

RRL/SE/26-27/41
August 07, 2026

To,
The Department of Corporate Services – CRD, National Stock Exchange of India Limited,
BSE Limited, Exchange Plaza, 5th Floor,
P.J. Towers, Dalal Street, Bandra-Kurla Complex,
Mumbai - 400 001. Bandra (East), Mumbai - 400 051.
Scrip Code: 544420 **Symbol: RAYMONDREL**

Dear Sir/Madam,

Sub: Raymond Realty Limited: Investor Presentation on the Unaudited Financial Results (Standalone and Consolidated) for the First Quarter ended June 30, 2026.

Ref: Raymond Realty Limited (ISIN: INE1SY401010).

Pursuant to Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ('**SEBI Listing Regulations**'), we enclose herewith the Investor Presentation on the Unaudited Financial Results (Standalone and Consolidated) for the First Quarter ended June 30, 2026.

The Meeting of the Board of Directors commenced at 04:00 P.M. and concluded at 05:30 P.M.

This intimation shall also be made available on the website of the Company at 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 Sonawala
Company Secretary

Encl: a/a



INVESTOR PRESENTATION

Q1 FY27 August 7th 2026

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Creating Legacy in Real Estate.....

1925

Foray into Real Estate

2019

2026+



2019

Maiden Entry

Launched first project: **TenX Habitat** in Thane.



2021

Brand Expansion

Entered premium segment with '**The Address by GS**'. Since then, scaled across multiple projects worth ₹ 25,000 Cr GDV in Thane.



2022

1st Project Delivered

Accomplished a first in kind real estate milestone by delivering 3 towers, **two years** ahead of **RERA timelines**.



2023

Expansion in MMR

First **JDA** entered – **The Address by GS**, Bandra. Since then, scaled across multiple JDA projects worth ₹27,000 Cr GDV in MMR.



2025

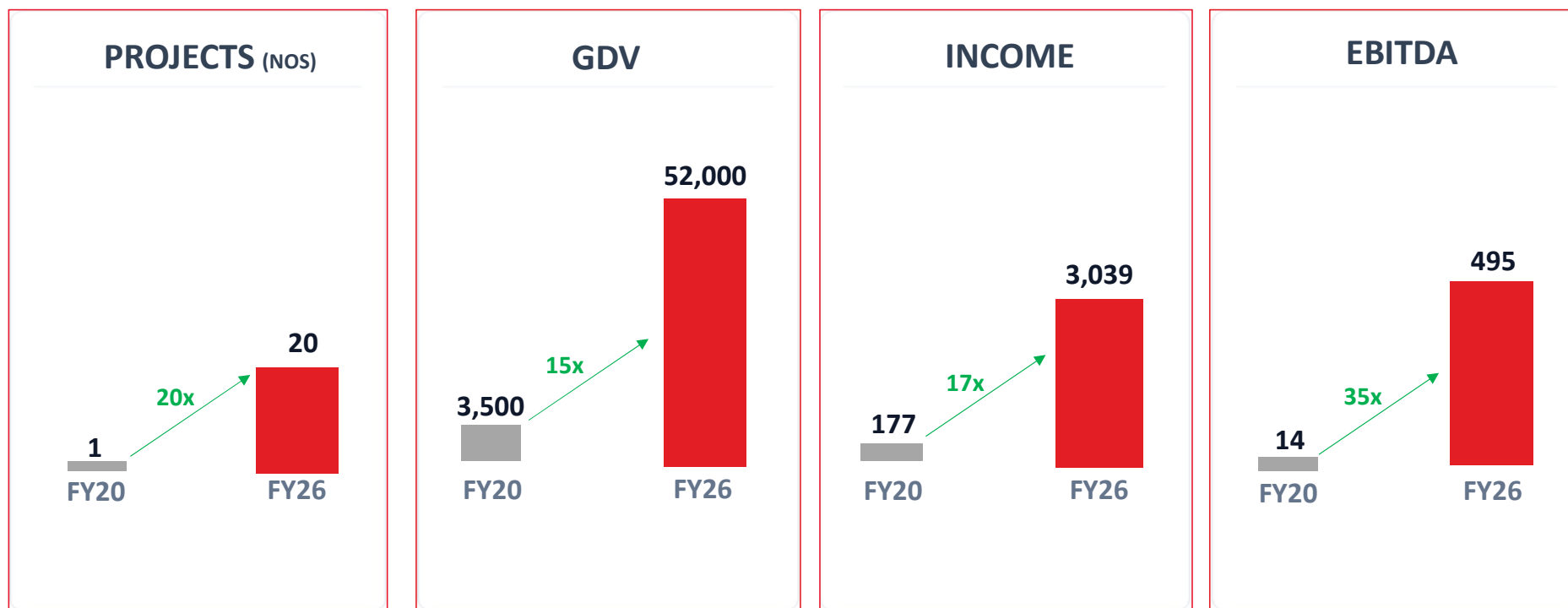
Demerger & Listing

Demerged into an **Independent Listed Entity**.

With a 100-year umbrella brand legacy, Raymond Realty has rapidly evolved from one location to a full scale Real Estate business.

Growth Trajectory - 2020 to 2026

₹ In Crs



Delivering an unprecedented growth, setting a new industry benchmark for speed and scale in Indian real estate.

| GDV Breakup: Twin Engine Growth

₹ In Crs

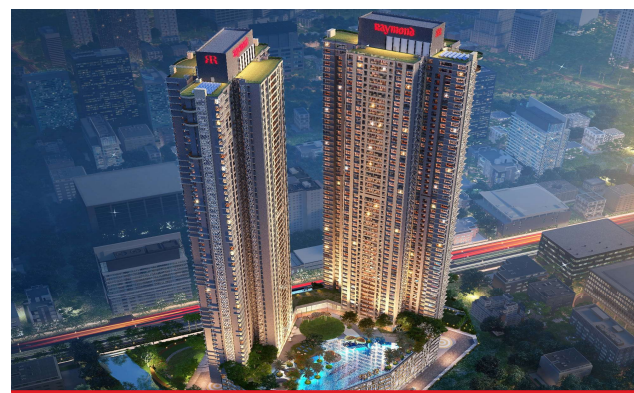
GDV	TOTAL	ENGINE 1: OWN LAND	ENGINE 2: JDAs
Total	₹ 52,000	₹ 25,000	₹ 27,000
Launched	₹ 28,000	₹ 16,500	₹ 11,500
Sold	₹ 12,300	₹ 9,400	₹ 2,900
Revenue Recognized	₹ 9,000	₹ 7,400	₹ 1,600
Balance Revenue	₹ 3,300	₹ 2,000	₹ 1,300
Unsold	₹ 15,700	₹ 7,100	₹ 8,600
To be Launched	₹ 24,000	₹ 8,500	₹ 15,500

Brand Portfolio: Launched, Sold & Unsold

₹ In Crs



Launched	Sold	Unsold
₹7,100	₹5,200	₹1,900



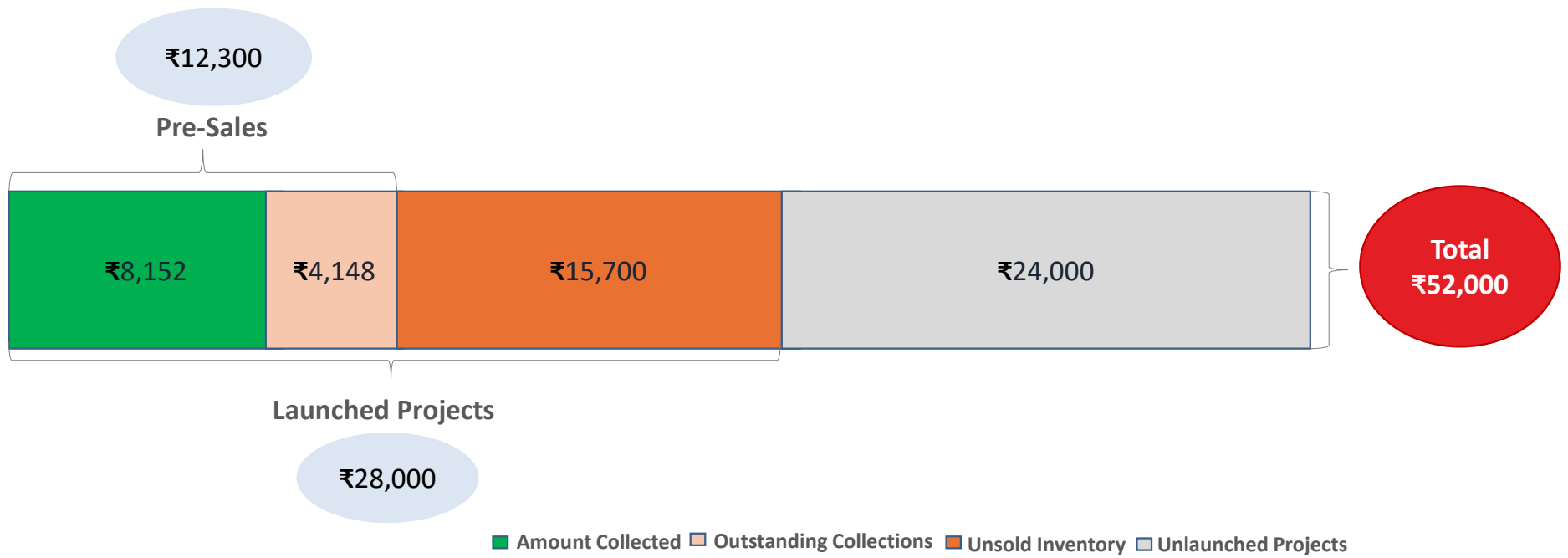
Launched	Sold	Unsold
₹17,300	₹6,100	₹11,200



Launched	Sold	Unsold
₹3,600	₹1,000	₹2,600

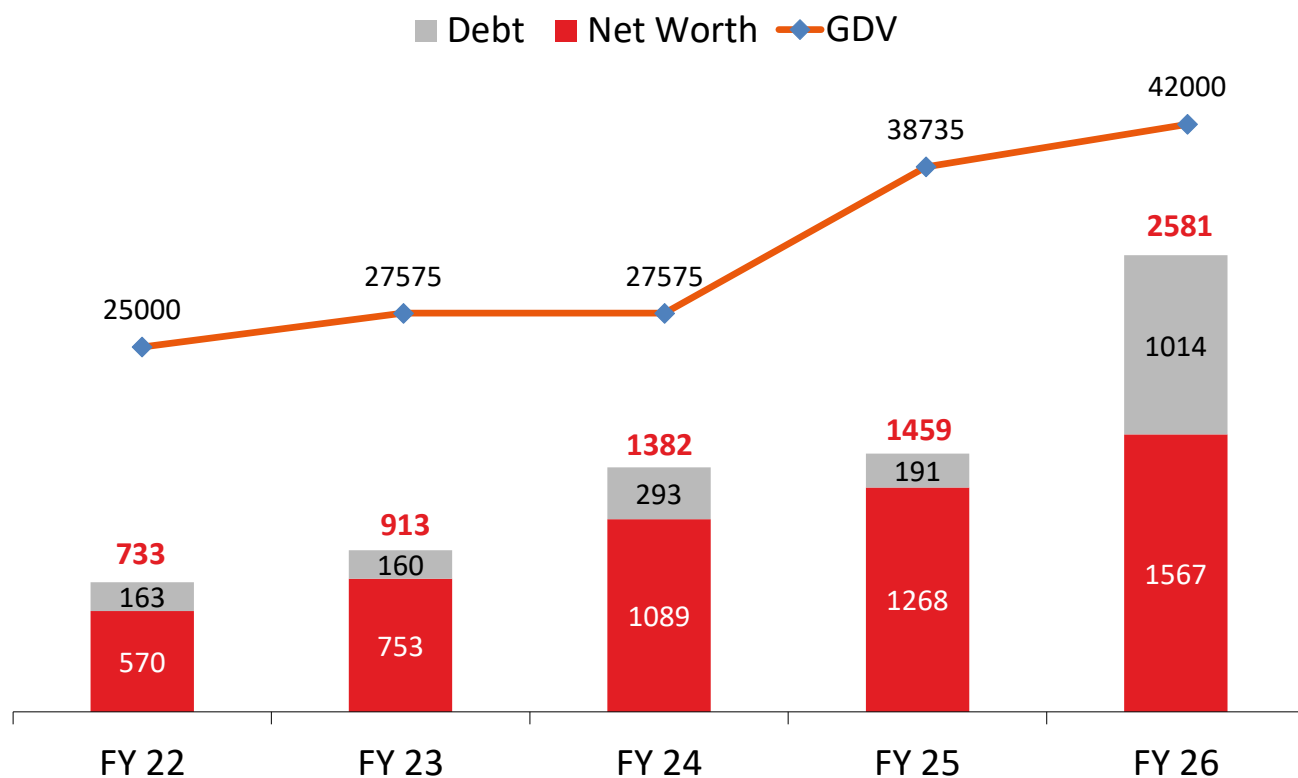
| GDV Cash Realization Profile

₹ in Crs



Capital Profile, End Use & Returns

₹ in Crs



Avg. ROE

24%

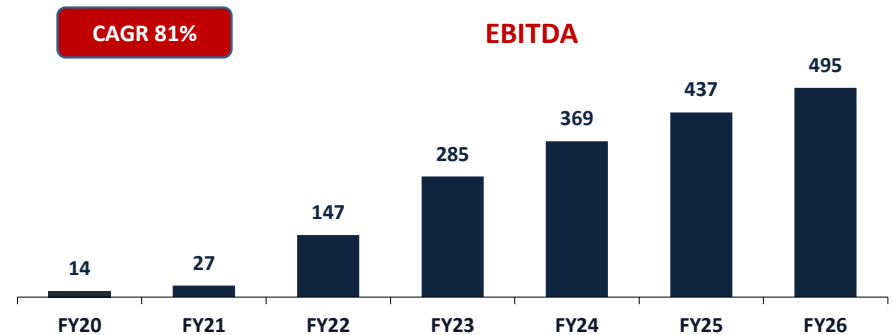
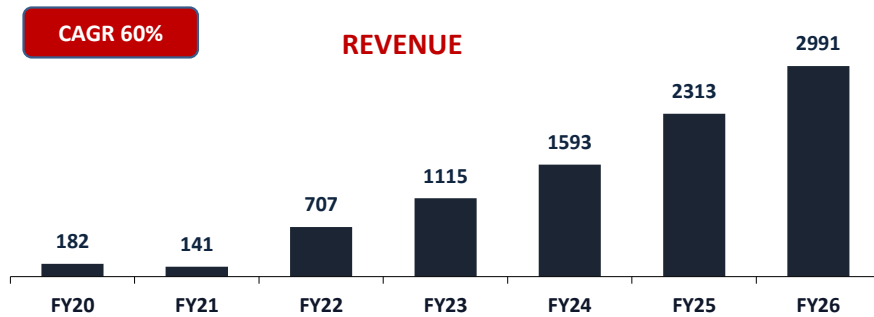
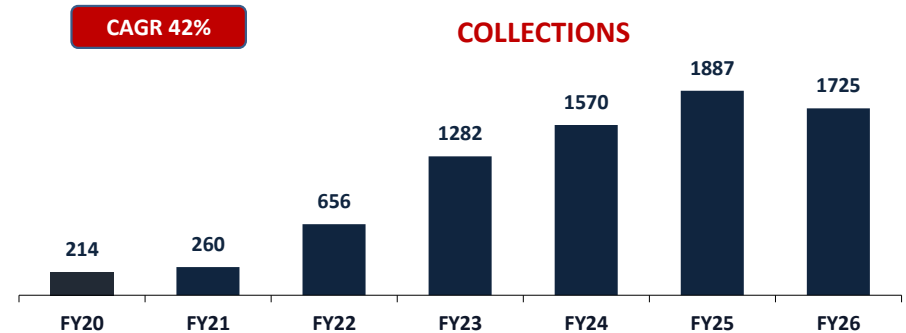
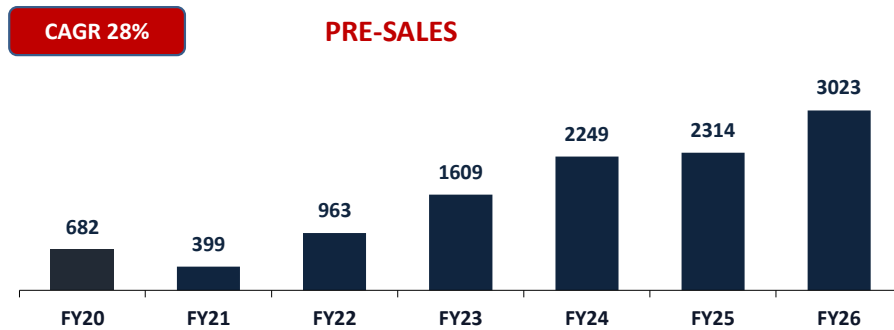
FY26 DEBT/EQUITY

0.6

Profitable growth delivered with financial discipline.

| Strong Track Record

₹ in Crs



| Going Forward Guidance FY27

PRE-SALES GROWTH

~20%

REVENUE GROWTH

~20%

EBITDA MARGIN

~17-19%

ROCE

~20%

Management Team

Board Members



GAUTAM HARI SINGHANIA
Chairman

He has led Raymond for over 35 years, transforming it from a textile-centric company into a global fashion and lifestyle powerhouse. Under his leadership, the Group strategically diversified into real estate and continues to scale new growth avenues. He was honoured with the Maha Udyog Shri award for his contribution to Indian industry.



HARMOHAN SAHNI
Managing Director

30+ years of experience in the Real Estate & Core Sectors.
Ex- ECL Finance Limited (Edelweiss Group) & G Corp Developers Pvt. Ltd.



KUMMAMURI NARASIMHA MURTHY
Independent Director

40+ years of Finance & Governance experience across public & private sectors.
Ex- Axis Bank, IDBI Bank, Max Healthcare, LIC Housing Finance & the National Stock Exchange (NSE)



GAUTAM TRIVEDI
Non - Executive Director

30+ years of experience in Investment Banking and Capital Markets.
Ex- Religare Capital & Goldman Sachs



ASHISH KAPADIA
Non - Executive Independent Director

~20 years of experience across diverse business sectors, currently serving as the Managing Director of Delta Corp Limited.



DIPALI SHETH
Independent Director

25+ years of leadership experience across HR, Strategy, and Transformation in Global Organizations.
Ex- Standard Chartered, RBS, Protean eGov Technologies Ltd., and Procter & Gamble



BHARAT KHANNA
Independent Director

~25 years of real estate experience, currently serving as the Managing Director of Greenoak India Investment Advisors.
Ex- Morgan Stanley & Och-Ziff Asia Real Estate



VIRENDRA SINGH
Independent Director

40+ years of experience on Civil & Criminal side in the District and Sessions Court.
Ex- Judge, Bombay High Court and Judicial Member & HOD of National Company Law Tribunal (NCLT)

Our Leadership Team



HARMOHAN SAHNI

Managing Director

A qualified Chartered Accountant with over 30 years of formidable experience in Real Estate and Core Sectors.



SANDEEP MAHESHWARI

Chief Operating Officer

A qualified Civil Engineer & MBA with over 35 years experience in Real Estate. He brings deep expertise in Contracts, Procurement, Design, liaising and execution



ANKUR JINDAL

Chief Financial Officer

A qualified Chartered Accountant with over 24 years of experience across Real Estate, Automotive, and IT.



VISHAL SHARMA

Chief Sales & Marketing Officer

A qualified MBA in Marketing with over 21 years of cross-industry experience across Real Estate, Aviation, and Media; overseeing multiple geographies across South Asia.



VIRAL MEHTA

Head - Business Development

A qualified MBA in Finance with over 20 years of experience in Business Development and Strategy Formulation.



PRASHANT RATHOD

Head - Liaisoning

A qualified Civil Engineer with over 25 years of experience in liaisoning, approvals and dealing with Government Agencies.

Our Leadership Team



SHILPA SHINDE

Head - Design Development

A qualified Architect with over 20 years of experience across Residential, Retail, IT, and Commercial design.



KHOJESHWAR KAUSHIK

Head - Contracts & Procurement

A qualified Civil Engineer & MBA in Finance, with over 30 years of experience in Operations, Contracts, and Procurement.



ULHAS BHOSALE

Head - Legal

A qualified lawyer with over 25 years of experience in Real Estate Litigation, Non-litigation, and Arbitration.



SAMEER KHANNA

Head - IT

A qualified postgraduate in IT with over 27 years of experience across IT Services, Product Development, Real Estate & Pharmaceuticals.



DAVIS JOHN

Head - Human Resources

A qualified MBA with over 22 years of experience across Real Estate, Retail, Media & HR consulting.



ULLAS VERMA

Head - Strategy

A qualified MBA in Sales & Marketing with 25 years of experience across Real Estate & Banking.

ESG Performance

Environment Footprint FY26

- Scope 1 & 2 Emissions: 738 tCO₂e
- 15% reduction in total Energy Consumption from FY25 to FY26
- 36% reduction in water consumption from FY25 to FY26

Green Mobility

- Purchased 2 EV golf carts in FY26 for on-site worker transportation, reducing fuel dependency
- 75% of company-owned vehicles transitioned to electric vehicles

Green Building Initiatives

- Implemented rainwater harvesting systems on construction sites to reduce municipal water use
- Installed solar hot water panels on building sites to reduce grid energy use and lower carbon footprint

Health & Safety

- No Lost Time Injury Frequency Rate (LTIFR) incidents in FY26
- Zero POSH complaints in FY26

Diversity

- Achieved 31% Female Workforce
- 100% Women-Led ESG team
- India's best Workplace for Women certified

Value Chain

- 24% of Suppliers were MSMEs / Small Producers
- Provided ESG Training to critical suppliers

Human Capital

- 100% Employees trained on Human Rights and Skill Upgradation
- 100% Employees covered under Health and Accident Insurance



ESG Committee

- Established an company level ESG Committee chaired by an Independent Director

External Communication

- Launched a dedicated ESG microsite to enhance external communication of the Company's ESG governance, initiatives, performance, and sustainability progress

Independent Oversight Across Board Committees

- All Board Committees, including Audit, NRC, SRC, RMC, and CSR, are chaired by Independent Directors

Q1 FY27 HIGHLIGHTS

Q1 FY27 Highlights

Pre-Sales

Recorded a pre-sales of ₹ **700 Cr. in Q1FY27** a robust **129% y-o-y growth** - driven by robust demand across ongoing projects & newly launched projects

Customer Collections

Maintained strong financial discipline with collections of ₹ **550 Cr. in Q1FY27 up by 47% y-o-y**

Total Income

Total Income of ₹ **536 Cr. in Q1FY27** a robust **37% y-o-y growth**, inline with our expectations

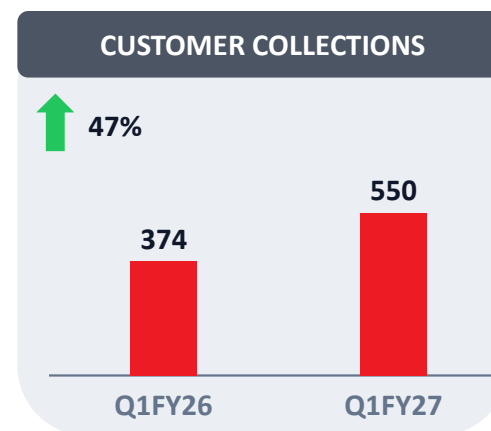
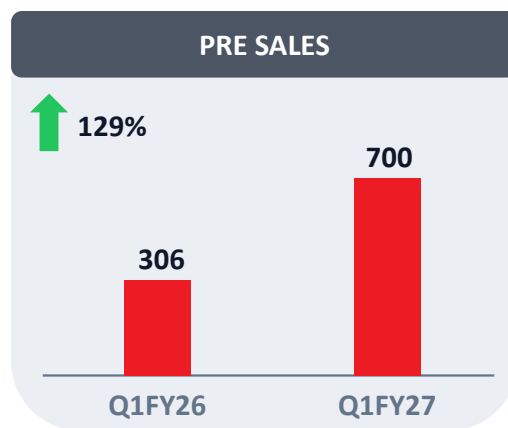
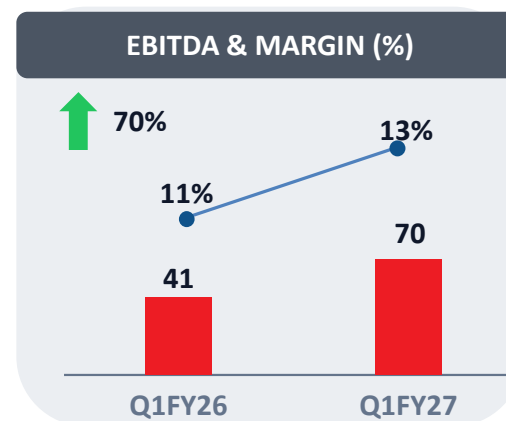
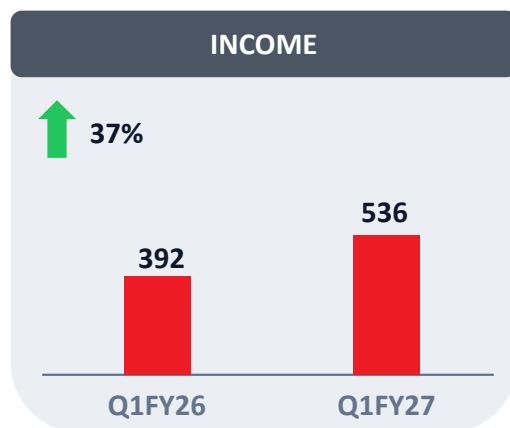
EBITDA

Reported an EBITDA of ₹ **70 Cr.** & EBITDA margin of **13%** in **Q1FY27 (11% margin in Q1FY26)**

Q1FY27 Highlights

Continued...

₹ in Crs



FINANCIALS

Financial Performance

Q1FY27

In ₹ Crs

Profit & Loss Statement	Q1FY27	Q1FY26	Y-o-Y
Revenue from operations	527	381	38%
Other income	9	11	
Total Income	536	392	37%
Expenses	466	351	
EBITDA	70	41	71%
EBITDA Margin %	13%	11%	
Depreciation	8	5	
Interest Expense	47	15	
PBT	15	21	(29%)
PBT Margin %	2.8%	5.4%	
Taxes	2	5	
Net Profit	13	16	(19%)

Financial Position

Q1FY27

In ₹ Crs

Balance Sheet (Abridged)	Q1FY27	FY26
Non-Current Assets	121	108
Current Assets	6,929	6,954
Total Assets	7,050	7,062
Equity	1,582	1,567
Non-Current Liabilities	862	739
Current Liabilities	4,606	4,756
Total Liabilities	7,050	7,062

Cash Flow Position

Q1FY27

In ₹ Crs

Cash Flows	Q1FY27	Q1FY26
Opening Balance	358	600
Total Inflow (A)	567	374
Approval Cost	(285)	(219)
Construction Cost	(276)	(229)
Sales, Marketing, Admin, Employee & Other Costs	(147)	(107)
Total Outflow (B)	(708)	(555)
Net Operating Cash Flow (A - B)	(141)	(181)
Bank Loan	54	190
Closing Balance	271	609

Project Details

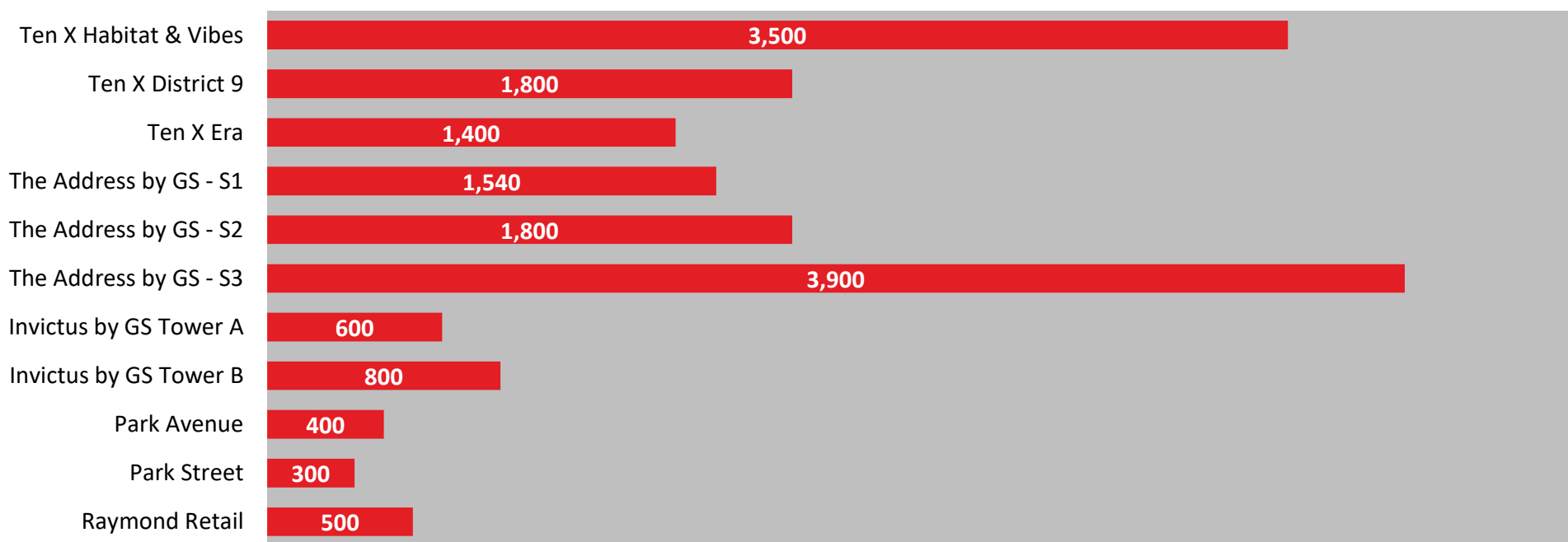
Own Land Portfolio

₹ in Crs

TOTAL GDV
₹25,000 Cr

TOTAL GDV LAUNCHED
₹16,500 Cr

TOTAL GDV TO BE LAUNCHED
₹8,500 Cr



Aspirational: TenX Habitat



RERA Carpet Area ~1.7 Mn sq.ft. (10 towers)	Particulars	Project Till Date	% UNITS SOLD ~99%
Total Units Planned: 3103 (2BHK: 2463 1BHK: 640)	No of Bookings	3,084	
	RERA Carpet Area (In Mn)	1.68	
	Value of Bookings (Cr.)	3,361	
	Customer Collections (Cr.)	3,589	
	Revenue Recognised (Cr.)	3,298	

KEY HIGHLIGHTS:

- 5-acre landscape
- 10 towers offering 1 & 2 BHK apartments with cross-ventilation
- 50,000+ sq.ft. clubhouse
- 50+ amenities

PROJECT STATUS:

- OC received for all towers

Total Rera Carpet Area: **~1.7** msf

Delivered 3000+ homes

Aspirational: TenX District 9



KEY HIGHLIGHTS:

- 3 towers offering premium 2 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower A & B – Launched
- Tower B & C – Excavation WIP

RERA Carpet Area ~0.8 Mn sq.ft. (3 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~15%
Total Units Planned: 1113 (2BHK: 1113)	No of Bookings	0	92	21	113	
	RERA Carpet Area (In Mn)	0	0.06	0.01	0.08	
	Value of Bookings (Cr.)	0	139	31	169	
	Customer Collections (Cr.)	0	30	29	58	
	Revenue Recognised (Cr.)	0	11	7	18	

Aspirational: TenX Era



RERA Carpet Area ~0.6 Mn sq.ft. (3 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% UNITS SOLD ~91%
Total Units Planned: 905 (3BHK: 301 2BHK: 604)	No of Bookings	39	19	9	822	
	RERA Carpet Area (In Mn)	0.03	0.01	0.01	0.58	
	Value of Bookings (Cr.)	58	30	13	1,243	
	Customer Collections (Cr.)	78	142	46	909	
	Revenue Recognised (Cr.)	68	115	68	863	

KEY HIGHLIGHTS:

- 3 towers, centrally located next to Lakeshore Mall (Viviana)
- Efficiently planned 2 and 3 BHK Vaastu compliant homes
- 26,500 sq.ft. clubhouse
- 40+ indoor and outdoor amenities

PROJECT STATUS:

- Tower (A) – Finishing WIP
- Tower (B) – Finishing WIP
- Tower (C) – Finishing WIP

Premium: The Address by GS, Season 1



KEY HIGHLIGHTS:

- 1.4 acres of landscape
- 2 towers offering premium 3, 4, 5 & 6 BHK apartments
- 45,000 sq.ft. clubhouse
- Host of amenities

PROJECT STATUS:

- Tower (A) – OC Received
- Tower (B) - Internal finishing WIP

RERA Carpet Area ~0.7 Mn sq.ft. (2 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% UNITS SOLD ~99%
Total Units Planned: 552 (5BHK+: 42 4BHK: 188 3BHK: 322)	No of Bookings	6	1	3	546	
	RERA Carpet Area (In Mn)	0.01	0	0.01	0.68	
	Value of Bookings (Cr.)	28	8	14	1,479	
	Customer Collections (Cr.)	32	7	31	1,437	
	Revenue Recognised (Cr.)	95	77	28	1,467	

Premium: The Address by GS, Season 2



KEY HIGHLIGHTS:

- 3 towers offering premium 3, 4, 5 & 6 BHK apartments with expansive decks
- Podium top landscape amenities

PROJECT STATUS:

- Tower (C) – 31st floor slab WIP
- Tower (D) – 22nd floor slab WIP
- Tower (E) – 2nd slab WIP

RERA Carpet Area ~0.7 Mn sq.ft. (3 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~89%
Total Units Planned: 577	No of Bookings	13	12	7	498	
(5BHK+: 27 4BHK: 240 3BHK: 310)	RERA Carpet Area (In Mn)	0.02	0.02	0.01	0.61	
	Value of Bookings (Cr.)	53	44	31	1,402	
	Customer Collections (Cr.)	59	53	95	833	
	Revenue Recognised (Cr.)	68	100	56	704	

Premium: The Address by GS, Season 3



KEY HIGHLIGHTS:

- 4 towers offering premium 3, 4, 5 & 6 BHK apartments
- Podium top landscape amenities
- ~14,500 sq.ft. of High Street Retail

PROJECT STATUS:

- Tower (F) – Launched & Foundation WIP

RERA Carpet Area ~1.5 Mn sq.ft. (4 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~38%
Total Units Planned: 1100 (5BHK+: 36 4BHK: 408 3BHK: 656)	No of Bookings	0	20	8	83	
	RERA Carpet Area (In Mn)	0	0.02	0.01	0.09	
	Value of Bookings (Cr.)	0	56	21	219	
	Customer Collections (Cr.)	0	15	14	40	
	Revenue Recognised (Cr.)	0	12	6	29	

Luxury: Invictus by GS – Tower A



KEY HIGHLIGHTS:

- 4.5 - BHK home spaces
- Exclusive Tower Amenities
- 25,000 sq.ft. clubhouse

PROJECT STATUS:

- 23rd floor slab WIP

RERA Carpet Area ~0.2 Mn sq.ft. (1 tower)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% UNITS SOLD ~89%
Total Units Planned: 102 (4.5BHK: 102)	No of Bookings	4	1	3	91	
	RERA Carpet Area (In Mn)	0.01	0	0.01	0.21	
	Value of Bookings (Cr.)	23	5	17	493	
	Customer Collections (Cr.)	19	35	12	264	
	Revenue Recognised (Cr.)	21	43	20	273	

Luxury: Invictus by GS Tower B



KEY HIGHLIGHTS:

- 4.5 - Bed home spaces
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower (B) – Plain Cement Concrete WIP

RERA Carpet Area ~0.3 Mn sq.ft. (1 tower)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~20%
Total Units Planned: 130 (4.5BHK: 130)	No of Bookings	0	7	2	20	
	RERA Carpet Area (In Mn)	0	0.02	0.00	0.05	
	Value of Bookings (Cr.)	0	43	12	118	
	Customer Collections (Cr.)	0	8	5	16	
	Revenue Recognised (Cr.)	0	8	4	15	

High Street Retail: Park Avenue



RERA Carpet Area ~0.08 Mn sq.ft.	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date
Total Units Planned: 64	No of Bookings	0	6	2	59
	RERA Carpet Area (In Mn)	0	0.01	0	0.07
	Value of Bookings (Cr.)	0	22	7	376
	Customer Collections (Cr.)	2	3	46	83
	Revenue Recognised (Cr.)	15	60	17	365

**% UNITS SOLD
~92%**

PROJECT STATUS:

- Phase 1A - OC Received
- Phase 1B - 2nd Floor Slab WIP

High Street Retail: Park Street



RERA Carpet Area ~0.05 Mn sq.ft.	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% UNITS SOLD ~90%
Total Units Planned: 62	No of Bookings	0	45	11	56	
	RERA Carpet Area (In Mn)	0	0.03	0.01	0.04	
	Value of Bookings (Cr.)	0	199	48	246	
	Revenue Recognised (Cr.)	0	60	19	79	

High Street Retail: Raymond Retail



RERA Carpet Area ~0.15 Mn sq.ft.	Particulars	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~29%
Total Units Planned: 65	No of Bookings	12	12	
	RERA Carpet Area (In Mn)	0.01	0.01	
	Value of Bookings (Cr.)	55	55	
	Customer Collections (Cr.)	3	3	
	Revenue Recognised (Cr.)	8	8	

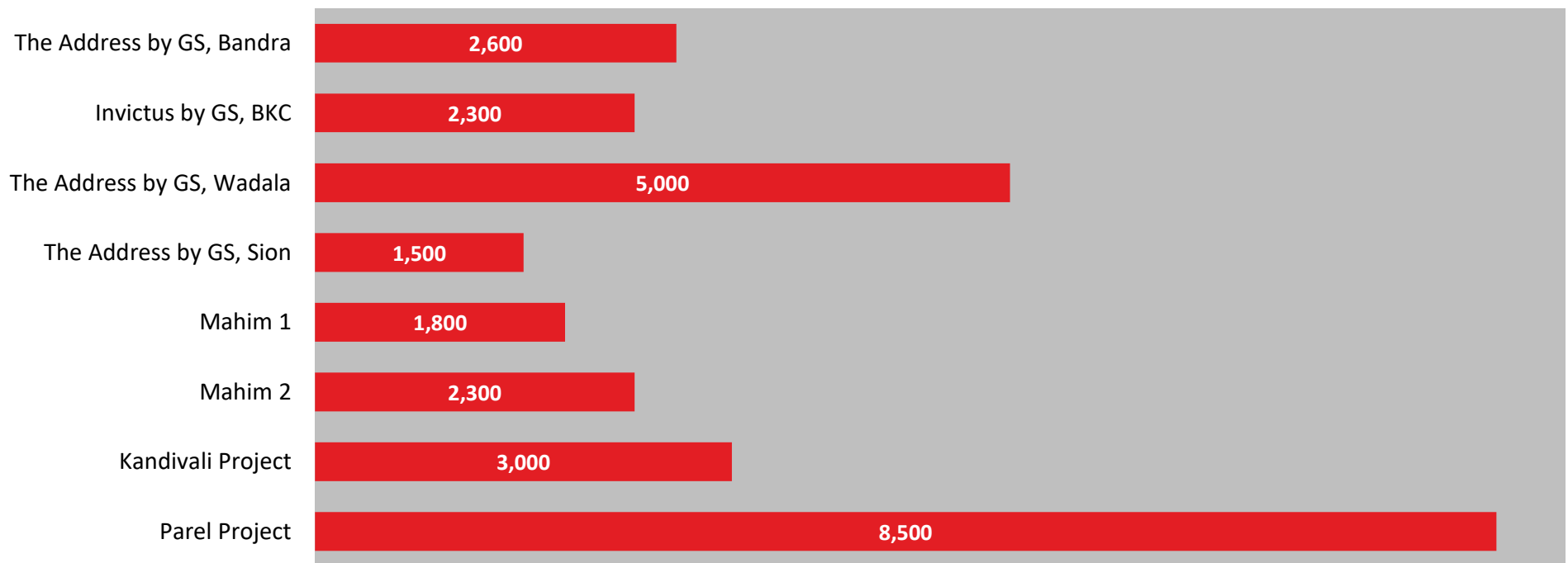
JDA Portfolio

₹ in Crs

TOTAL GDV
₹27,000 Cr

TOTAL GDV LAUNCHED
₹11,500 Cr

TOTAL GDV : TO BE LAUNCHED
₹15,500 Cr



Premium: The Address by GS (Bandra)



KEY HIGHLIGHTS:

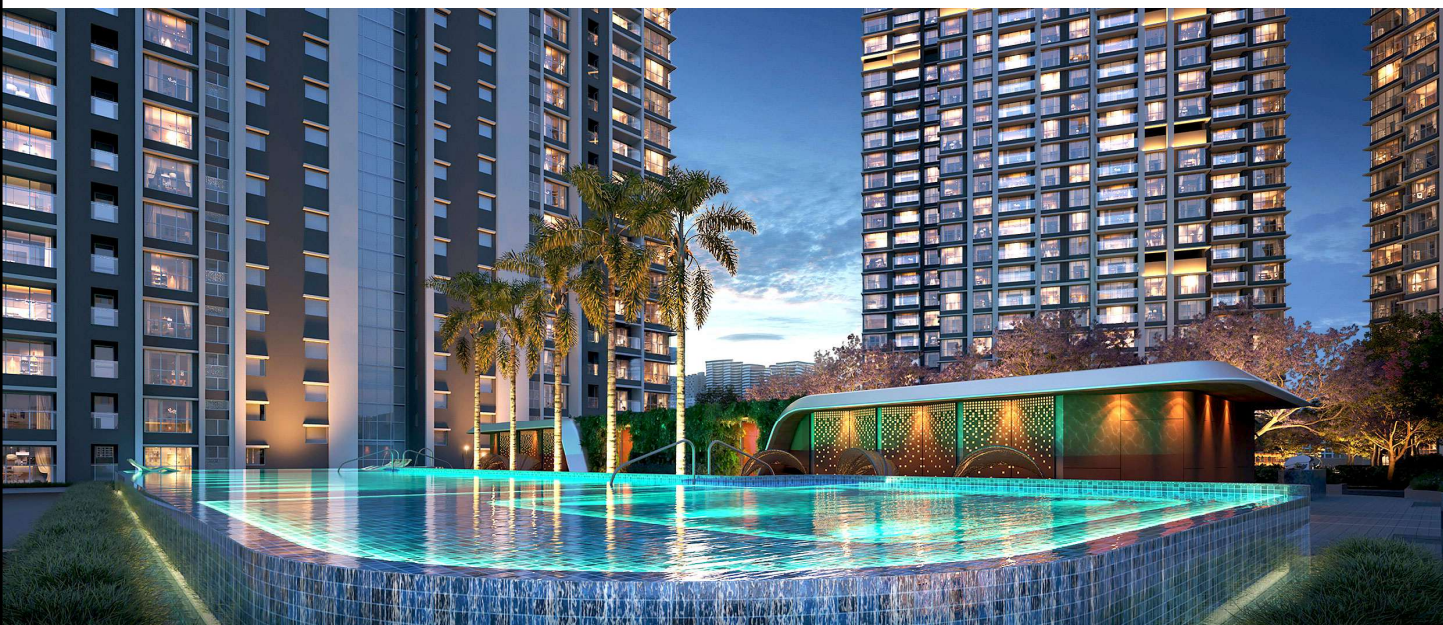
- 8 towers offering opulent 2, 3 & 4 BHK apartments with Private Sundeck
- Portuguese-inspired architecture design features
- 30+ landscape & clubhouse amenities

PROJECT STATUS:

- Towers Launched: A to G
- Tower (A) – 2nd floor slab WIP
- Tower (B) – 1st floor slab WIP
- Tower (C) – 1st floor slab WIP
- Tower (D) – Basement 3 WIP

RERA Carpet Area ~0.7 Mn sq.ft. (8 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ¹ ~66%
Total Units Planned: 802	No of Bookings	31	69	27	485	
(4BHK+: 69 3BHK: 195 2BHK: 527 Retail: 11)	RERA Carpet Area (In Mn)	0.03	0.05	0.02	0.4	
	Value of Bookings (Cr.)	105	196	76	1,531	
	Customer Collections (Cr.)	70	85	77	498	
	Revenue Recognised (Cr.)	67	159	133	1,248	

Luxury: Invictus by GS (BKC)



KEY HIGHLIGHTS:

- 6 towers offering premium 3 & 4 BHK apartments –
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower A,B,C,D & F – Launched
- Shore piling work in progress

RERA Carpet Area ~0.3 Mn sq.ft. (6 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ~35%
Total Units Planned:	No of Bookings	0	25	(1)	52	
263	RERA Carpet Area (In Mn)	0	0.03	0	0.07	
(4.5BHK+: 108 3BHK:	Value of Bookings (Cr.)	0	180	-6	397	
128 2BHK: 3 Shops:	Customer Collections (Cr.)	0	34	15	57	
24)	Revenue Recognised (Cr.)	0	230	32	523	

Premium: The Address by GS (Wadala)



KEY HIGHLIGHTS:

- 8 towers offering premium 2, 3 & 4 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower A, B, & C – Launched
- Tower A & B – Excavation WIP
- Tower C & D – Excavation Completed

RERA Carpet Area ~1.4 Mn sq.ft. (8 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ~46%
Total Units Planned: 1591	No of Bookings	0	186	96	282	
(4BHK+: 61 3BHK: 602	RERA Carpet Area (In Mn)	0	0.16	0.08	0.24	
2BHK: 908 Retail: 20)	Value of Bookings (Cr.)	0	538	269	807	
	Customer Collections (Cr.)	0	57	59	115	
	Revenue Recognised (Cr.)	0	162	81	243	

Premium: The Address by GS (Sion)



KEY HIGHLIGHTS:

- 5 towers offering premium 2, 3 & 4 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Shore Pilling WIP

RERA Carpet Area ~0.4 Mn sq.ft. (5 towers)	Particulars	Q1FY26	Q4FY26	Q1FY27	Project Till Date	% LAUNCHED UNITS SOLD ~18%
Total Units Planned: 437	No of Bookings	0	17	24	41	
(4BHK+: 29 3BHK: 170 2BHK: 224 Retail: 14)	RERA Carpet Area (In Mn)	0	0.02	0.03	0.05	
	Value of Bookings (Cr.)	0	55	109	183	
	Customer Collections (Cr.)	0	6	16	22	
	Revenue Recognised (Cr.)	0	57	42	207	

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