SURAJ

November 02, 2026

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

NSE Symbol: SURAJEST

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

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 of Suraj Estate Developers Limited on the unaudited financial results for the quarter and half year ended September 30, 2026

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Mukesh Kumar Gupta
Digitally signed by Mukesh Kumar Gupta
Date: 2026.11.02 11:24:11 +05'30'

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

Investor Release

Suraj Estate Developers Reports Strong Business Performance in Q2 & H1FY27, Supported by Healthy Sales and Collection Momentum

- Q2FY27 Sales Value increased 35% y-o-y to Rs 206 Crores
- Q2FY27 Sales Area increased 19% y-o-y to 41,487 Sq. ft.
- Q2FY27 Collections increased 46% y-o-y to Rs 104 Crores
- H1FY27 Sales Value increased 48% y-o-y to Rs 347 Crores
- H1FY27 Sales Area increased 37% y-o-y to 70,321 Sq. ft.
- H1FY27 Collections increased 2% y-o-y to Rs 190 Crores

2nd November 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 unaudited financial results for the quarter and half year ended September 30, 2026.

Operational Highlights:

Particulars	Q2FY27	Q2FY26	*Y-o-Y*	H1FY27	H1FY26	*Y-o-Y*
Sales Value (Rs cr)	206	153	**35%**	347	234	**48%**
Sales Area (sq ft)	41,487	34,848	**19%**	70,321	51,372	**37%**
Collections (Rs cr)	104	71	**46%**	190	186	**2%**

Consolidated Financial Highlights: (Rs. Cr)

Particulars	Q2FY27	Q2FY26	*Y-o-Y*	H1FY27	H1FY26	*Y-o-Y*
Total Income*	171	145	**18%**	317	279	**14%**
EBITDA*	56	66	**-14%**	111	116	**-4%**
EBITDA Margin (%)	*33.0%*	*45.1%*		*35.1%*	*41.6%*	
PAT	23	33	**-30%**	46	54	**-16%**
*PAT Margin (%) **	*13.5%*	*22.8%*		*14.5%*	*19.5%*	

**Includes other income*

Business Updates:

- Recorded sales value of Rs. 206 crore and sales area of 41,487 sq. ft. during Q2 FY27, taking H1 FY27 sales value to Rs. 347 crore and sales area to 70,321 sq. ft. Collections stood at Rs. 104 crores during Q2 FY27, with cumulative H1 FY27 collections reaching Rs. 190 crores, reflecting continued business activity and healthy monetisation across the Company's project portfolio

- Suraj One Business Bay recorded sales of approximately Rs. 500 crore worth of inventory since launch, on an expanded project GDV base of Rs. 2,000 crores, indicating healthy market absorption

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Commenting on the performance for Q2 FY27, Mr. Rahul Thomas, Whole Time Director, Suraj Estate Developers, said, *"The Company continued to make steady progress across its business operations during the first half of FY27, recording a sales value of Rs. 206 crores in Q2 FY27 and taking the cumulative sales value for H1 FY27 to Rs. 347 crores. Collections stood at Rs. 104 crores during the quarter, taking the H1 FY27 collections to Rs. 190 crores. This performance reflects the contribution of our residential and commercial developments and the continued traction across our project portfolio.*

One of the key highlights has been the encouraging response to Suraj One Business Bay at Mahim, with approximately Rs. 500 crore worth of inventory sold since its launch, with the expanded project having a GDV potential of around Rs. 2,000 crores. In addition, we have completed the acquisition of development rights for the adjoining land parcel, enabling us to expand the scale of the development. With this addition, the combined project will have an estimated saleable area of approximately 3.59 lakh sq. ft. This expansion further enhances the potential of the project and strengthens our presence in the commercial real estate segment.

Going forward, our focus will remain on advancing ongoing projects, bringing upcoming developments to market and maintaining healthy sales and collection momentum. We will continue to leverage our redevelopment expertise to identify opportunities that complement our existing portfolio. With a strong understanding of our core markets and a growing pipeline of development opportunities, we remain confident of achieving our FY27 pre-sales guidance of Rs. 700 crores while continuing to build a sustainable business."

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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 is 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 7.57 lakh square feet and 18 upcoming Projects with an estimated carpet area of 13.46 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
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