

**October 24, 2026**

**To,**

|                                                                                                                                                                                                                          |                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Listing Department</b><br><b>The National Stock Exchange of India Limited ("NSE")</b><br>Exchange Plaza, C-1, Block G<br>Bandra-Kurla Complex, Bandra<br>(East) Mumbai – 400 051<br><br>Symbol: <b>RUNWALENTR</b> | <b>The Department of Corporate Services</b><br><b>BSE Limited ("BSE")</b><br>Phiroze Jeejeebhoy<br>Towers, Dalal Street<br>Mumbai – 400001<br><br>Scrip Code: <b>544959</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Subject: Investor Presentation for Unaudited Financial Results for Quarter ended June 30, 2026.**

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the Investor Presentation for the Unaudited Financial Results for quarter ended June 30, 2026.

The same is also available on website of the Company at [www.runwalenterprises.com](http://www.runwalenterprises.com).

Kindly take the same on your record.

Thanking You,

**For Runwal Enterprises Limited**

ABHISHEK  
KUMAR JAIN

Digitally signed by  
ABHISHEK KUMAR JAIN  
Date: 2026.10.24  
15:57:14 +05'30'

**Abhishek Kumar Jain**  
**Company Secretary & Compliance officer**

---

**RUNWAL ENTERPRISES LIMITED**

*(Erstwhile Runwal Enterprises Private Limited & Runwal Apartments Private Limited)*

**Regd. Office :** Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Eastern Exp. Highway, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400 022.

**T: +91 22 6116 2000. | E: [contact@runwalgroup.in](mailto:contact@runwalgroup.in) | W: [www.runwalenterprises.com](http://www.runwalenterprises.com)**

**CIN : U70109MH2016PLC273223**



RUNWAL  
ENTERPRISES

## **Runwal Enterprises Limited - Results Presentation Q1FY27**

October 2026

# Disclaimer

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES OR IN ANY OTHER JURISDICTION IN WHICH SUCH RELEASE, PUBLICATION OR DISTRIBUTION WOULD BE PROHIBITED BY APPLICABLE LAW.

This presentation does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or an invitation or solicitation of an offer to sell, issue or subscribe for, securities in or into the United States or in any other jurisdiction. The Equity Shares offered in the Offer have not been and will not be registered under the U.S. Securities Act of 1933, as amended or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, such Equity Shares are being offered and sold outside of the United States in offshore transactions as defined in and in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdictions where those offers and sales occur.

By attending the meeting where this Presentation or accompanying slides ("Presentation") is made, or by reading the Presentation materials, you agree to be bound by the limitations contained herein and to maintain absolute confidentiality regarding the information disclosed in this Presentation. Any failure to comply with these terms and conditions may constitute a violation of applicable securities laws. This Presentation is for information purposes only and is not intended to be an advertisement and does not constitute or form part of and should not be construed as any offer or invitation for sale or subscription or solicitation or invitation of any offer to buy or subscribe for any securities, nor shall it or any part of it form the basis of or be relied on in connection with or act as an inducement to enter into any contract, commitment or investment decision in relation thereto in India, the United States or any other jurisdiction. This Presentation is not intended to be a prospectus (as defined under the Indian Companies Act, 2013, as amended) or an offer document under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations").

This Presentation is not an offer of securities for sale in the United States or elsewhere. This Presentation has been prepared for publication in India and is not for publication or distribution, directly or indirectly, in or into the United States. The Equity Shares have not been and will not be registered under the U.S. Securities Act, 1933, as amended (the "U.S. Securities Act") or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in reliance on Regulation S under the U.S. Securities Act, and the applicable laws of the jurisdiction where those offers and sales are made. There will be no public offering of the Equity Shares in the United States.

The information set out herein is provided only as at the date of this Presentation (unless stated otherwise), its accuracy is not guaranteed, and it may be subject to updating, completion, revision, verification and amendment without notice and such information may change materially. This Presentation is based on the economic, regulatory, market and other conditions as in effect on the date hereof. Neither the Company, the Book Running Lead Managers (the "BRLMs") nor any of their affiliates, shareholders, directors, employees, agents, officers, advisors or representatives (together, "Representatives") make any express or implied representations or warranties as to, and no reliance should be placed on, the fairness, accuracy, completeness, authenticity or correctness of the information, or opinions contained herein, and none of them shall have any responsibility or liability whatsoever (for negligence or otherwise, including any third party liability) for any loss or damage (including consequential loss or damage) howsoever arising from any use, reliance or distribution of this Presentation or its contents or otherwise arising in connection with this Presentation. The information contained in this Presentation has not been, and will not be, updated to reflect material developments which may occur after the date of the information contained in the Presentation. It should be understood that subsequent developments may affect the information contained in this Presentation, which neither the Company nor its advisors or representatives are under an obligation to update, revise or affirm. This document is a summary only and it is not the intention to provide, and you may not rely on these materials as providing, a complete or comprehensive analysis of the financial or trading position or prospects of the Company. This Presentation has not been and will not be reviewed or approved by any statutory or regulatory authority in India or any stock exchange in India or any other jurisdiction. You should conduct such independent investigations and analysis of the Company as you deem necessary or appropriate in order to make an independent determination of the suitability, merits and consequences of investments in the Company. Any investment decision with respect to any securities of the Company must be made solely on the basis of a Red Herring Prospectus (as defined under the Indian Companies Act, 2013, as amended) to be filed with Registrar of Companies, Maharashtra at Mumbai. The information in this Presentation has not been independently verified.

This Presentation contains certain "Forward-looking statements". All such forward looking statements are subject to certain risks and uncertainties that could cause actual results to differ materially from those contemplated by the relevant forward-looking statement. Such forward looking statements are made based on management's current expectations or beliefs as well as assumptions made by, and information currently available to, management. By their nature, forward looking statements involve risk and uncertainty because they relate to events and depend on circumstances that will occur in the future. Any investment in securities by the Company will also involve certain risks. There may be additional material risks that are currently not considered to be material or of which the Company, the BRLMs and any of their Representatives are unaware. Against the background of these uncertainties, readers should not rely on these forward-looking statements. Neither the Company, any of its directors, officers, employees, agents or advisers, any of their respective affiliates, the BRLMs nor any of their Representatives assume any responsibility to update forward-looking statements or to adapt them to future events or developments.

This Presentation includes certain external industry data and projections that have been obtained from industry publications, surveys and forecasts. Accordingly, the Company, the BRLMs and their respective affiliates, advisers and representatives make no representation as to the accuracy or completeness of that data, and this data involves risks and uncertainties and is subject to change based on various factors. No representation or claim is made that the results contained in this Presentation will actually be achieved. All industry data contained in this Presentation is based on data obtained from the sources cited and involve significant elements of subjective judgment and analysis, which may or may not be correct.

The information contained in this Presentation is not to be taken as any recommendation made by the Company or the BRLMs or by any other person to enter into any agreement with regard to any investment. You will be solely responsible for your own assessment of the market and the market position of the Company, and you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the business of the Company. It should be understood that subsequent developments may affect information contained in this Presentation, which neither the Company, nor its affiliates, advisors or representatives are under an obligation to confirm.

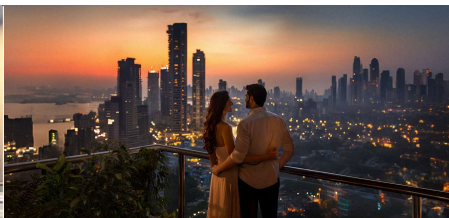
The data and opinion expressed herein with respect to the Company is based on a number of assumptions and is subject to a number of known and unknown risks, which may cause the Company's actual results or performance to differ materially from any projected future results or performance expressed or implied by such statements. This Presentation is based on information regarding the Company and the economic, regulatory, market and other conditions as in effect on the date hereof. Subsequent developments may affect the information contained in this Presentation, which neither the Company, the BRLMs nor any of their Representatives are under an obligation to update, revise or affirm. This Presentation and its contents are confidential and may not be taken away, copied, published, disseminated, or reproduced or redistributed or passed on directly or indirectly to any other person, whether within or outside your organization or firm, or published in whole or in part, for any purpose by recipients directly or indirectly to any other person. By receiving this Presentation, you are agreeing to be bound by the foregoing and below restrictions. Any failure to comply with these restrictions may constitute a violation of applicable securities laws. Any unauthorized use, disclosure or public dissemination of information contained herein is prohibited. This document is a Presentation and is not and should not be construed as an offer letter, offering circular, offering document, draft red herring prospectus, red herring prospectus, invitation, advertisement or prospectus as defined under the Indian Companies Act, 2013 as amended and the SEBI ICDR Regulations, as amended or any other applicable law in India.

The Company is proposing, subject to receipt of requisite approvals, market conditions and other considerations, an initial public offering of its equity shares ("IPO") and has filed the draft red herring prospectus dated March 31, 2025 ("DRHP") with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange of India Limited (collectively, "Stock Exchanges"). The DRHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in), on the website of the Company at <https://runwalenterprises.com/investor-relations> and the websites of the BRLMs, i.e., ICICI Securities Limited and Jefferies India Private Limited at [www.icicisecurities.com](http://www.icicisecurities.com) and [www.jefferies.com](http://www.jefferies.com), respectively. Any potential investors should note that investment in equity shares involves a degree of risk and for details relating to the same, please refer to the Red Herring Prospectus ("RHP"), including the section "Risk Factors" of the RHP, when available. Potential investors should not rely on the DRHP filed with SEBI for making any investment decision.

By attending this Presentation and/or accepting a copy of this document, you agree to be bound by the foregoing limitations and conditions and, in particular, will be taken to have represented, warranted and undertaken that: (i) you have read and agree to comply with the contents of this notice including, without limitation, the obligation to keep this document and its contents confidential; (ii) you will not at any time have any discussion, correspondence or contact concerning the information in this document with any of the directors or employees of the Company or its subsidiaries nor with any of their customers or suppliers, or any governmental or regulatory body without the prior written consent of the Company; and (iii) you agree not to remove or copy this document or any of the materials provided in connection herewith.

All capitalised terms used but not defined herein shall have the meanings ascribed to them under the DRHP and RHP. This Presentation contains information from the report titled "Overview of India's Real Estate Market" dated September 11, 2026 prepared by JLL ("JLL Report"), which has been prepared exclusively for the purpose of understanding the industry in connection with the Offer and commissioned and paid for by our Company.

The BRLMs, directly and/or through their affiliates, are acting for the Company and not the recipient of this document and the receipt of this document by any recipient is not to be taken as the giving of investment advice by the BRLMs or their respective affiliates to that recipient, nor to constitute such person a customer or client of the BRLMs or their respective affiliates. Accordingly, the BRLMs and their respective affiliates will not be responsible in any manner whatsoever to the recipient for, including but not limited to, providing protections afforded to their customers or clients or advising the recipient in relation to any potential transaction. The BRLMs, directly and/or through their respective affiliates may act as market maker or assume an underwriting commitment in the securities of any companies discussed in these materials, may sell them to or buy them from clients on a principal or discretionary basis and may also perform or seek to perform banking or underwriting services for or relating to those companies, and may, from time to time, perform or solicit banking, financial or other services for or from any company mentioned herein, and these activities may give rise to a conflict of interest, which the recipient hereby acknowledges.



## Company Overview



**3<sup>rd</sup> Largest<sup>1</sup> Real Estate Developer In Mumbai**

**With 88.37 msf<sup>2</sup> Of Developable Area**



**RUNWAL  
ENTERPRISES**



**Development Across Residential, Commercial & Retail Spaces**

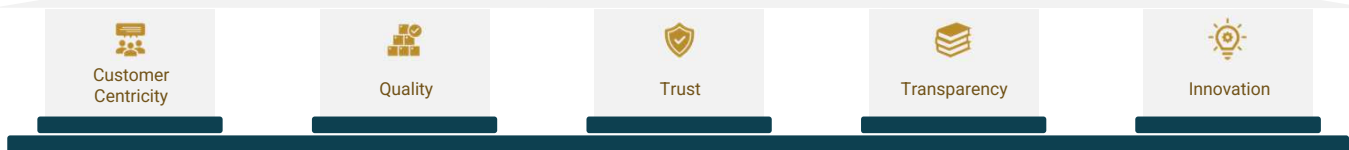


**Specialized In Residential Developments Across Price Segments**

# Runwal Enterprises: Overview



## Core Business Philosophy



**Great Place To Work**  
February 2026 to February 2027

**International Safety Award - Runwal Gardens, Pinnacle, Forests, 7 Mahalaxmi**  
British Safety Council in 2025

**EHS Team of the Year – Runwal City Centre**  
UBS Forums Sustainability Summit and Awards 2025

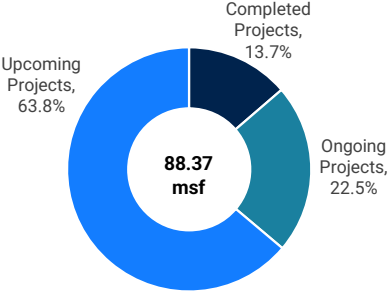
**Best Residential Township of the Year – Runwal Garden City**  
Economic Times Real Estate Awards in 2024

**Developer of the Year (Residential)<sup>6</sup>**  
2021 & 2022

Note: 1) msf stands for million square feet; 2) On the basis of new launches and sales of residential units in Mumbai between January 2023 and March 2026 as per JLL Research; 3) As of March 31, 2026; 4) Number of Ongoing Projects and Upcoming Projects; 5) Area under Ongoing Projects and Upcoming Projects; 6) By Realty+ Excellence Award – West in 2022, Real Estate & Business Excellence Awards and Hindustan Times Real Estate Titans in 2021

# Products Across Full Spectrum Of Real Estate Development With Specialization In Residential Affordable, Mid-Income & Luxury Segments

## Portfolio Completion Status

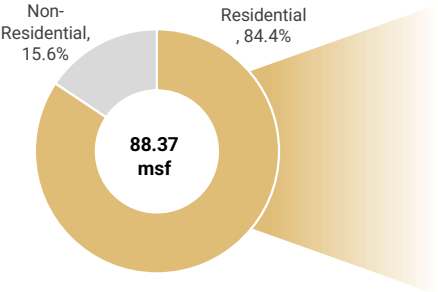


## Developable Area

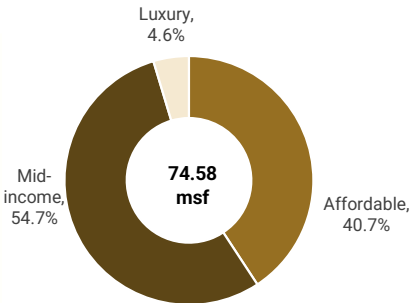


## Portfolio Product Mix

### Overall Mix



### Residential Mix



## Developable Area



# Our Presence In Mumbai



#1 developer in the Eastern Suburbs in terms of sales<sup>1</sup>



Expanding into South Mumbai, Central Mumbai, and the Western Suburbs



Focusing on expanding portfolio of annuity projects such as commercial leasing and hospitality assets

## Annuity projects under execution



### Runwal BKC

- Grade A Grade A Commercial Building
- Gross leasable area of 0.31 msf
- USGBC LEED Gold and WiredScore Platinum pre certified
- Being developed in partnership with Nishi Nippon Railroad Co. Ltd. and Genkai Capital



### Nexus Runwal Garden City Mall, Runwal Gardens, Dombivli

- Retail mall with gross leasable area of 0.75 msf
- Approved under Integrated Township Project, ITP policy of Govt. of Maharashtra
- Being developed under joint venture partnership with Nexus Select Trust (Blackstone Sponsored REIT)

# Runwal Enterprises – Recognized Brand In The Industry With Strong Presence In Mumbai



# Led By Experienced Promoter, Promoter Group And Board Of Directors And Backed By Credible Financial Partners

## Led By Experienced Promoter & Promoter Group



**Subhash Suganlal Runwal<sup>1</sup>**

*Established Runwal Group in 1978*



**Subodh Subhash Runwal<sup>2</sup>**

*31 years of experience*



**Sidharth Subodh Runwal<sup>1</sup>**

## ...And Guided By Board Of Directors With Extensive Expertise



**Subodh Subhash Runwal**  
Chairman & Managing Director

- Responsible for the overall direction of the Company, including setting long-term goals and objectives



**Lucy Roychoudhury**  
Non-Executive Director

- Prior experience - Holiday Inn - Bombay, The Bombay Dyeing and Manufacturing Company, Oberoi Realty, Shapoorji Pallonji and Company



**Pradumna Kanodia**  
Non-Executive Director

- Prior experience - Welspun One Logistics Parks Development Management, Sobha Developers, Premsagar Hotels, Market City Resources



**Mukesh Gupta**  
Non-Executive Independent Director

- Prior experience - Managing Director in the central office of Life Insurance Corporation of India, Mumbai
- Also serves as a director at ITC Hotels



**Sidharath Kapur**  
Non-Executive Independent Director

- Prior experience – CEO<sup>3</sup> - Airports at Adani Ports & SEZ and COO<sup>4</sup> at Bahrain Financial Harbour Holding Company B.S.C.; also associated with GMR Airports, ACME Solar Holdings



**Aparna Chaturvedi**  
Non-Executive Independent Director

- Prior experience - UTI Asset Management

## Credible Financial Partners & Investors

ICICI Bank Ltd

HDFC Capital

Genkai Capital Secured Investment Pte. Ltd

IndusInd Bank Ltd

Tata Capital Housing Finance Ltd

Nexus Select Trust

Nishi Nippon Railroad Co. Ltd.

Piramal Capital And Housing Finance Ltd

# Professional And Experienced Management Team With Notable Experience In The Real Estate Development Industry



**Chanakya Chakravarti**  
Senior Advisor – Annuity Business

Prior experience: Ivanhoe Cambridge, JP Morgan Chase & Co., BlueLife Limited, Actis Capital, Cushman & Wakefield



**Saurabh Shankar Natu**  
CEO – Township Projects

Prior experience: Camlin, Parle Agro, Puranik Builders, Van Melle Confectionary India, Dabur Ayurvedic Specialities, Runwal Residency



**Rakesh Setia**  
CEO – Luxury Segment

Prior experience: Rustomjee, Vodafone, idea Cellular, Hutchinson, Luxor, Reebok, Kodak



**Milind Kelkar**  
COO

Prior experience – Prestige Group, Kalpataru, Bombay Realty, Damac Properties, Lodha Group, Sembcorp



**Shashi Bhushan**  
Chief Financial Officer

IIT Delhi + IIM Ahmedabad  
Prior experience: Waaree ESS, Indian Oil Corporation, Accenture Services, Kotak Mahindra Capital, SR Constructions & others



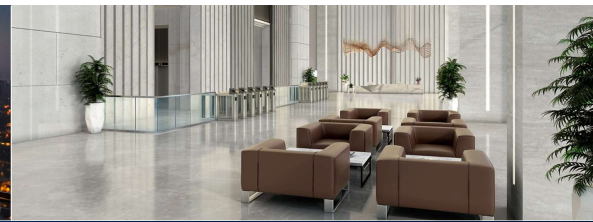
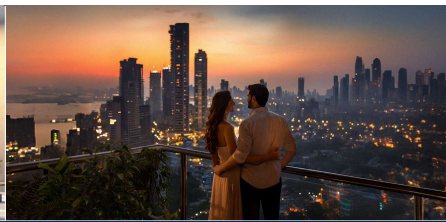
**Joy Ikka**  
CHRO

Prior experience – Godrej properties, Lodha Group, Mahindra Lifespace, Reliance



**Balwinder Singh Reen**  
Chief Sales Officer

Prior experience: Artha Real Estate, Macrotech Developers, Larsen and Toubro, Runwal Residency



## Operational Updates

## Q1 FY27: Performance Highlights

**₹4,835 mn**

**Pre-sales**

+5.1% YoY

**₹5,754 mn**

**Collections**

+15.2% YoY

**₹14,201 / sq ft**

**Average selling price**

+16.4% YoY

**1.00 msf**

**Area delivered**

vs. 0.86 msf in Q1 FY26

**₹3,382 mn**

**Revenue from operations**

-24.2% YoY

**₹1,341 mn**

**Gross margin**

39.7% margin

**3.1x**

**Net Debt to equity ratio**

**₹498 mn**

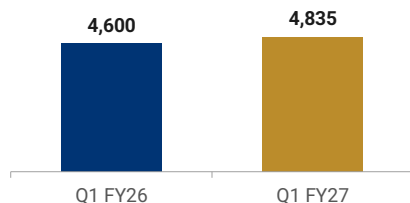
**Profit after tax**

14.7% of revenue

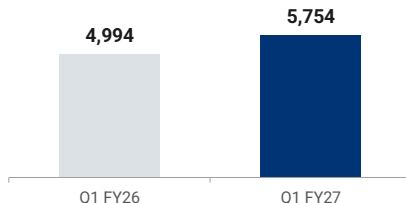
**Bookings and collections grew despite no launches during the quarter; higher realizations and deliveries supported the operating profile.**

# Operating KPIs: Resilient Demand and Strong Cash Collections

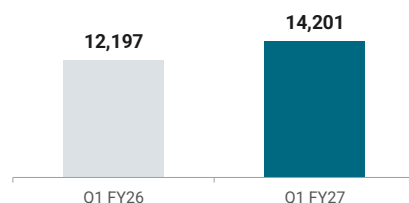
Pre-sales (₹ mn)



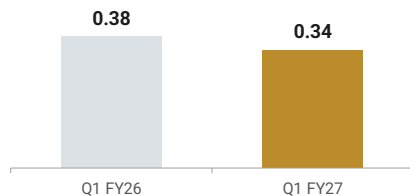
Collections (₹ mn)



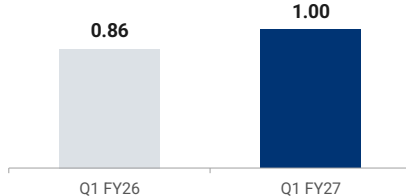
Average selling price (₹ / sq ft)



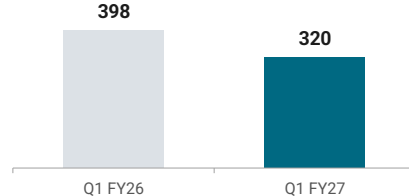
Sales area (msf)



Area delivered (msf)

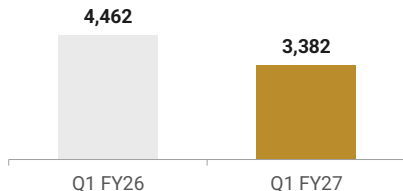


Units sold

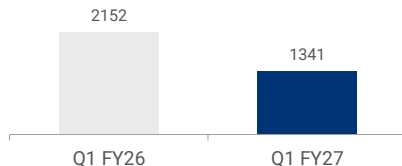


## Financial KPIs: Margins and Profitability

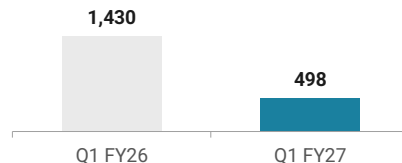
Revenue from operations (₹ mn)



Gross margin (₹ mn)



Profit after tax (₹ mn)



**39.7%**

**Gross margin**

vs. 48.2% in Q1 FY26

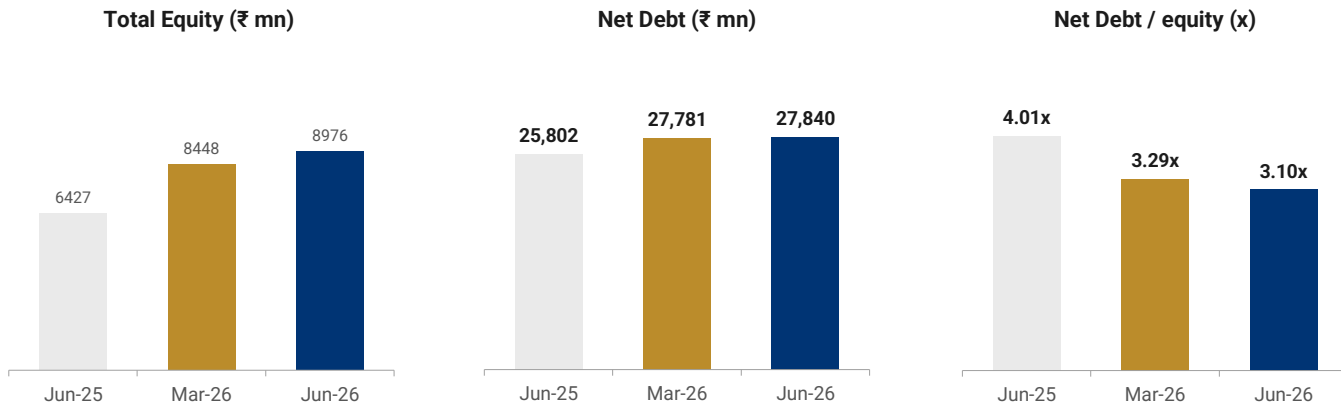
**14.7%**

**PAT margin**

vs. 32.05% in Q1 FY26

Revenue recognition in real estate is linked to project completion and possession, which can create quarterly variability.

## Balance Sheet: Equity Base Strengthens; Leverage Moderates



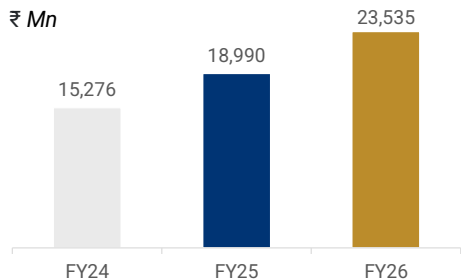
### Leverage Trajectory

Net debt remained broadly stable versus March 2026, while total equity increased reducing net debt / equity to 3.10x.

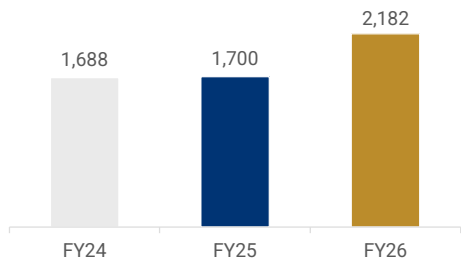
Net debt as at quarter ending June 2026 includes ₹ 1,061 mn of construction finance and ₹ 1,150 mn of non convertible debt towards annuity projects

# Operating Metrics – Annual Trends

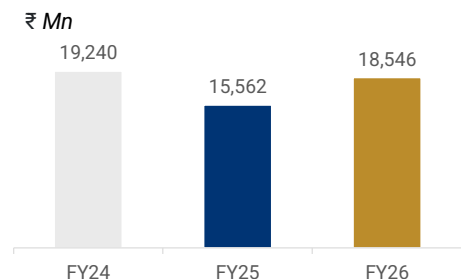
## Sales Value<sup>1</sup>



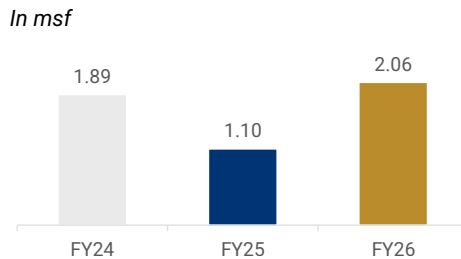
## # Units Sold



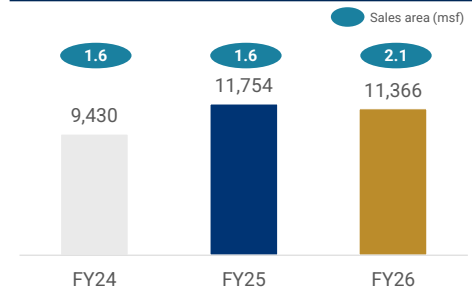
## Gross Collections<sup>2</sup>



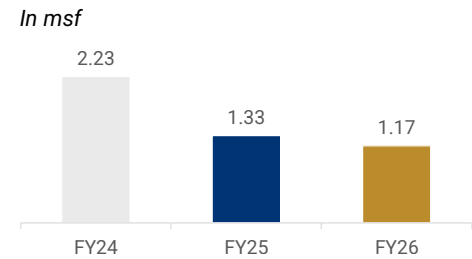
## Area Launched<sup>4</sup>



## Average Sale Price<sup>3</sup> & Sales Area



## Area Delivered<sup>5</sup>



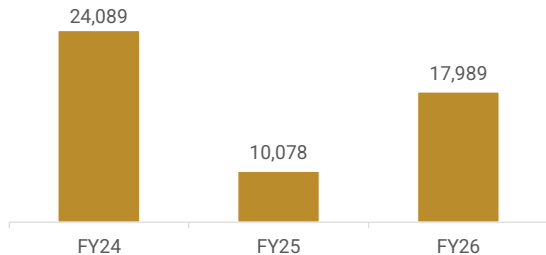
Note: Figures have been rounded to the nearest decimal place; Metrics based on restated consolidated financial information

<sup>1</sup> Sales value is calculated as the sum of the agreement value of units sold in residential, retail and commercial projects (net of cancellations) during such period for which agreements have been entered into and the booking amount has been received, but does not include taxes, other charges, stamp duty and registration charges; <sup>2</sup> Gross collections are calculated as the sum of collections against agreement value from sale of units (net of cancellations) but do not include taxes and other charges; <sup>3</sup> Average sale price is calculated as sales value divided by the sales area in msf; <sup>4</sup> Launches (Area Launched) refers to msf of area of inventory launched in market to start taking bookings from customers; <sup>5</sup> Deliveries (Area Delivered) refers to msf of area of inventory where occupation certificate has been received

# Financial Metrics – Annual Trends

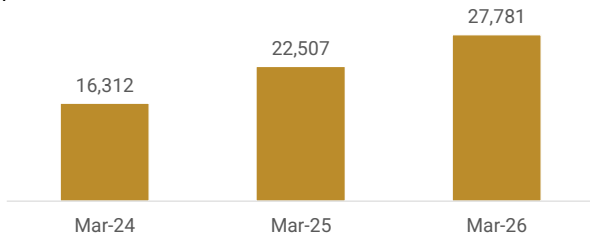
## Revenue From Operations<sup>1</sup>

₹ Mn



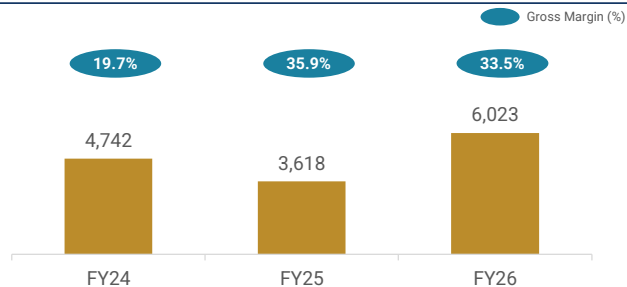
## Net Debt<sup>3</sup>

₹ Mn



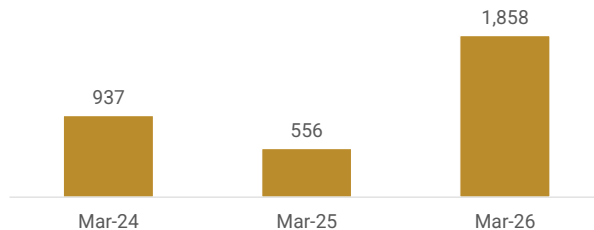
## Gross Margin<sup>2</sup>

₹ Mn



## Net Profit

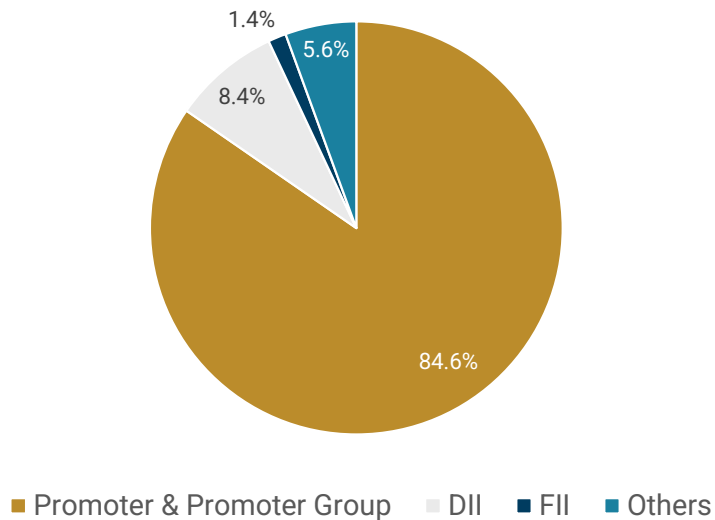
₹ Mn

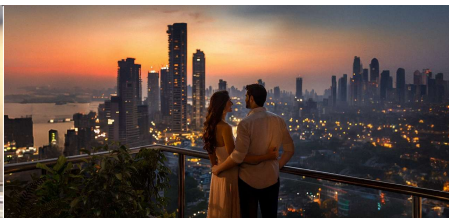


Note: Figures have been rounded to the nearest decimal place; Financial metrics based on restated consolidated financial information

1) Revenue is recognized only when a project has got occupancy certificate and customer has taken possession of the unit; 2) Calculated as revenue from operations reduced by cost of construction and development and changes in inventories of finished goods (including stock-in-trade) and work-in-progress; 3) Net Debt refers to the sum of non-current borrowings, current borrowings, interest payable reduced by cash and cash equivalents

## Shareholding Information As On 1<sup>st</sup> October 2026





## Appendix

# Details of Project Portfolio

## Ongoing Residential Projects (1/2)

| Project                               | Location                | Category   | Developable Area (sq. ft.) | Start Date                                                | Economic Interest |
|---------------------------------------|-------------------------|------------|----------------------------|-----------------------------------------------------------|-------------------|
| Runwal Forests Phase 2 (T9 to 11)     | Kanjurmarg West, Mumbai | Mid-income | 1,151,544                  | 3/7/2015                                                  | 100%              |
| Runwal Bliss Phase 1 (Garden Heights) | Kanjurmarg East, Mumbai | Mid-income | 91,220                     | 22/06/2021                                                | 100%              |
| Runwal Bliss Phase 2 (F, G and H)     | Kanjurmarg East, Mumbai | Mid-income | 1,076,740                  | 19/01/2022 for Tower F, and 22/04/2022 for Towers G and H | 100%              |
| Runwal Avenue: Residential            | Kanjurmarg East, Mumbai | Mid-income | 1,630,915                  | 28/08/2020                                                | 100%              |
| Runwal Pinnacle                       | Mulund West, Mumbai     | Mid-income | 1,261,371                  | 13/06/2019                                                | 100%              |
| Runwal Gardens Phase 3 <sup>(1)</sup> | Dombivli                | Affordable | 1,733,490                  | 22/07/2021                                                | 100%              |
| Runwal Gardens Phase 4                | Dombivli                | Affordable | 2,226,555                  | 15/07/2022                                                | 100%              |
| Runwal Gardens Phase 5A               | Dombivli                | Affordable | 918,145                    | 15/07/2022                                                | 100%              |
| Runwal Gardens Phase 6A               | Dombivli                | Affordable | 714,770                    | 9/5/2023                                                  | 100%              |

<sup>(1)</sup>Few towers have received OC

## Ongoing Residential Projects (2/2)

| Project                                      | Location                      | Category   | Developable Area<br>(sq. ft.) | Start Date                            | Economic Interest |
|----------------------------------------------|-------------------------------|------------|-------------------------------|---------------------------------------|-------------------|
| Runwal Gardens Phase 8                       | Dombivli                      | Affordable | 574,095                       | 17/10/2022<br>(Amended to 14/05/2024) | 100%              |
| Runwal My City Cluster 5 <sup>(1)</sup>      | Dombivli                      | Affordable | 2,075,962                     | 8/9/2022                              | 100%              |
| Runwal My City Cluster 6 (T6 to T9)          | Dombivli                      | Affordable | 1,103,130                     | 23/06/2023                            | 100%              |
| Runwal My City EWS                           | Dombivli                      | Affordable | 509,535                       | 23/06/2023                            | 100%              |
| 7 Mahalaxmi - Phase 1                        | Mahalaxmi,<br>Mumbai          | Luxury     | 998,610                       | 15/07/2024                            | 100%              |
| Runwal Bliss Phase 3: Residential (T6 and 8) | Kanjurmarg<br>East,<br>Mumbai | Mid-income | 657,887                       | 19/03/2026                            | 100%              |
| Runwal Woods, Chembur                        | Chembur                       | Mid-income | 895,333                       | 18/12/2025                            | 83% revenue share |
| Runwal My City Cluster 1 (T1 and 2)          | Dombivli                      | Affordable | 488,470                       | 10/3/2026                             | 100%              |
| <b>TOTAL</b>                                 |                               |            | <b>18.11 msf</b>              |                                       |                   |

<sup>(1)</sup>Few towers have received OC

## Ongoing Retail & Commercial Projects

### Ongoing Commercial Projects

| Project                             | Location                   | Category   | Developable Area<br>(sq. ft.) | Start Date                               | End Date   |
|-------------------------------------|----------------------------|------------|-------------------------------|------------------------------------------|------------|
| Runwal Gardens Phase 5B: Commercial | Village Usarghar, Dombivli | Commercial | 185,237                       | 30/11/2022                               | 30/06/2027 |
| Runwal Gardens School               | Village Usarghar, Dombivli | School     | 174,688                       | 08/07/2022<br>(Amended to<br>21/08/2023) | 30/12/2029 |
| Runwal My City Edge 2               | Village Usarghar, Dombivli | Commercial | 126,142                       | 8/2/2025                                 | 30/06/2029 |
| Runwal BKC                          | Kurla West, Mumbai         | Commercial | 310,000                       | 18/12/2025                               | 31/12/2028 |
| TOTAL                               |                            |            | ~ 0.80 msf                    |                                          |            |

### Ongoing Retail Projects

| Project                                        | Location                   | Developable Area<br>(sq. ft.) | Start Date | Expected Completion<br>Date as per RERA |
|------------------------------------------------|----------------------------|-------------------------------|------------|-----------------------------------------|
| Runwal Bliss Phase 2: Retail ( Towers G and H) | Kanjurmarg East, Mumbai    | 91,185                        | 22/04/2022 | 31/12/2027                              |
| Runwal Gardens Phase 5B - Retail               | Village Usarghar, Dombivli | 6,748                         | 30/11/2022 | 30/09/2027                              |
| Runwal Gardens Phase 6A - Retail               | Village Usarghar, Dombivli | 5,847                         | 9/5/2023   | 2/6/2029                                |
| Runwal Gardens R Mall                          | Village Usarghar, Dombivli | 747,880                       | 15/12/2021 | 31/12/2027                              |
| Runwal My City Retail Shops Cluster 5          | Village Usarghar, Dombivli | 15,513                        | 8/9/2022   | 30/06/2027                              |
| Runwal My City R Galleria 2                    | Village Usarghar, Dombivli | 83,253                        | 6/12/2024  | 30/06/2029                              |
| Runwal Woods, Chembur                          | Chembur                    | 22,257                        | 18/12/2025 | 31/07/2031                              |
| TOTAL                                          |                            |                               | ~ 0.97 msf |                                         |

## Upcoming Residential Projects

| Project                                                                       | Location                   | Category   | Estimated Developable Area (sq. ft.) | Start Date (Estimate) | End Date (Estimate) | Economic Interest |
|-------------------------------------------------------------------------------|----------------------------|------------|--------------------------------------|-----------------------|---------------------|-------------------|
| Runwal Bliss Phase 3: Residential (Towers 1 to 5, Tower 7 and Towers 9 to 12) | Kanjurmarg East, Mumbai    | Mid-income | 3,412,624                            | FY2027 - 2028         | FY 2039-2040        | 100%              |
| 7 Mahalaxmi – Phase 2                                                         | Mahalaxmi, Mumbai          | Luxury     | 1,892,105                            | FY2026 - 2027         | FY 2031-2032        | 50% profit share  |
| Runwal Gardens Phase 7A                                                       | Village Usarghar, Dombivli | Affordable | 916,952                              | FY2026 - 2027         | FY2030 - 2031       | 100%              |
| Runwal Gardens Phase 9                                                        | Village Usarghar, Dombivli | Affordable | 535,290                              | FY2029 - 2030         | FY2033 - 2034       | 100%              |
| Runwal Gardens Phase 10                                                       | Village Usarghar, Dombivli | Affordable | 526,695                              | FY2027 - 2028         | FY2031 - 2032       | 100%              |
| Runwal Gardens: EWS 3                                                         | Village Usarghar, Dombivli | Affordable | 248,624                              | FY2027 - 2028         | FY2030 - 2031       | 100%              |
| Runwal My City Cluster 6 (Towers 1 to 5)                                      | Village Usarghar, Dombivli | Affordable | 1,268,556                            | FY2027 - 2028         | FY2031 - 2032       | 100%              |
| Runwal My City Cluster 7                                                      | Village Usarghar, Dombivli | Affordable | 2,811,626                            | FY2029 - 2030         | FY2034 - 2035       | 100%              |
| Runwal My City Cluster 8                                                      | Village Usarghar, Dombivli | Affordable | 188,372                              | FY2026 - 2027         | FY2028 - 2029       | 100%              |
| Runwal My City Cluster 9                                                      | Village Usarghar, Dombivli | Affordable | 1,673,261                            | FY2028 - 2029         | FY2033 - 2034       | 100%              |
| Runwal My City Cluster 10                                                     | Village Usarghar, Dombivli | Affordable | 492,129                              | FY2027 - 2028         | FY2033 - 2034       | 100%              |
| Runwal My City Cluster 11                                                     | Village Usarghar, Dombivli | Affordable | 475,899                              | FY2027 - 2028         | FY2033 - 2034       | 100%              |
| Runwal My City Cluster 12                                                     | Village Usarghar, Dombivli | Affordable | 1,057,796                            | FY2029 - 2030         | FY2033 - 2034       | 100%              |
| Runwal My City Cluster 13                                                     | Village Usarghar, Dombivli | Affordable | 1,577,283                            | FY2030 - 2031         | FY2034 - 2035       | 100%              |
| Runwal My City Cluster 14                                                     | Village Usarghar, Dombivli | Affordable | 252,204                              | FY2028 - 2029         | FY2033 - 2034       | 100%              |
| Runwal My City Cluster 15                                                     | Village Usarghar, Dombivli | Affordable | 1,430,384                            | FY2030 - 2031         | FY2035 - 2036       | 100%              |
| Runwal Gardens Phase 6B                                                       | Village Usarghar, Dombivli | Affordable | 989,123                              | FY2029 - 2030         | FY2033 - 2034       | 100%              |
| Runwal Kranti Nagar (Tentative)                                               | Girgaum                    | Luxury     | 537,507                              | FY2027 - 2028         | FY 2031-2032        | 50% profit share  |
| Runwal Gardens Phase 6                                                        | Village Usarghar, Dombivli | Affordable | 173,975                              | FY2029 - 2030         | FY2033 - 2034       | 100%              |
| Runwal SOBO – Residential (Tentative)                                         | Mithagar, Murud            | Mid-income | 24,459,372                           | FY2026 - 2027         | FY2037 - 2038       | 100%              |
| <b>TOTAL</b>                                                                  |                            |            | <b>~ 44.92 msf</b>                   |                       |                     |                   |

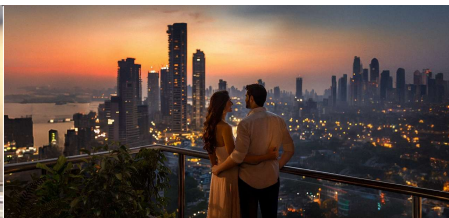
# Upcoming Retail & Commercial Project

## Upcoming Commercial Projects

| Project                                                                    | Location                   | Category   | Estimated Developable Area (sq. ft.) | Start Date (Estimate) | End Date (Estimate) | Economic Interest |
|----------------------------------------------------------------------------|----------------------------|------------|--------------------------------------|-----------------------|---------------------|-------------------|
| Runwal Gardens Business Office                                             | Dombivli                   | Commercial | 1,719,687                            | FY2028 - 2029         | FY2033 - 2034       | 100%              |
| Runwal My City Commercial 2                                                | Dombivli                   | Commercial | 1,134,526                            | FY2028 - 2029         | FY2032 - 2033       | 100%              |
| Runwal My City Commercial 3                                                | Dombivli                   | Commercial | 568,776                              | FY2027 - 2028         | FY2031 - 2032       | 100%              |
| Runwal My City Commercial 4                                                | Dombivli                   | Commercial | 849,064                              | FY2027 - 2028         | FY2032 - 2033       | 100%              |
| Runwal Woods, Chembur                                                      | Chembur, Mumbai            | Commercial | 17,664                               | FY2027 - 2028         | FY2032 - 2033       | 83% revenue share |
| Runwal Lakeview                                                            | Bandra, Mumbai             | Commercial | 316,496                              | FY2026 - 2027         | FY2032 - 2033       | 100%              |
| Runwal Commerz                                                             | Kanjurmarg East, Mumbai    | Commercial | 1,145,026                            | FY2026 - 2027         | FY2028 - 2029       | 100%              |
| Runwal My City Townhall, Hospital, Community Market (Town level amenities) | Village Usarghar, Dombivli | Mix        | 302,812                              | FY2026 - 2027         | FY2030 - 2031       | 100%              |
| TOTAL                                                                      |                            |            |                                      |                       |                     |                   |

## Upcoming Retail Projects

| Project                               | Location                   | Estimated Developable Area (sq. ft.) | Start Date (Estimate) | End Date (Estimate) | Economic Interest |
|---------------------------------------|----------------------------|--------------------------------------|-----------------------|---------------------|-------------------|
| Runwal Bliss Phase 3: Retail          | Kanjurmarg East, Mumbai    | 261,009                              | FY2026 - 2027         | FY2032 - 2033       | 100%              |
| Runwal Gardens MLCP 2 Retail          | Village Usarghar, Dombivli | 13,974                               | FY2029 - 2030         | FY2031 - 2032       | 100%              |
| Runwal My City Retail Shops Cluster 6 | Village Usarghar, Dombivli | 17,167                               | FY2026 - 2027         | FY2028 - 2029       | 100%              |
| Runwal Lakeview                       | Bandra, Mumbai             | 127,650                              | FY2026 - 2027         | FY2031 - 2032       | 100%              |
| Runwal SOBO – Retail (Tentative)      | Mithagar, Murud            | 5,016,683                            | FY2027 - 2028         | FY2032 - 2033       | 100%              |
| TOTAL                                 |                            |                                      |                       |                     |                   |

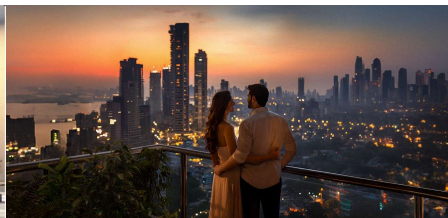


## Financial Performance

# Abridged Consolidated Profit and Loss

₹ Mn

| Particulars              | Q1 FY27         | Q1 FY26         | YoY           |
|--------------------------|-----------------|-----------------|---------------|
| Revenue from operations  | 3,381.61        | 4,461.62        | -24.2%        |
| Other income             | 378.80          | 169.88          | +123.0%       |
| <b>Total income</b>      | <b>3,760.41</b> | <b>4,631.50</b> | <b>-18.8%</b> |
| Total expenses           | 3,004.15        | 3,170.07        | -5.2%         |
| <b>Profit before tax</b> | <b>756.26</b>   | <b>1,461.43</b> | <b>-48.3%</b> |
| <b>Profit after tax</b>  | <b>497.55</b>   | <b>1,430.12</b> | <b>-65.2%</b> |



# Thank You

[www.runwalenterprises.com](http://www.runwalenterprises.com)

For further queries, please reach out to us –

Investor Relations Team @ Runwal Enterprises  
E: [rahul.ode@runwalgroup.in](mailto:rahul.ode@runwalgroup.in)  
M: 7021016437

Ms. Jeevika P Kishnani  
E: [Jeevika.Hemani@in.ey.com](mailto:Jeevika.Hemani@in.ey.com)  
M: +91 9811685619