



May 31, 2026

To
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai – 400 051

To
BSE Limited
Phiroze Jeejeebhoy Towers
21st Floor, Dalal Street
Mumbai – 400 001

NSE Symbol: SURAJEST

BSE Scrip Code: 544054

Dear Sir/Madam,

Sub.: Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR) Regulations, 2015')-Press Release

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the press release on the Audited Financial Results for the quarter and year ended March 31, 2026.

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Mukesh Gupta
Company Secretary & Compliance officer
ICSI Membership No.: F6959



S U R A J

Investor Release

Suraj Estate Developers Delivers Strong FY26 Performance Supported by Healthy Launch Momentum

- FY26 Sales Value increased 23% y-o-y to Rs 615 Crores
- FY26 Sales Area increased 42% y-o-y to 1,31,167 Sq. ft.
- FY26 Collections increased 9% y-o-y to Rs 421 Crores

31st May 2026, Mumbai: Suraj Estate Developers Limited (the “Company”), a leading real estate player focused on South Central Mumbai (SCM) market with specialisation in redevelopment projects announced its audited financial results for the quarter and year ended March’26.

Operational Highlights:

Particulars	FY26	FY25	Y-o-Y
Sales Value (Rs cr)	615	501	23%
Sales Area (sq ft)	1,31,167	92,136	42%
Collections (Rs cr)	421	386	9%

Consolidated Financial Highlights: (Rs. Cr)

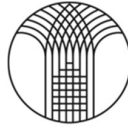
Particulars	FY26	FY25	Y-o-Y
Total Income*	561	553	1%
EBITDA*	223	207	8%
EBITDA Margin (%)	39.7%	37.4%	
PAT	90	100	-10%
PAT Margin (%) *	16.2%	18.2%	

*Includes other income

- The decline in PAT during the year was primarily attributable to higher finance costs arising from recent acquisitions and ongoing business development activities

Business Updates:

- Achieved Sales value of ~₹615 crore during FY26, surpassing the Company’s guidance of ₹600 crore, reflecting disciplined execution and Company’s continued focus on driving sustainable business growth across South-Central Mumbai
- Successfully launched Suraj One Business Bay, Suraj Parkview 1 and Suraj Aureva during FY26 with cumulative Gross Development Value of ~₹1,600 crore across commercial and residential segments
- Acquired a strategically located land parcel at Sayani Road, Prabhadevi with estimated GDV potential of ~₹200 crore, strengthening the Company’s upcoming project pipeline in South-Central Mumbai



S U R A J

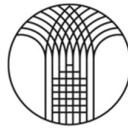
- Signed an MOU for acquisition of development rights of a land parcel contiguous to Suraj One Business Bay, with incremental GDV potential of ~₹800 crore, taking the project's combined GDV potential to over ₹2,000 crore

Commenting on the performance, Mr. Rahul Thomas, Whole-time Director, Suraj Estate Developers, said *"FY26 marked a year of strong execution and strategic progress for the Company, driven by healthy sales momentum, successful launches and improving traction across South-Central Mumbai. During the year, the Company launched key projects including Suraj One Business Bay, Suraj Park View 1 and Suraj Aureva, which received encouraging response and further strengthened its presence across residential and commercial segments.*

The Company successfully achieved its FY26 pre-sales guidance, supported by strong customer demand, healthy collections and robust realizations across projects. Commercial developments also emerged as an important growth driver during the year, aided by increasing demand for premium office assets across key SCM micro-markets.

The Company further strengthened its future development pipeline through the acquisition of a strategically located land parcel in Prabhadevi with an estimated GDV potential of ~₹200 crore. Additionally, the Company signed an MOU for acquisition of development rights for a land parcel contiguous to its ongoing commercial project Suraj One Business Bay. The proposed amalgamation is expected to generate additional saleable carpet area of ~1.50 lakh sq. ft. with estimated incremental GDV potential of ~₹800 crore, taking the combined GDV potential of Suraj One Business Bay to over ₹2,000 crore.

Looking ahead, the Company remains focused on sustaining launch momentum, accelerating execution and driving monetization across its expanding portfolio. Backed by a strong pipeline, improving commercial opportunities and continued customer engagement, the Company remains confident of sustaining long-term growth and creating enduring value for stakeholders."



S U R A J

About Suraj Estate Developers:

Suraj Estate Developers has been involved in the real estate business since 1986 and they develop real estate across the residential and commercial sectors in South Central Mumbai region. Company has a residential portfolio located in the markets of Mahim, Dadar, Prabhadevi and Parel, which are sub-markets of the South-Central Mumbai micro market where they have established their presence. Company is focused primarily on value luxury, luxury segments and commercial segments. Company is now venturing into residential real estate development in Bandra sub-market.

The focus area of operation is the South-Central region in Mumbai mainly consisting of Mahim, Matunga, Dadar, Prabhadevi and Parel, as their expertise lies in the redevelopment of tenanted properties. Since most of the land parcels in the South-Central Mumbai market are redevelopment projects, company's core competence lies in tenant settlement which is a key element for unlocking value of such land parcels. Suraj Estate Developers identify properties having cessed/ non-cessed structures with existing tenants and tie up with the landlords of such tenanted properties by entering into development agreement or on outright purchase basis through conveyance deed.

Since incorporation, Suraj Estate Developers have completed 45+ projects with a developed area of more than 16.09 lakh square feet in the South-Central Mumbai region. In addition to the completed Projects, the company has 13 ongoing projects with a developable area of 23.54 lakh square feet and saleable RERA carpet area 7.55 lakh square feet and 18 upcoming Projects with an estimated carpet area of 12.12 lakh square feet.

Safe Harbor:

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

For further details please contact:

Company	Investor Relations Advisors
Suraj Estate Developers Limited CIN - L99999MH1986PLC040873 suraj@surajestate.com www.surajestate.com	Strategic Growth Advisors Pvt. Ltd. CIN - U74140MH2010PTC204285 Mr. Rahul Agarwal/Mr. Devraj Ghatge rahul.agarwal@sgapl.net / devraj.ghatge@sgapl.net +91- 9821438864 /+91-9168723907 www.sgapl.net