July 17, 2026

Department of Corporate Services
BSE Limited,
Mumbai 400 001

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt: 976127, 976128

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

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Sub: Press release on financial results for the quarter ended on June 30, 2026

Dear Sirs,

Please find attached herewith the Press Release on financial results for the quarter ended on June 30, 2026.

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

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Digitally signed by Bhaskar Kshirsagar
Date: 2026.07.17 19:50:51 +05'30'

Bhaskar Kshirsagar
Company Secretary

Encl: As above.

Oberoi Realty Limited, Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (E), Mumbai – 400 063
Tel: +91 22 6677 3333 Fax: +91 22 6677 3334 www.oberoirealty.com Email: corporate@oberoirealty.com CIN: L45200MH1998PLC114818

Press Release:
For immediate issue

OBEROI REALTY ANNOUNCES Q1FY27 RESULTS

HIGHLIGHTS of Consolidated Financials for Q1FY27

- Revenue for Q1FY27 at Rs. 1,361.69 crore as against Rs. 1,073.98 crore for Q1FY26 and EBIDTA at Rs. 794.94 Crore for Q1FY27 as against Rs. 606.77 crore for Q1FY26

- Profit Before Tax (PBT) for Q1FY27 at Rs. 711.64 crore as against Rs. 506.96 crore for Q1FY26

- Profit After Tax (PAT) for Q1FY27 at Rs. 544.71 crore as against Rs. 421.00 crore for Q1FY26

Mumbai, July 17th, 2026: Oberoi Realty Limited, headquartered in Mumbai, today announced its results for the first quarter of FY27. The Company has recorded Consolidated Revenue of Rs. 1,361.69 crore for Q1FY27 as against Rs. 1,073.98 crore for Q1FY26.

The Consolidated Profit Before Tax for Q1FY27 is Rs. 711.64 crore as against Rs. 506.96 crore for Q1FY26.

The Consolidated Profit After Tax for Q1FY27 is Rs. 544.71 crore as against Rs. 421.00 crore for Q1FY26.

Commenting on the Q1FY27 results, **Mr. Vikas Oberoi, Chairman and Managing Director, Oberoi Realty** said, “India as an economy continues to stand out as one of the strongest long-term growth stories globally, and we remain optimistic about the opportunities this presents for premium housing. Customers place greater emphasis on the brand and product as their aspirations evolve.

During the quarter, our residential, commercial, retail and hospitality businesses continued to perform steadily, reflecting the strength of our diversified portfolio. Having built our business over four decades in the Mumbai Metropolitan Region, the recent launch of our first development in the NCR marked the beginning of an exciting new chapter for Oberoi Realty.

With a robust pipeline of upcoming launches, we remain focused on bringing the international standards of design, execution and quality to every development while continuing to create lasting value for our stakeholders.”

Awards and Recognition:

- Oberoi Mall was honoured with the Most Admired Shopping Centre of the Year for Mixed Land Use Development award at the MAPIC India Awards 2026.
- Sky City Mall received the Most Admired Shopping Centre – Marketing & Promotion Activities (Metro West) award at the MAPIC India Awards 2026.
- Prego at The Westin Mumbai Garden City was featured in the IHC London & IIHM Hospitality Honours List 2026 under the Restaurants, Nightclubs & Bars.

About Oberoi Realty Limited

Oberoi Realty Ltd. is one of India’s leading real estate development company, headquartered in Mumbai. It is focused on premium developments in the residential, office space, retail, hospitality and social infrastructure verticals. In the real estate space, Oberoi Realty is an established brand with an impeccable track record. Its primary aim is to build aspirational developments for its customers with distinctive designs, functional aesthetics and quality finishes that translate into landmark projects through its mixed-use and single-segment developments. This mix of innovative design, planning initiatives and use of cutting-edge technologies has enabled the company to successfully deliver 51 completed projects across Mumbai, the financial capital of India. For more information, please visit our website at www.oberoirealty.com. In addition, connect with us on LinkedIn Instagram and YouTube,.

Forward Looking Statement

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

For more details, please contact:

Ms. Sarina Menezes, Senior Vice President - Marketing & Corporate Communication, Oberoi Realty Ltd.

E- sarina.menezes@oberoirealty.com

Ms. Shaguftajahan Khan, Assistant Manager, Corporate Communication, Oberoi Realty Ltd.

M- 9594786143 **E-** shaguftajahan.khan@oberoirealty.com