RRL/SE/26-27/54
September 11, 2026

To,

The Department of Corporate Services – CRD,
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai - 400 001.
Scrip Code: 544420

National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Bandra-Kurla Complex,
Bandra (East), Mumbai - 400 051.
Symbol: RAYMONDREL

Dear Sir/Madam,

Sub: Raymond Realty Limited: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") - Outcome of Board Meeting for raising of funds through Preferential Issue of Convertible Warrants and Increase in Authorised Share Capital.

Ref: Raymond Realty Limited (ISIN: INE1SY401010).

Pursuant to Regulation 30 of the SEBI Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, we wish to inform you that the Board of Directors of the Company at its meeting held today, i.e., Friday, September 11, 2026, has, inter alia, approved raising of funds.

The fund raise will be executed through the issuance of 66,57,373 (Sixty-Six Lacs Fifty-Seven Thousand Three Hundred and Seventy-Three) convertible warrants ("Warrants"), for cash, at an issue price of ₹614/- per Warrant (including a premium of ₹604/- per Warrant), aggregating up to ~ ₹409 Crores, by way of a preferential allotment on a private placement basis to J K Investors (Bombay) Limited, a member of the Promoter Group ("Proposed Allottee"). This issuance is subject to the approval of the Shareholders of the Company and such other applicable statutory and regulatory approvals.

Key terms of the Warrants:

Conversion Right: Each Warrant carries an entitlement to subscribe to 1 (one) fully paid-up equity share of face value ₹10/- each, at an issue price of ₹614/- per share (including a premium of ₹604/- per share).

Conversion Period: The Warrants may be converted into equity shares, in one or more tranches, within a maximum period of 18 (eighteen) months from the date of allotment.

Forfeiture: Unconverted Warrants shall lapse upon the expiry of 18 months, and the upfront consideration paid towards such Warrants shall stand forfeited.

The Board of Directors have also approved the proposal for increase in the Authorised Share Capital of the Company **from** ₹70,00,00,000/- *(Rupees Seventy Crores only)* divided into 7,00,00,000 (Seven Crore) equity shares of ₹10/- each **to** ₹75,00,00,000/- *(Rupees Seventy Five Crores only)* divided into 7,50,00,000 (Seven Crore Fifty Lakhs) equity shares of ₹10/- each by creation of additional 50,00,000 (Fifty Lakhs) equity shares of ₹10/- each ranking *pari-*

passu in all respects with the existing equity shares of the Company to accommodate the above issue.

The detailed disclosures required under Regulation 30 of the SEBI Listing Regulations, read with the aforementioned SEBI Master Circular, is enclosed herewith as Annexure A.

The Board Meeting commenced at 4:30 P.M. and concluded at 04:45 P.M.

This information shall also be made available on the website of the Company i.e. www.raymondrealty.in in terms of Regulation 30 and 46 of the SEBI Listing Regulations.

Kindly take the same on record and acknowledge.

Thanking You,

Yours faithfully,
For Raymond Realty Limited
(formerly known as Raymond Lifestyle Limited)

Hiren Jaidev Sonawala
Digitally signed by Hiren Jaidev Sonawala
Date: 2026.09.11 17:41:55 +05'30'

Hiren Sonawala
Company Secretary

Encl: a/a

Annexure A

Issuance of Warrants to J K Investors (Bombay) Limited

<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a)</td><td>Type of securities proposed to be issued</td><td>Convertible Warrants.</td></tr>
<tr><td>b)</td><td>Type of issuance</td><td>Preferential issue of Warrants in accordance with Chapter V of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and other applicable laws.</td></tr>
<tr><td>c)</td><td>Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)</td><td>66,57,373 Warrants at a price of ₹614/- per Warrant (including a premium of ₹604/- per Warrant) for an aggregate consideration of up to ~ ₹409 Crores. Each Warrant will carry a right exercisable by the Proposed Allottee to subscribe to 1 (One) equity share of the Company.</td></tr>
<tr><td>d)</td><td colspan="2">Additional details in case of preferential issue:</td></tr>
<tr><td>i)</td><td>Name of the investors</td><td>J K Investors (Bombay) Limited, entity belonging to the Promoter Group of the Company.</td></tr>
<tr><td>ii)</td><td>Number of investors</td><td>One.</td></tr>
<tr><td>iii)</td><td>Issue price and nature of consideration</td><td>Issue price of ₹614/- per Warrant
(including a premium of ₹604/- per Warrant) in cash.</td></tr>
<tr><td>iv)</td><td>Post allotment of securities – outcome of the subscription</td><td><table>
<tr><th rowspan="2">Name of the allottee</th><th colspan="2">Pre-preferential issue</th><th colspan="2">Post-preferential issue*</th></tr>
<tr><th>Number of shares</th><th>%</th><th>Number of shares</th><th>%</th></tr>
<tr><td>J K Investors (Bombay) Limited</td><td>1,98,61,793</td><td>29.83%</td><td>2,65,19,166</td><td>35.99%</td></tr>
</table>
(*the post-preferential shareholding is on a fully diluted basis assuming full conversion of proposed warrants).</td></tr>
<tr><td>v)</td><td>In case of convertibles, intimation on conversion of securities or on lapse of the tenure of the instrument</td><td>The tenure of the Warrants shall not exceed 18 months from the date of allotment. Each Warrant shall carry a right to subscribe to 1 (One) equity share, which may be exercised in one or more tranches.

In the event the Warrant Allottee does not exercise the Warrants within the aforesaid period, the unexercised Warrants shall lapse and the amount paid by the Warrant Allottee shall stand forfeited.</td></tr>
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