till Date	Inventory as on Date	Gross Booking Value till Date	Revenue Recognised till Date	Project Completion
	(sqft.)	(sqft.)	(sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)
Elysian	28,39,204	20,09,262	8,29,942	7,79,016	5,01,123	@
Jardin	11,05,124	6,66,447	4,38,677	1,69,977	20,087	^
Forestville	11,08,932	3,21,012	7,87,921	62,575	29,961	\$
Eternia	13,49,549	9,74,937	3,74,612	2,54,567	2,50,000	100%
Enigma	12,57,392	11,20,855	1,36,537	3,06,507	2,95,606	100%
Sky City	31,41,877	26,49,942	4,91,935	7,78,991	7,08,700	#
Three Sixty West - ORL	5,49,191	2,78,851	2,70,340	3,73,012	2,99,421	100%
Total	1,13,51,269	80,21,306	33,29,964	27,24,643	21,04,898	

@ - Project Completion for Elysian T-A is 84%, T-B is 76%, T-C is 53% and T-D is 44%

^ - Project Completion for Jardin is yet to reach threshold

\$ - Project completion for Forestville T-B is 54%, T-C is 52% and for T-A is yet to reach threshold

- Occupation Certificate received for Sky City A-D and T-E; Project Completion for T-F is 90%, T-G is 73% and for T-H is yet to reach threshold

FY26 Synopsis – Key Development Properties

Residential Projects	Carpet Area Booked in FY26	Units Booked in FY26	Sales Value for FY26	Amount Collected in FY26	Revenue Recognised in FY26
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	4,92,113	207	2,44,608	1,47,643	1,74,512
Jardin	1,19,294	105	31,227	50,261	13,860
Forestville	97,544	104	19,114	15,335	21,815
Eternia	91,092	87	30,333	30,289	28,502
Enigma	1,40,460	74	50,084	47,184	44,342
Sky City	1,24,493	111	63,555	43,657	77,470
Three Sixty West - ORL	82,561	10	1,05,824	90,633	83,198
Total	11,47,557	698	5,44,745	4,25,002	4,43,699

Quarterly Synopsis – Key Development Properties

Residential Projects	Carpet Area Booked in Q4FY26	Units Booked in Q4FY26	Booking Value for Q4FY26	Amount Collected in Q4FY26	Revenue Recognised in Q4FY26
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	1,50,872	58	84,285	30,493	60,211
Jardin	51,765	47	13,640	7,443	4,872
Forestville	30,316	34	5,989	2,782	5,717
Eternia	20,680	20	7,197	12,934	13,843
Enigma	31,950	15	11,438	10,374	10,085
Sky City	61,179	53	31,856	15,898	24,449
Three Sixty West - ORL	10,790	2	12,934	12,607	11,125
Total	3,57,552	229	1,67,339	92,530	1,30,302



Elysian

Project status as on Dec 31, 2025



Tower – A & B

Project status as on Mar 31, 2026



Tower – A & B

Elysian

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	28,39,204	25,78,909	21,77,157	28,39,204	21,77,157	28,39,204
Units (nos.)	1,242	1,146	984	1,242	984	1,242
Area Booked (sqft.)	1,50,872	27,279	24,445	4,92,113	2,10,714	20,09,262
Units Booked (nos.)	58	12	14	207	109	887
Area in Inventory (sqft.)	8,29,942	7,20,519	6,60,008	8,29,942	6,60,008	8,29,942
Units in Inventory (nos.)	355	317	304	355	304	355
Gross Booking Value (Rs. Lakh)	84,285	12,339	10,906	2,44,608	86,163	7,79,016
Amount Collected (Rs. Lakh)	30,493	27,252	19,789	1,47,643	99,752	4,47,837
Revenue Recognised (Rs. Lakh)	60,211	34,681	22,122	1,74,512	1,28,378	5,01,123
Average Rate per sqft. (Rs.)	55,865	45,231	44,615	49,706	40,891	38,771



Jardin





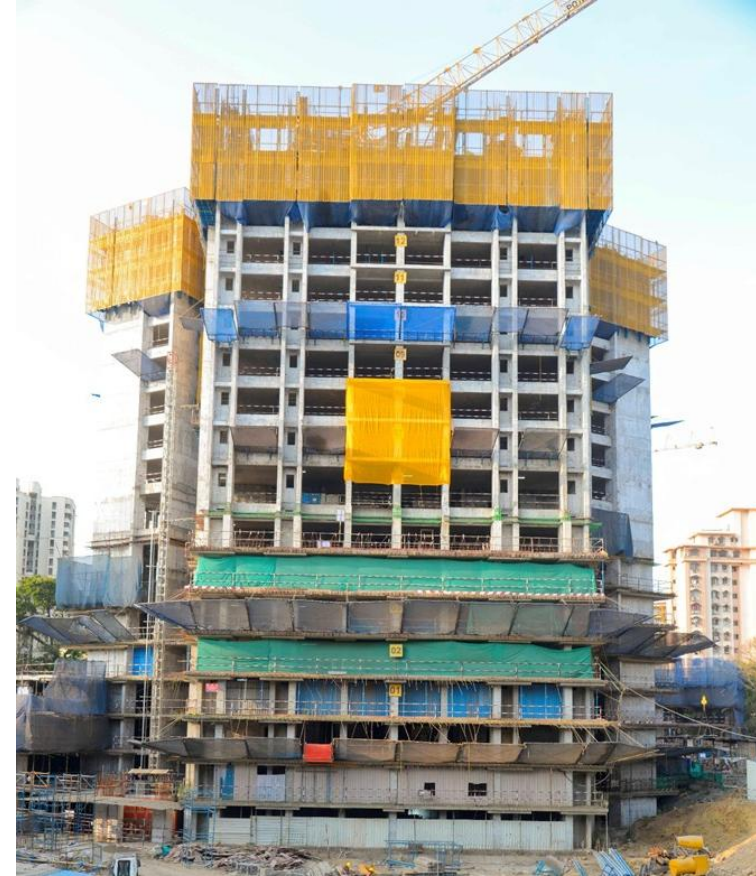
Jardin

Project status as on Dec 31, 2025



Tower – B

Project status as on Mar 31, 2026



Tower – B

Jardin

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	11,05,124	11,05,124	11,05,124	11,05,124	11,05,124	11,05,124
Units (nos.)	934	934	934	934	934	934
Area Booked (sqft.)	51,765	30,223	20,877	1,19,294	5,47,154	6,66,447
Units Booked (nos.)	47	25	16	105	482	587
Area in Inventory (sqft.)	4,38,677	4,90,442	5,57,971	4,38,677	5,57,971	4,38,677
Units in Inventory (nos.)	347	394	452	347	452	347
Gross Booking Value (Rs. Lakh)	13,640	7,726	5,487	31,227	1,38,750	1,69,977
Amount Collected (Rs. Lakh)	7,442	5,882	10,006	50,261	28,935	79,195
Revenue Recognised (Rs. Lakh)	4,872	2,605	6,227	13,860	6,227	20,087
Average Rate per sqft. (Rs.)	26,350	25,564	26,282	26,177	25,358	25,505



Forestville

Project status as on Dec 31, 2025



Tower - C

Project status as on Mar 31, 2026



Tower - C

Forestville

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	11,08,932	11,08,932	11,08,932	11,08,932	11,08,932	11,08,932
Units (nos.)	1,257	1,257	1,257	1,257	1,257	1,257
Area Booked (sqft.)	30,316	23,793	16,598	97,544	95,214	3,21,012
Units Booked (nos.)	34	25	18	104	104	344
Area in Inventory (sqft.)	7,87,921	8,18,236	8,85,465	7,87,921	8,85,465	7,87,921
Units in Inventory (nos.)	913	947	1,017	913	1,017	913
Gross Booking Value (Rs. Lakh)	5,989	4,685	3,218	19,114	18,666	62,575
Amount Collected (Rs. Lakh)	2,782	5,019	3,310	15,335	15,223	36,829
Revenue Recognised (Rs. Lakh)	5,717	5,798	2,441	21,815	7,073	29,961
Average Rate per sqft. (Rs.)	19,756	19,691	19,387	19,595	19,604	19,493

Financial Update



Investment Properties



Development Properties

Eternia & Enigma



Eternia

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	13,49,549	13,49,549	13,49,549	13,49,549	13,49,549	13,49,549
Units (nos.)	1,312	1,312	1,312	1,312	1,312	1,312
Area Booked (sqft.)	20,680	39,472	11,641	91,092	61,820	9,74,937
Units Booked (nos.)	20	37	11	87	59	942
Area in Inventory (sqft.)	3,74,612	3,95,292	4,65,704	3,74,612	4,65,704	3,74,612
Units in Inventory (nos.)	370	390	457	370	457	370
Gross Booking Value (Rs. Lakh)	7,197	13,719	3,682	30,333	19,018	2,54,567
Amount Collected (Rs. Lakh)	12,934	9,312	2,897	30,289	24,627	2,51,966
Revenue Recognised (Rs. Lakh)	13,843	7,288	2,691	28,502	17,179	2,50,000
Average Rate per sqft. (Rs.)	34,800	34,756	31,628	33,299	30,763	26,111

Enigma

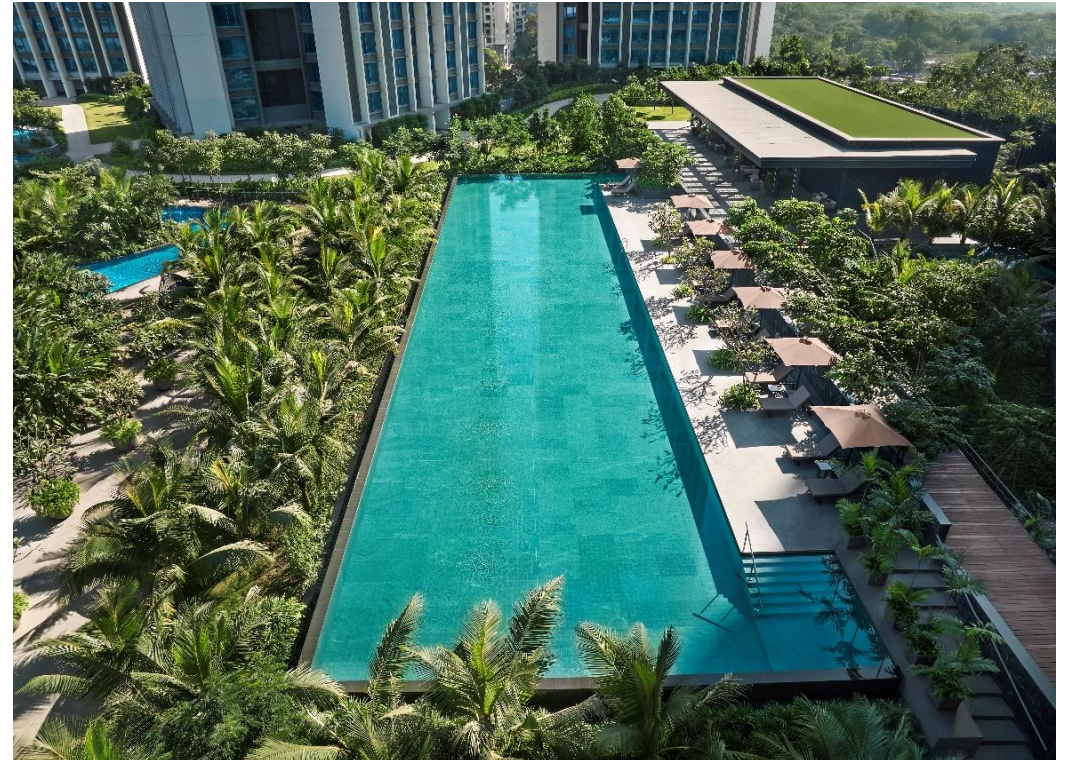
Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392
Units (nos.)	682	682	682	682	682	682
Area Booked (sqft.)	31,950	25,545	19,138	1,40,460	1,34,051	11,20,855
Units Booked (nos.)	15	13	10	74	70	616
Area in Inventory (sqft.)	1,36,537	1,68,487	2,76,997	1,36,537	2,76,997	1,36,537
Units in Inventory (nos.)	66	81	140	66	140	66
Gross Booking Value (Rs. Lakh)	11,438	9,025	5,934	50,084	42,478	3,06,507
Amount Collected (Rs. Lakh)	10,374	11,611	7,023	47,184	44,794	2,98,987
Revenue Recognised (Rs. Lakh)	10,085	11,354	7,546	44,342	38,213	2,95,606
Average Rate per sqft. (Rs.)	35,798	35,328	31,004	35,657	31,688	27,346



Sky City



Tower – A to E





Sky City

Project status as on Dec 31, 2025



Tower - G

Project status as on Mar 31, 2026



Tower - F & G



Sky City

Particulars	Q4FY26	Q3FY26	Q4FY25	FY26	FY25	Project Till Date
Carpet area (sqft.)	31,41,877	28,54,907	28,54,907	31,41,877	28,54,907	31,41,877
Units (nos.)	2,988	2,734	2,734	2,988	2,734	2,988
Area Booked (sqft.)	61,179	16,891	7,661	1,24,493	1,02,553	26,49,942
Units Booked (nos.)	53	15	6	111	86	2,564
Area in Inventory (sqft.)	4,91,935	2,66,144	3,29,458	4,91,935	3,29,458	4,91,935
Units in Inventory (nos.)	424	223	281	424	281	424
Gross Booking Value (Rs. Lakh)	31,856	9,167	2,783	63,555	38,576	7,78,991
Amount Collected (Rs. Lakh)	15,898	10,483	8,376	43,657	65,686	6,55,320
Revenue Recognised (Rs. Lakh)	24,449	23,415	18,723	77,470	80,077	7,08,700
Average Rate per sqft. (Rs.)	52,069	54,270	36,327	51,051	37,616	29,397

Sustainability – FY26 Key Highlights

ESG Ratings & Milestones

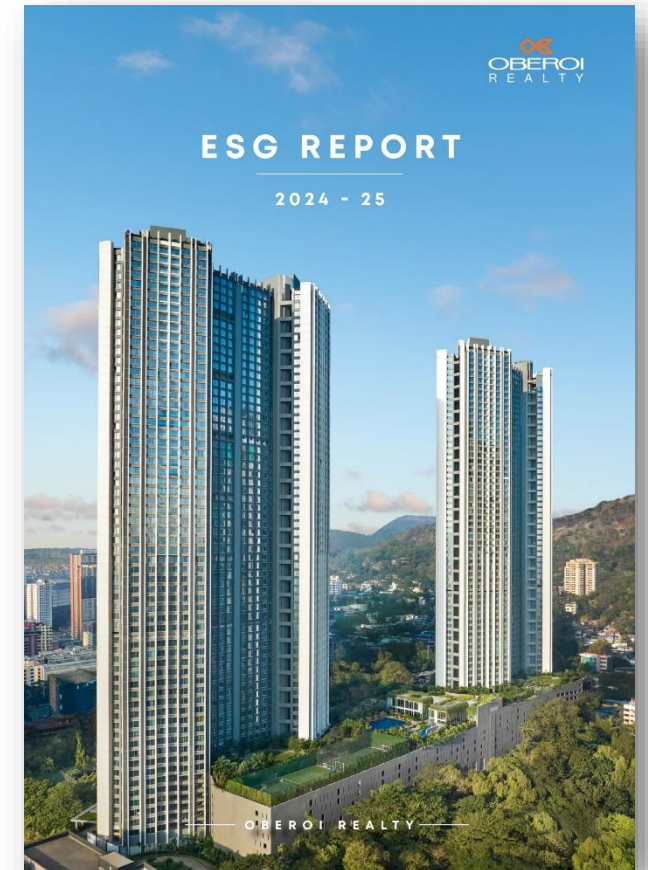
- Ranked #1 amongst global listed residential developers (Highrise Multifamily category) with a 5-Star rating and a perfect score of 100 in GRESB Real Estate assessment
- Secured Top 5% position globally in S&P Global CSA Real Estate Category
- Commerz & Westin MGC received LEED O+M Platinum Rating Recognized as one of India's Best Place to Work for 2025, and among the Best Workplaces in Real Estate 2025 by Great Place To Work Institute

Sustainability Initiatives

- Received ISO Certification for Integrated Management System (ISO 9001, 14001, 45001) and Information Security Management System (ISO 27001) highlighting our commitment to highest standards of quality, environment, occupational health & safety, and information security.
- Conducted a Biodiversity Risk Assessment and Human Rights Due-Diligence across our operations.
- 100% of our Commercial Assets' (Commerz I, II & III) common areas operate on renewable energy.

Community Initiatives

- Successfully facilitated BOCW (Building and Other Construction Workers) registration for 32,000 construction workers in FY26
- Successfully trained, assessed and certified 5,000 construction workers through certified skill development across 32 training sites in FY26





Sustainability – FY26 Ratings & Awards



G R E S B
REAL ESTATE
★★★★★ 2025

Recognized as a **Global Sector Leader** in **Residential Category** with a **Rank #1** amongst **global listed residential developers** (Highrise Multifamily category).

Received an **A rating** for **GRESB Public Disclosure**



Upgraded to A rating placing us as one of the **Sector Leaders** in India



Achieved **CareEdge-ESG 1+**, **86.2/100, Leadership position** in managing ESG risks



Secured a position amongst **Top 5% & ranked 4th globally in Real Estate category** with a score of 85/100



Successfully included in **FTSE4Good Emerging Markets Index series** with a score of **3/5** in FT Russel ESG Assessment.



Achieved a **B rating** in Climate Change Assessment and an **A rating** in Water Assessment for CDP 2025

- Awarded 'ESG Excellence Award 2025' in Real Estate sector by Realty+ Harit Bharat Awards
- Recognized as 'India's Leading ESG Entity' by Dun & Bradstreet
- Awarded 'ESG Excellence 2025' in Real-Estate by Infra Awards



Highlights

- Received approval from Hon'ble National Company Law Tribunal – NCLT for resolution plan submitted by the Company in consortium for acquisition of Hotel Horizon Private Limited
- Emerged as highest bidder for RLDA's (Railway Land Authority of India) land situated at Bandra East with a potential of 19.50 lakh square feet
- I-Ven Realty Limited (a joint venture of the company) entered into an agreement with AMAN GROUP SARL, Switzerland for managing the Hotel
- Entered into agreements for redevelopment of the following projects:
 - Aram Nagar, Versova, Andheri West, with a potential of 17.18 lakh square feet of RERA Carpet Area
 - Peddar Road, Mumbai with a potential of 1.40 lakh square feet of RERA Carpet Area
 - Malabar Hill, Mumbai with a potential of 0.51 lakh square feet of RERA Carpet Area
- Commenced bookings for Sky City Tower H

Financial Update



Investment Properties



Development Properties

Awards

- Oberoi Realty was recognized in the Best Companies Asia-Pacific 2026 Ranking by TIME and Statista (2026)
- Sky City Mall received the Best Thematic Décor of the Year award at the Global Brand Excellence – World Brand Congress
- Oberoi Mall was honored with the Most Admired Green Shopping Centre of the Year award at the Global Awards for Retail Excellence

Thank You

For any further information please write to ir@oberoirealty.com or contact on (+91 22) 6677 3333



Annexure

Notes

1. The gross leasable area of the Investment Properties has been calculated based on the carpet areas. The Company has given the areas to make them comparable with other projects of other developers across the country, and these areas do not represent the basis of the transaction entered into with customers.
2. The areas of Development Properties are the carpet areas as per prevailing law / contractual arrangements.
3. All areas / configurations of projects are based on present estimates and are subject to change based on regulatory requirements and / or design / construction exigencies and / or management decisions.
4. Previous period figures have been re-grouped, re-arranged and re-classified wherever necessary to conform to current period's classification. The classification in this presentation may vary from classifications under Schedule III to the Companies Act or under Accounting Standards or the financial statements published in the Annual Report.
5. Considering the nature of the business carried on by the Company whereby revenues do not necessarily accrue evenly over the projects period, the revenues of the quarter and/or the year may not be strictly comparable with the results of the corresponding quarter and/or the year.
6. From Q1FY26, Gross Booking Value includes subvention amounts and stamp duty where applicable.

Glossary/Abbreviations

• Crore	= 10 Million	• nos.	= Numbers
• EPS	= Earnings Per Share	• PAT	= Profit After Tax
• EBITDA	= Earnings before Interest, Tax, Depreciation and Amortisation	• PBT	= Profit Before Tax
• GLA	= Gross Leasable Area	• RERA	= Real Estate (Regulation and Development) Act 2016
• IGAAP	= Indian Generally Accepted Accounting Principles (Till March 31, 2016)	• ROCE	= Return on Capital Employed
• IND AS	= Indian Accounting Standards (From April 01, 2016)	• RONW	= Return on Networth
• Lakh	= 100 Thousand	• Rs.	= Indian Rupees
• MahaRERA Rules	= Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017	• sqft.	= Square Feet



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The MahaRERA Rules have been notified on 20th April 2017. All our under construction projects in which sales have commenced have been registered under RERA. The information given in this presentation in the form of pictures, artistic renders, areas, consideration, project details etc does not purport or tantamount to any disclosure under the MahaRERA Rules and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of various local and global factors, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. The Group will continue to monitor any material changes to future economic conditions..