

RRL/SE/26-27/63
October 05, 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: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Press Release.

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 Press Release – **Raymond Realty Limited - Key Operational Updates - Q2 FY27.**

This information shall also be made available on the website of the Company i.e. 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
Jaidev
Sonawala
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by Hiren Jaidev
Sonawala
Date: 2026.10.05
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Hiren Sonawala
Company Secretary

Encl: a/a

Raymond Realty: Q2 FY27 Operational Update

- Raymond Realty nearly doubles Q2 FY27 pre-sales to ₹902 Crore; H1 FY27 pre-sales up 111% to ₹1,602 Crore
- Q2 FY27 Collections up 67% YoY · Thane tower delivered ~18 months ahead of RERA date · ₹4,100 Crore of Mahim launches planned for H2 FY27 · CARE A+ (Stable) reaffirmed

Mumbai, October 5, 2026: Raymond Realty Limited today released provisional operational numbers for Q2 FY27 (July–September 2026). Pre-sales rose 98% YoY to ₹902 Crore and collections rose 67% YoY to ₹682 Crore.

The quarter experienced no new project launches, with growth driven entirely by sustained sales velocity and steady price realization within the existing "Address by GS" portfolio.

Performance at a glance: Provisional Operational Metrics* (₹ Cr.)

Particulars	Q2 FY27	Q2 FY26	YoY %	H1 FY27	H1 FY26	YoY %
Pre-Sales	902	455	98%	1602	760	111%
Collections	682	409	67%	1233	783	57%

* These figures are strictly provisional and are subject to review.

Management commentary

Commenting on the performance, **Mr. Harmohan Sahni, Managing Director & CEO, Raymond Realty Limited**, said: *"We nearly doubled pre-sales this quarter without any new launches, supported by resilient sustenance sales and continued homebuyer confidence in our projects. Simultaneously, the 67% year-on-year growth in collections highlights our focus on cash flow efficiency. Furthermore, receiving the Occupation Certificate (OC) for The Address by GS Season 1 Tower B approximately 18 months ahead of its RERA timeline stands as a strong testament to our execution capabilities."*

Looking ahead, our focus centres on scaling our operational footprint through a strong pipeline of scheduled launches in MMR. Representing a cumulative GDV of over ₹4,100 crore, these launches are expected to strengthen our market position and support our objective of achieving the pre-sales guidance for FY27.

Our approach remains disciplined: grow based on collections, keep leverage well within our ceiling, and compound returns for our shareholders."

Q2 FY27 Operational Highlights:

- **Robust Pre-Sales Trajectory:** Q2 FY27 pre-sales of ₹902 Crore were up 98% YoY over the ₹455 Crore recorded in Q2 FY26. Even without any new project launches this quarter, the company maintained high sales momentum and steady price realization. This performance reflects deep consumer trust in the

brand and was heavily supported by continued velocity in the 'Address by GS' portfolios.

- **Resilient Cash Collections:** Maximizing cash pipeline efficiency, our quarterly collections rose 67% YoY to reach ₹682 Crore. These sustained collections reflect healthy customer demand and strong execution across projects.
- **Completed Projects:** During Q2 FY27, OC received for Address by GS Season 1 Tower B in Thane comprising of 270 units, Total RERA Carpet Area of 3,44,478 sq. ft., well ahead of RERA Timelines (Proposed RERA Completion Date was Mar-28).
- **New Planned Launches:** We are accelerating our growth trajectory over the next two quarters with a strong pipeline of MMR launches, representing a cumulative GDV of over ₹4,100 crore. The current financial year will feature two premier JDA project launches:

Project	GDV (₹ Cr)	RERA Area (Mn sq. ft.)
Mahim 1	1800	0.41
Mahim 2	2300	0.39
Total	4100	0.80

- **Leverage under control:** During the quarter, our gross borrowings increased by ₹125 crore, bringing the total to ₹1,220 crore as of September 30, 2026. These drawdowns were primarily utilized to fund construction across our FY26 project launches. Backed by liquidity of ₹306 crore, net debt stood at ₹914 crore, maintaining a net debt-to-equity ratio well below our Board-approved ceiling of 1.0x. This capital deployment is fully aligned with a robust collection pipeline and is strategically positioned to unlock key revenue milestones over the next 12 to 18 months.
- **Credit rating Update:** CARE reaffirmed Raymond Realty at CARE A+ with a Stable outlook, citing consistent booking momentum, an improving launch pipeline and healthy execution on the existing portfolio.
- **FY27 guidance Update:** Raymond Realty remains on track for ~20% growth in pre-sales, ROCE of ~20%, EBITDA margin of 17–19% and PAT margin of 9–10%.

About Raymond Realty

Raymond Realty Limited is one of India's fastest-growing real estate developers, headquartered in Mumbai and part of the iconic Raymond Group. Bringing the Group's century-long legacy of trust, quality, and excellence into the real estate sector, Raymond Realty is a focused, pure-play branded real estate developer with a strong presence across the Mumbai Metropolitan Region (MMR). Since its foray into real estate in 2019, the company has already carved a position amongst the top 10 Real Estate players in the country and delivered landmark residential and commercial projects characterized by superior design, timely execution, and customer-centric innovation. With iconic aspirational, premium, and luxury residential brands (TenX, The Address by GS and

Invictus), 100 acre owned land and 8 Joint Development Agreements, the company has an estimated gross development value of approximately ₹52,000 crores.

About Raymond Group:

Raymond Group is a diversified Indian conglomerate with a presence across Engineering, Aerospace & Defence, Automotive, Real Estate and Lifestyle, through its three listed entities — Raymond Limited, Raymond Lifestyle Limited and Raymond Realty Limited. The Group is transforming into a new-age enterprise, building businesses with strong technology, manufacturing capabilities, execution excellence and long-term growth potential. Raymond Limited is focused on Engineering, Aerospace & Defence and Automotive businesses, with capabilities spanning precision engineering, aerospace components, automotive components and defence applications, serving leading global and Indian customers. Raymond Realty Limited is a focused real estate developer with a strong presence across the Mumbai Metropolitan Region, developing large-scale residential and commercial projects with an estimated gross development value of approximately ₹52,000 crores. Raymond Lifestyle Limited is one of India's leading integrated players in branded apparel, premium fabrics and garmenting, with a retail presence across 600+ cities and 1,600+ stores. Built on a legacy of Trust, Quality and Excellence, Raymond is leveraging its strong heritage, manufacturing capabilities and consumer franchise to create a diversified group positioned for the next phase of growth across Engineering, Aerospace & Defence, Automotive, Real Estate and Lifestyle.

Disclaimer

This release contains forward-looking statements on launches, guidance and future performance. These are based on current expectations and assumptions of the management and are subject to risks and uncertainties, including regulatory approvals, economic uncertainties, market conditions and execution timelines. Actual results may differ materially. The Company undertakes no obligation to publicly update or revise any forward-looking statements to reflect subsequent events or circumstances, except as required by SEBI regulations or applicable Indian laws. All Q2 and H1 FY27 figures are provisional and subject to review.

To know more, visit us today at <https://raymondrealty.in/>

For further information, please contact:

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