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OBEROI REALTY

July 17, 2026

Department of Corporate Services **BSE Limited,** Mumbai 400 001	**The Listing Department** **National Stock Exchange of India Limited,** Mumbai 400 051
Through: BSE Listing Centre	*Through: NEAPS*
Scrip Code: Equity - 533273 Debt: 976127, 976128	Scrip Symbol: OBEROIRLTY

Sub: Unaudited consolidated and standalone financial results for the quarter ended June 30, 2026

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on July 17, 2026 have approved the unaudited consolidated and standalone financial results for the quarter ended June 30, 2026 and the same are enclosed herewith.

Also enclosed herewith are the Limited Review Reports on the above consolidated and standalone financial results.

The above meeting of the Board of Directors commenced at 1:30 p.m. and concluded at 3:19 p.m.

Also, with the financial results as above having been communicated to the stock exchanges, the Trading Window shall open w.e.f. July 20, 2026.

Request you to kindly take the above on record and oblige.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Company Secretary

Oberoi Realty Limited Mumbai

Encl: As above.

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel : +91 22 6819 8000

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Oberoi Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Oberoi Realty Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities listed in Annexure 1 of this report:

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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S R B C & CO LLP
Chartered Accountants

6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

   - Four subsidiaries, whose unaudited interim financial results include total revenues of Rs 0.91 lakhs, total net profit after tax and total comprehensive income of Rs. 0.42 lakhs, each for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   - Three joint ventures, whose unaudited interim financial results include Group's share of net profit after tax and total comprehensive income of Rs. 44.46 lakhs, each for the quarter ended June 30, 2026, as considered in the Statement whose interim financial results and other financial information have been reviewed by their respective independent auditor.

   The independent auditor's reports on interim financial results and other financial information of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of three joint ventures, whose interim financial results includes the Group's share of net profit after tax and total comprehensive income of Rs. 0.01 lakhs, each for the quarter ended June 30, 2026.

   The unaudited interim financial results and other unaudited financial information of these joint ventures have not been reviewed by any auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these joint ventures, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results and other financial information are not material to the Group.

   Our conclusion on the Statement in respect of matters stated in paragraphs 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

S R B C & CO LLP * MUMBAI * CHARTERED ACCOUNTANTS

per Anil Jobanputra
Partner
Membership No: 110759
UDIN: 26110759AVPZBJ9255
Place: Mumbai
Date: July 17, 2026

Annexure 1 to the Review Report on the Unaudited Consolidated Quarterly Financial Results of Oberoi Realty Limited for the quarter ended June 30, 2026

Subsidiaries

1. Buoyant Realty LLP
2. Encase Realty Private Limited
3. Expressions Realty Private Limited
4. Incline Realty Private Limited
5. Integrus Realty Private Limited
6. Kingston Hospitality and Developers Private Limited
7. Kingston Property Services Limited
8. Oberoi Realty Foundation
9. Perspective Realty Private Limited
10. Pursuit Realty LLP
11. Centerstage Realty Private Limited (w.e.f June 02, 2026)

Joint Ventures

1. Homexchange Private Limited
2. Moveup Real Estate Private Limited
3. Saldanha Realty and Infrastructure LLP
4. Schematic Estate LLP
5. Shri Siddhi Avenues LLP
6. Hotel Horizon Private Limited (w.e.f May 07, 2026)

Associate

1. I-ven Realty Limited

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OBEROI REALTY

OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2026

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30/06/2026	31/03/2026	30/06/2025	31/03/2026
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	1,30,089	1,74,983	98,755	6,00,906
	b. Other income	6,080	7,388	8,643	29,521
	Total income (a+b)	1,36,169	1,82,371	1,07,398	6,30,427
2	Expenses				
	a. Land, development rights, construction and other costs	94,292	78,113	62,599	3,00,171
	b. Change in inventories	(47,357)	(12,901)	(23,638)	(73,673)
	c. Employee benefits expense	4,125	3,545	3,214	13,468
	d. Finance cost	5,243	2,710	7,495	24,063
	e. Depreciation and amortisation	3,499	3,309	3,162	13,083
	f. Other expenses	5,615	10,200	4,546	25,125
	Total expenses (a+b+c+d+e+f)	65,417	84,976	57,378	3,02,237
3	Profit before share of profit of joint ventures (net) and exceptional items (1-2)	70,752	97,395	50,020	3,28,190
4	Share of profit of joint ventures (net)	412	(1,101)	676	1,677
5	Profit before exceptional items and tax (3+4)	71,164	96,294	50,696	3,29,867
6	Exceptional item	-	-	-	2,306
7	Profit before tax (5-6)	71,164	96,294	50,696	3,27,561
8	Tax expense				
	a. Current tax	15,361	32,093	8,825	80,306
	b. Deferred tax	1,452	(6,127)	(254)	(3,488)
9	**Net profit for the period (7-8)**	**54,351**	**70,328**	**42,125**	**2,50,743**
10	Other comprehensive income				
	a. Items that will not be reclassified to profit or loss	161	187	(33)	28
	b. Income tax relating to items that will not be reclassified to profit or loss	(41)	(47)	8	(7)
11	**Total comprehensive income for the period (9+10)****	**54,471**	**70,468**	**42,100**	**2,50,764**
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360
13	Paid up debt capital	2,75,559	2,81,622	3,12,301	2,81,622
14	Other equity				17,55,803
15	Net worth	18,39,868	17,92,163	16,05,314	17,92,163
16	Capital redemption reserve	5,710	5,710	5,710	5,710
17	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS without considering exceptional items	14.95	19.34	11.59	69.44
	b) Basic EPS	14.95	19.34	11.59	68.96
	c) Diluted EPS without considering exceptional items	14.94	19.34	11.59	69.44
	d) Diluted EPS	14.94	19.34	11.59	68.96
18	Debt equity ratio	0.15	0.16	0.19	0.16
19	Debt service coverage ratio	1.61	2.14	1.77	2.68
20	Interest service coverage ratio	11.32	14.87	7.19	11.96
21	Current ratio	4.00	3.99	4.06	3.99
22	Long term debt to working capital ratio	0.19	0.21	0.26	0.21
23	Bad debts to Account receivable ratio	-	-	-	-
24	Current liability ratio	0.60	0.58	0.53	0.58
25	Total debts to total assets ratio	0.11	0.11	0.13	0.11
26	Debtors turnover^ (days)	23	14	12	13
27	Inventory turnover^ (days)	2,020	1,396	2,234	1,582
28	Operating margin (%)	56.43%	54.88%	52.69%	55.50%
29	Net profit margin (%)	39.92%	38.56%	39.22%	39.77%

* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to shareholders of the parent.

^ Ratios for the quarter have been annualised.

Notes:

1 The Unaudited Consolidated Financial Results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 17, 2026 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

2 The figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures up to the third quarter of the said financial year.

3 The nature of the accounting of the real estate business of the Group is such that the result of the quarter/year may not be strictly comparable to earlier quarter/year.

4 At the Board Meeting held on July 17, 2026 the Board of Directors of the Holding Company declared interim dividend of Rs.2 per equity share (20% of face value of equity share) for the financial year 2026-2027.

5 The senior, rated, listed, secured, redeemable, non-convertible debentures issued by the Holding Company are secured by (i) exclusive mortgage of the unsold identified residential units in projects developed by the Holding Company, and (ii) exclusive charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited. The security cover of at least 1.5 times in respect of the said debentures has been maintained as on June 30, 2026 as per the terms of offer document and the Debenture Trust Deed.

6 The Resolution Plan submitted by the consortium of Oberoi Realty Limited and others in the Corporate Insolvency Resolution Process (CIRP) of Hotel Horizon Private Limited ("HHPL"), as approved by the Hon'ble National Company Law Tribunal (NCLT) vide its order dated January 29, 2026, was implemented by the consortium on May 7, 2026.
Pursuant to the above, Oberoi Realty Limited holds 49.999% shareholding in HHPL, represented by 49,999 equity shares of Rs.100 each at par value, and has also infused an amount of Rs.45,950 lakh as unsecured loan in HHPL.

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7 During the quarter, the Nomination and Remuneration Committee of the Board of Directors of the Holding Company approved the grant of 18,38,837 employee stock options to eligible employees under the "Oberoi Realty Employee Stock Option Scheme, 2025", with the exercise price of Rs.1,650 per option. Out of which 18,29,694 options granted during the quarter. The said options shall vest in a staggered manner over a period of seven year with an exercise period of 4 year from the date of respective vesting.
In accordance with Ind AS 102 – Share-based Payment, the Group has recognised an employee stock option expense of Rs.505 lakh for the quarter. The expense has been recognised over the vesting period and included under Employee benefits expenses, with a corresponding credit to the Share-based Payment Reserve.

8 During the quarter, Centerstage Realty Private Limited (CRPL) was incorporated as a wholly owned subsidiary of Oberoi Realty Limited on June 2, 2026, with paid up capital of Rs.1 Lakh. Further, on June 9, 2026 Oberoi Realty Limited subscribed to Rs.26,850 lakh of equity share capital of CRPL at par value.

9 During the quarter ended June 30, 2026, the Holding Company, in exercise of the option available to it under the terms of the Issue, had redeemed the balance amount of Rs.8,300 lakh from Series 1 NCDs (ISIN: INE093I07066) and Rs.8,500 lakh from Series 2 NCDs (ISIN: INE093I07074).

10 Formulae for computation of ratios are as follows:

a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
d) Current Ratio = Current Assets/Current Liabilities
e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
g) Current liability ratio = Total Current Liabilities/Total Liabilities
h) Total debts to total assets = Total Debt/Total Assets
i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
j) Inventory turnover = Average Inventories/Cost of Goods Sold
k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
l) Net profit margin (%) = Net profit for the period (Including Share of profit / (loss) of joint ventures (net))/ Total income

11 The standalone financial results for the quarter June 30, 2026 are summarised below and detailed financial results are available on the Company's website www.oberoirealty.com and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

(Rs. in Lakh)

Particulars	Quarter ended			Year ended
	30/06/2026	31/03/2026	30/06/2025	31/03/2026
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Total revenue (including other income)	1,16,848	1,48,435	86,084	5,20,258
Profit before tax	64,151	77,412	39,559	2,58,670
Profit after tax	50,763	56,969	30,884	1,96,837

12 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the quarter ended June 30, 2026:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended
	30/06/2026	31/03/2026	30/06/2025	31/03/2026
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	1,25,402	1,69,482	94,491	5,81,108
(b) Hospitality	4,687	5,501	4,264	19,798
Total Segment Revenue	1,30,089	1,74,983	98,755	6,00,906
Less: Inter segment revenue	-	-	-	-
Net income from operations	1,30,089	1,74,983	98,755	6,00,906
Segment Expenses				
(a) Real estate				
Land, development rights, construction and other costs	92,811	76,675	61,321	2,94,259
Change in inventories	(47,376)	(12,896)	(23,647)	(73,635)
Other expenses	6,847	5,916	5,825	23,961
(b) Hospitality				
Food, beverages & Hotel Expenses	1,480	1,438	1,279	5,912
Change in inventories	19	(7)	9	(39)
Other expenses	1,490	2,481	1,500	6,951
Total Segment Expenses	55,271	73,607	46,287	2,57,409
Segment Results (Profit before unallocable (expenditure) / income, interest and finance charges and tax)				
(a) Real estate	73,120	99,786	50,992	3,36,522
(b) Hospitality	1,698	1,588	1,476	6,973
Total Segment Results	74,818	1,01,374	52,468	3,43,495
Add/(Less):				
i) Interest and finance charges	(5,243)	(2,710)	(7,495)	(24,063)
ii) Unallocable income net of Unallocable Expenditure	1,177	(1,269)	5,047	8,758
Profit before share of profit of joint ventures (net)	**70,752**	**97,395**	**50,020**	**3,28,190**
Add: Share of profit of joint ventures (net)				
(a) Real estate	412	(1,101)	676	1,677
Profit after share of profit of joint ventures (net) and before exceptional items and tax	**71,164**	**96,294**	**50,696**	**3,29,867**
Segment Assets				
(a) Real estate	22,20,432	21,11,185	18,82,234	21,11,185
(b) Hospitality	1,90,379	1,82,984	1,68,070	1,82,984
Total segment assets	24,10,811	22,94,169	20,50,304	22,94,169
Add: Unallocated assets (1)	1,71,104	2,38,679	2,90,406	2,38,679
Total Assets	**25,81,915**	**25,32,848**	**23,40,710**	**25,32,848**
Segment Liabilities				
(a) Real estate	7,14,191	7,18,262	7,11,684	7,18,262
(b) Hospitality	15,376	7,781	15,162	7,781
Total segment liability	7,29,567	7,26,043	7,26,846	7,26,043
Add: Unallocated liabilities (2)	12,480	14,642	8,550	14,642
Total Liabilities	**7,42,047**	**7,40,685**	**7,35,396**	**7,40,685**

(1) Unallocated assets primarily comprise of corporate investments, tax, Right-of-use assets, deferred tax assets and certain property, plant and equipment.
(2) Unallocated liabilities primarily includes tax, lease liabilities and deferred tax liabilities.

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BY

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For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

Mumbai, July 17, 2026

S R B C & CO LLP
Chartered Accountants

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29 Senapati Bapat Marg
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Mumbai - 400 028, India
Tel : +91 22 6819 8000

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Oberoi Realty Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Oberoi Realty Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

per Anil Jobanputra
Partner
Membership No.: 110759
UDIN: 26110759LANVDT3168
Place: Mumbai
Date: July 17, 2026

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OBEROI REALTY

OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,
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Unaudited Standalone Financial Results for the Quarter Ended June 30, 2026

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30/06/2026	31/03/2026	30/06/2025#	31/03/2026
		Unaudited	Audited (Refer note 2)	Unaudited	Audited
1	Income				
	a. Revenue from operations	1,03,827	1,41,478	77,534	4,91,555
	b. Other income	13,021	6,957	8,550	28,703
	Total income (a+b)	1,16,848	1,48,435	86,084	5,20,258
2	Expenses				
	a. Land, development rights, construction and other costs	86,062	65,763	46,974	2,54,594
	b. Change in inventories	(49,994)	(11,468)	(17,209)	(62,360)
	c. Employee benefits expense	3,723	3,108	2,889	11,931
	d. Finance cost	4,988	2,442	7,364	23,211
	e. Depreciation and amortisation	2,700	2,522	2,373	9,907
	f. Other expenses	5,218	8,656	4,134	22,404
	Total expenses (a+b+c+d+e+f)	52,697	71,023	46,525	2,59,687
3	Profit before exceptional items and tax (1-2)	64,151	77,412	39,559	2,60,571
4	Exceptional item	-	-	-	1,901
5	Profit before tax (3-4)	64,151	77,412	39,559	2,58,670
6	Tax expense				
	a. Current tax	12,143	27,255	6,914	66,509
	b. Deferred tax	1,245	(6,812)	1,761	(4,676)
7	**Net profit for the period (5-6)**	**50,763**	**56,969**	**30,884**	**1,96,837**
8	Other comprehensive income				
	a. Items that will not be reclassified to profit or loss	160	160	(33)	32
	b. Income tax relating to items that will not be reclassified to profit or loss	(40)	(40)	8	(8)
9	**Total comprehensive income for the period (7+8)**	**50,883**	**57,089**	**30,859**	**1,96,861**
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360
11	Paid up debt capital	2,75,559	2,81,622	3,12,301	2,81,622
12	Other equity				15,72,946
13	Net worth	16,53,420	16,09,306	14,65,120	16,09,306
14	Capital redemption reserve	5,710	5,710	5,710	5,710
15	Earnings per share (EPS)* (Face value of Rs.10 each)				
	a) Basic EPS without considering exceptional items	13.96	15.67	8.49	54.53
	b) Basic EPS	13.96	15.67	8.49	54.14
	c) Diluted EPS without considering exceptional items	13.96	15.67	8.49	54.53
	d) Diluted EPS	13.96	15.67	8.49	54.14
16	Debt equity ratio	0.17	0.17	0.21	0.17
17	Debt service coverage ratio	1.46	1.71	1.75	2.38
18	Interest service coverage ratio	10.65	12.26	5.87	9.82
19	Current ratio	4.31	4.33	4.68	4.33
20	Long term debt to working capital ratio	0.19	0.20	0.25	0.20
21	Bad debts to Account receivable ratio	-	-	-	-
22	Current liability ratio	0.59	0.57	0.50	0.57
23	Total debts to total assets ratio	0.12	0.12	0.15	0.12
24	Debtors turnover^ (days)	27	13	12	14
25	Inventory turnover^ (days)	2,545	1,621	2,756	1,809
26	Operating margin (%)	56.65%	53.30%	52.55%	53.52%
27	Net profit margin (%)	43.44%	38.38%	35.87%	37.83%

* Not annualised, except year end Basic and Diluted EPS
# Restated pursuant to merger. Refer note no.5
^ Ratios for the quarter have been annualised.

Notes:

1 The Unaudited Standalone Financial Results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 17, 2026 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

2 The figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures up to the third quarter of the said financial year.

3 The nature of the accounting of the real estate business of the Company is such that the result of the quarter/year may not be strictly comparable to earlier quarter/year.

4 At the Board Meeting held on July 17, 2026 the Board of Directors of the Company declared interim dividend of Rs.2 per equity share (20% of face value of equity share) for the financial year 2026-2027.

5 The scheme of amalgamation of Nirmal Lifestyle Realty Private Limited ("the Transferor Company") (a wholly owned subsidiary company of the Company) with the Company ("Scheme") has been approved by the Hon'ble National Company Law Tribunal, Mumbai vide its order dated April 06, 2026 ('Order') and was made effective from April 14, 2026 by filling requisite forms with the Office of the Registrar Of Companies, Mumbai. The appointed date for the Scheme is November 7, 2024. Since the said transaction is a common control transaction, it has been accounted using the pooling of interest method as per Ind AS 103 and the comparative information included in these Standalone financial results has been adjusted to give effect of the merger of Transferor Company with effect from November 7, 2024.

This has resulted in restatement of financial results for the quarter ended June 30, 2025. The changes in major heads are as below:

Particulars	Quarter ended 30/06/2025	
	Restated for merger	Reported
Revenue from operations	77,534	77,534
Land, development rights, construction and other costs	46,974	46,949
Change in inventories	(17,209)	(17,184)

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6 The senior, rated, listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) exclusive mortgage of the unsold identified residential units in projects developed by the Company, and (ii) exclusive charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited. The security cover of at least 1.5 times in respect of the said debentures has been maintained as on June 30, 2026 as per the terms of offer document and the Debenture Trust Deed.

7 The Resolution Plan submitted by the consortium of Oberoi Realty Limited and others in the Corporate Insolvency Resolution Process (CIRP) of Hotel Horizon Private Limited ("HHPL"), as approved by the Hon'ble National Company Law Tribunal (NCLT) vide its order dated January 29, 2026, was implemented by the consortium on May 7, 2026.
Pursuant to the above, Oberoi Realty Limited holds 49.999% shareholding in HHPL, represented by 49,999 equity shares of Rs.100 each at par value, and has also infused an amount of Rs.45,950 lakh as unsecured loan in HHPL.

8 During the quarter, the Nomination and Remuneration Committee of the Board of Directors of the Company approved the grant of 18,38,837 employee stock options to eligible employees under the "Oberoi Realty Employee Stock Option Scheme, 2025", with the exercise price of Rs.1,650 per option. Out of which 18,29,694 options granted during the quarter. The said options shall vest in a staggered manner over a period of seven year with an exercise period of 4 year from the date of respective vesting.
In accordance with Ind AS 102 – Share-based Payment, the Company has recognised an employee stock option expense of Rs.505 lakh for the quarter. The expense has been recognised over the vesting period and included under Employee benefits expenses, with a corresponding credit to the Share-based Payment Reserve.

9 During the quarter, Centerstage Realty Private Limited (CRPL) was incorporated as a wholly owned subsidiary of Oberoi Realty Limited on June 2, 2026, with paid up capital of Rs.1 Lakh. Further, on June 9, 2026 Oberoi Realty Limited subscribed to Rs.26,850 lakh of equity share capital of CRPL at par value.

10 During the quarter ended June 30, 2026, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed the balance amount of Rs.8,300 lakh from Series 1 NCDs (ISIN: INE093I07066) and Rs.8,500 lakh from Series 2 NCDs (ISIN: INE093I07074).

11 Formulae for computation of ratios are as follows:
- a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
- b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
- c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
- d) Current Ratio = Current Assets/Current Liabilities
- e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
- f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
- g) Current liability ratio = Total Current Liabilities/Total Liabilities
- h) Total debts to total assets = Total Debt/Total Assets
- i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
- j) Inventory turnover = Average Inventories/Cost of Goods Sold
- k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
- l) Net profit margin (%) = Net profit for the period/Total income

12 Unaudited Standalone Segment wise Revenue, Results, Assets and Liabilities for the quarter ended June 30, 2026:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended
	30/06/2026	31/03/2026	30/06/2025#	31/03/2026
	Unaudited	Audited (Refer note 2)	Unaudited	Audited
Segment Revenue				
(a) Real estate	99,140	1,35,977	73,270	4,71,757
(b) Hospitality	4,687	5,501	4,264	19,798
Total Segment Revenue	1,03,827	1,41,478	77,534	4,91,555
Less: Inter segment revenue	-	-	-	-
Net income from operations	1,03,827	1,41,478	77,534	4,91,555
Segment Expenses				
(a) Real estate				
Land, development rights, construction and other costs	84,582	64,326	45,696	2,48,683
Change in inventories	(50,013)	(11,462)	(17,218)	(62,322)
Other expenses	5,318	4,127	4,338	17,720
(b) Hospitality				
Food, beverages & Hotel Expenses	1,480	1,438	1,279	5,912
Change in inventories	19	(7)	9	(39)
Other expenses	1,496	2,485	1,500	6,961
Total Segment Expenses	42,882	60,907	35,604	2,16,915
Segment Results				
(Profit before unallocable income, interest and finance charges and tax)				
(a) Real estate	59,252	78,988	40,453	2,67,676
(b) Hospitality	1,692	1,582	1,476	6,963
Total Segment Results	60,944	80,570	41,929	2,74,639
Add/(Less):				
i) Interest and finance charges	(4,988)	(2,442)	(7,364)	(23,211)
ii) Unallocable income net of Unallocable Expenditure	8,195	(716)	4,994	9,143
Profit before exceptional items and tax	**64,151**	**77,412**	**39,559**	**2,60,571**
Segment Assets				
(a) Real estate	20,03,107	19,20,137	17,29,398	19,20,137
(b) Hospitality	1,57,658	1,52,998	1,41,187	1,52,998
Total segment assets	21,60,765	20,73,135	18,70,585	20,73,135
Add: Unallocated assets (1)	1,79,791	2,20,377	2,69,603	2,20,377
Total Assets	**23,40,556**	**22,93,512**	**21,40,188**	**22,93,512**
Segment Liabilities				
(a) Real estate	6,61,441	6,63,911	6,61,465	6,63,911
(b) Hospitality	14,749	7,094	5,517	7,094
Total segment liability	6,76,190	6,71,005	6,66,982	6,71,005
Add: Unallocated liabilities (2)	10,945	13,201	8,086	13,201
Total Liabilities	**6,87,135**	**6,84,206**	**6,75,068**	**6,84,206**

(1) Unallocated assets primarily comprise of corporate investments, tax, Right-of-use assets, deferred tax assets and certain property, plant and equipment.
(2) Unallocated liabilities primarily includes tax, lease liabilities and deferred tax liabilities.
Restated pursuant to merger. Refer note no.5

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Mumbai, July 17, 2026

For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director