



**RESULTS PRESENTATION**  
Q3FY26 & 9MFY26 | January 27, 2026



# Table of Contents

|   |                    |      |   |                 |       |
|---|--------------------|------|---|-----------------|-------|
| 1 | Highlights         | 3-5  | 4 | Financials      | 18-23 |
| 2 | Business Overview  | 6-7  | 5 | Management Team | 24-28 |
| 3 | Portfolio Overview | 8-17 | 6 | Annexures       | 29-44 |

# Highlights

# Q3FY26 & 9MFY26 Highlights

## Pre-Sales

Recorded a pre-sales of ₹ **743 Cr. in Q3FY26** and ₹ **1,504 Cr. in 9MFY26** - driven by robust demand across ongoing projects

## Customer Collections

Maintained strong financial discipline with collections of ₹ **427 Cr. in Q3FY26** and ₹ **1,210 Cr. in 9MFY26**

## Total Income

Total Income of ₹ **766 Cr. in Q3FY26** a **56% y-o-y growth**, and ₹ **1,864 Cr. in 9MFY26** a **18% y-o-y growth**, inline with our expectations

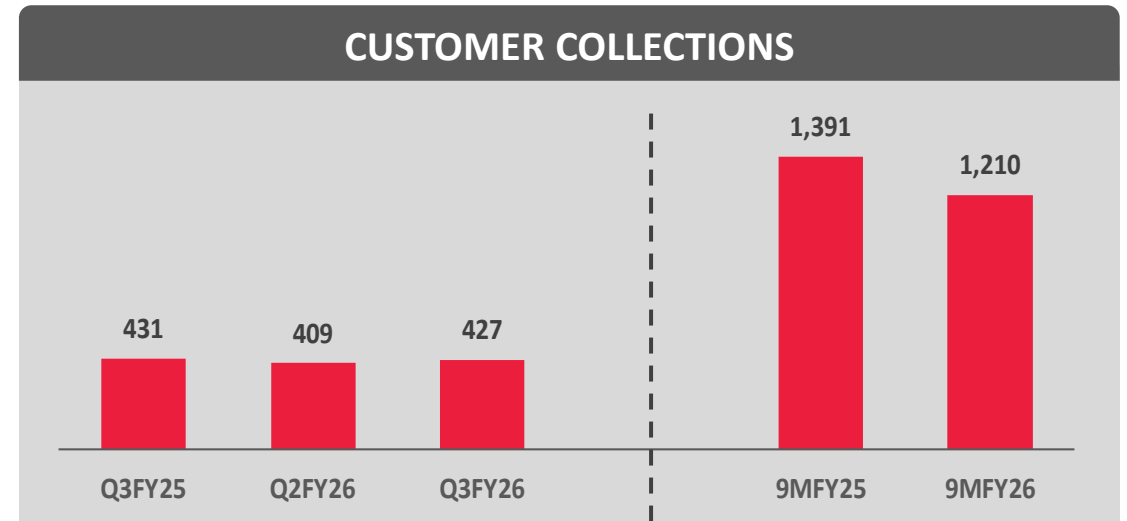
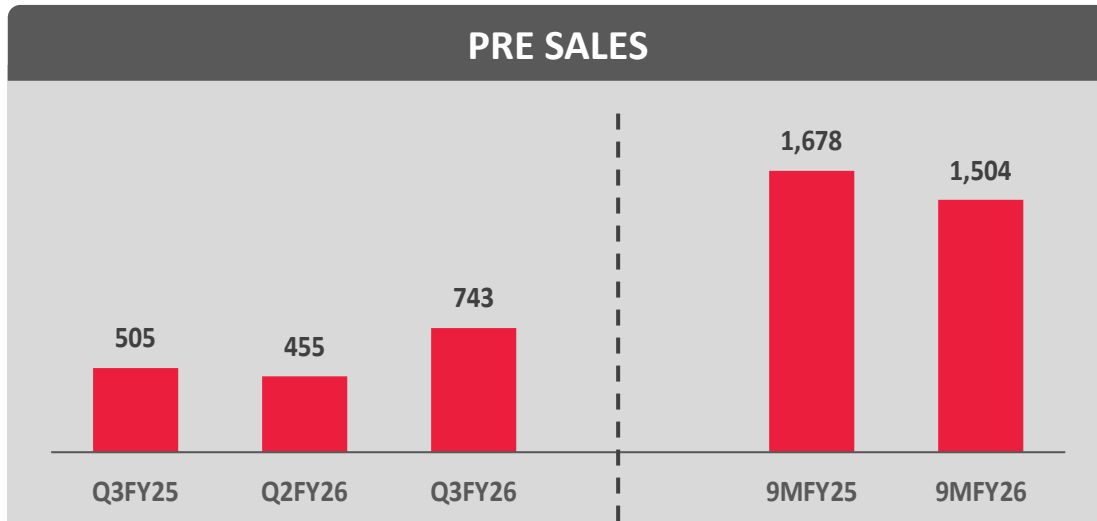
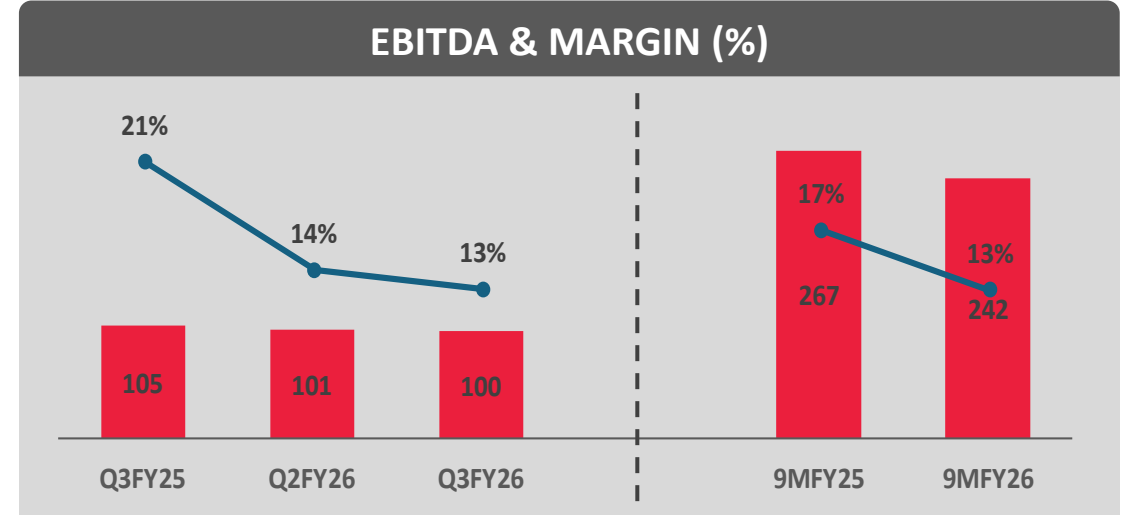
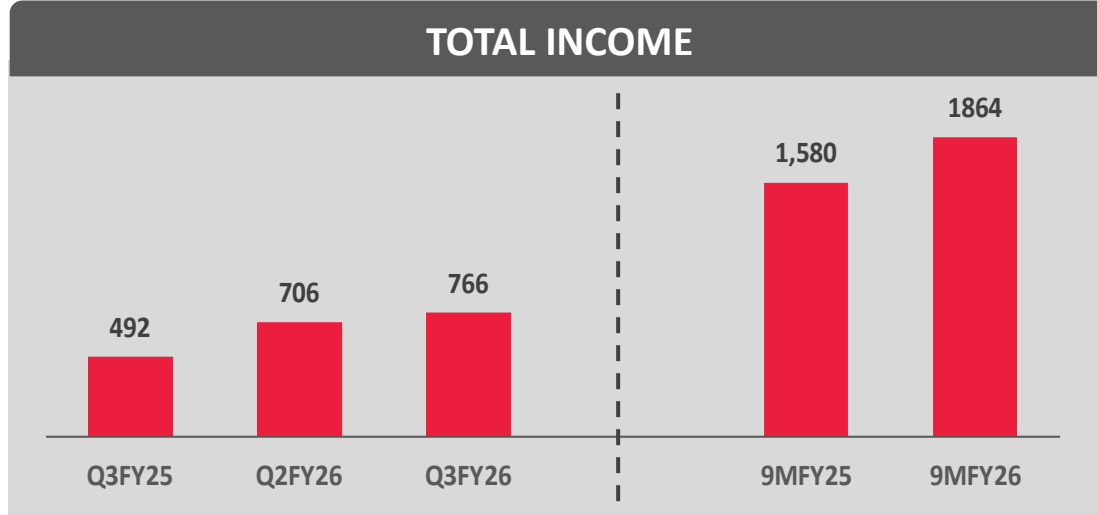
## EBITDA

Reported an EBITDA of ₹ **100 Cr. & EBITDA margin of 13% in Q3FY26** and EBITDA of ₹ **242 Cr. & EBITDA margin of 13% in 9MFY26**

## New Launches

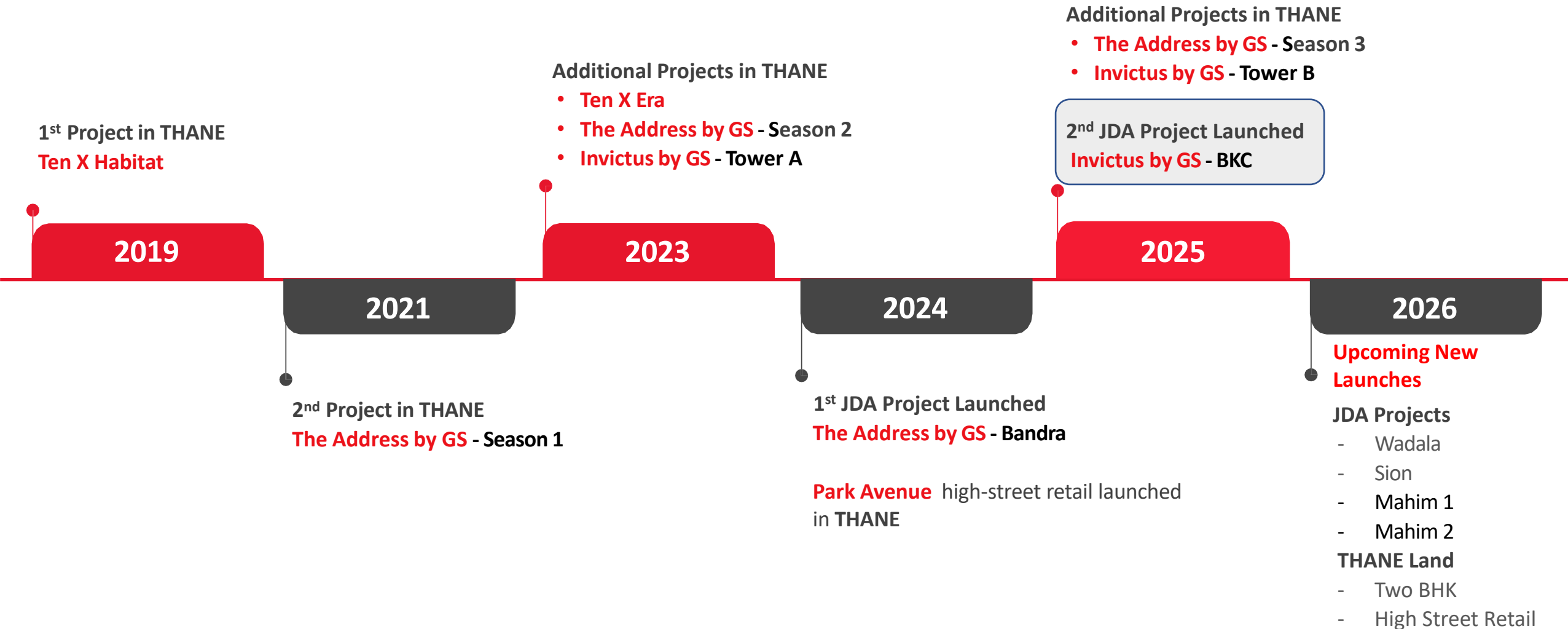
**Launched** a new JDA project – **Invictus by GS in BKC** in December 2025, which received an overwhelming response

# Q3FY26 & 9MFY26 Performance Snapshot



# Business Overview

# Raymond Realty: Journey and Launches



*Delivered 8 towers in our maiden project **Ten X Habitat** ahead of RERA Timeline*

# Portfolio Overview



# Brand Portfolio: Creating Product Brands in a Commoditized Industry



Aspirational

TENX



Premium

THE ADDRESS  
BY  
GS



Luxury

INVICTUS  
MONOGRAM RESIDENCES  
— BY —  
GS

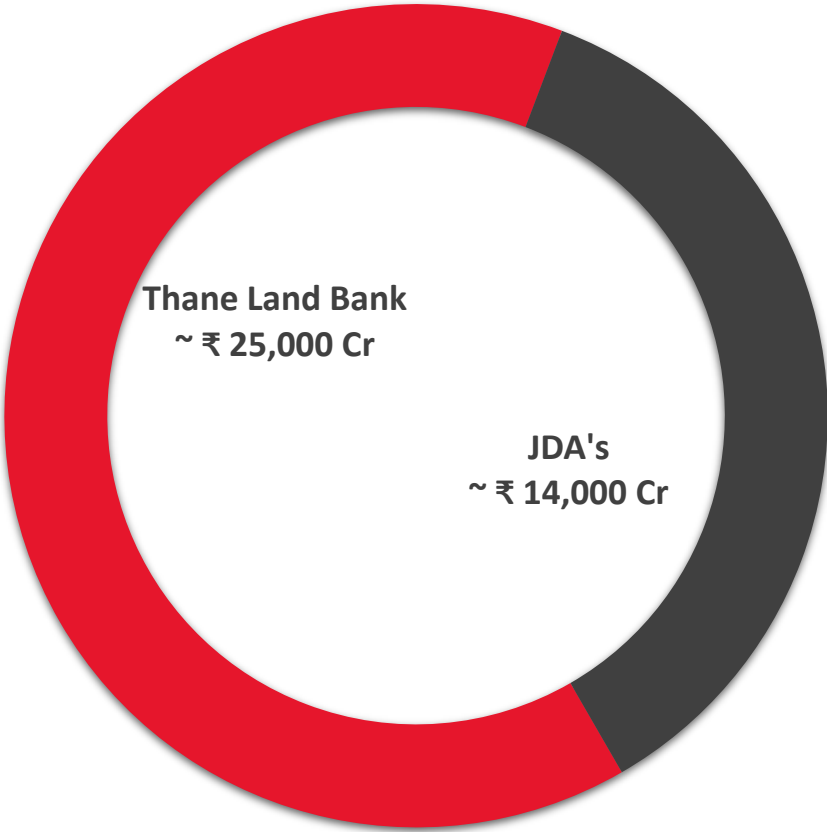
# Shape & Size of the Current Portfolio

100 Acre Thane Land Bank

6 JDA Projects Signed

Ongoing Development  
~55 Acres

Upcoming Development  
~45 Acres



The Address by GS, Bandra  
Ongoing

Invictus by GS, BKC  
Recently Launched

The Address by GS, Wadala

Sion

Mahim 1

Mahim 2

Expected Launch in Q4 FY26

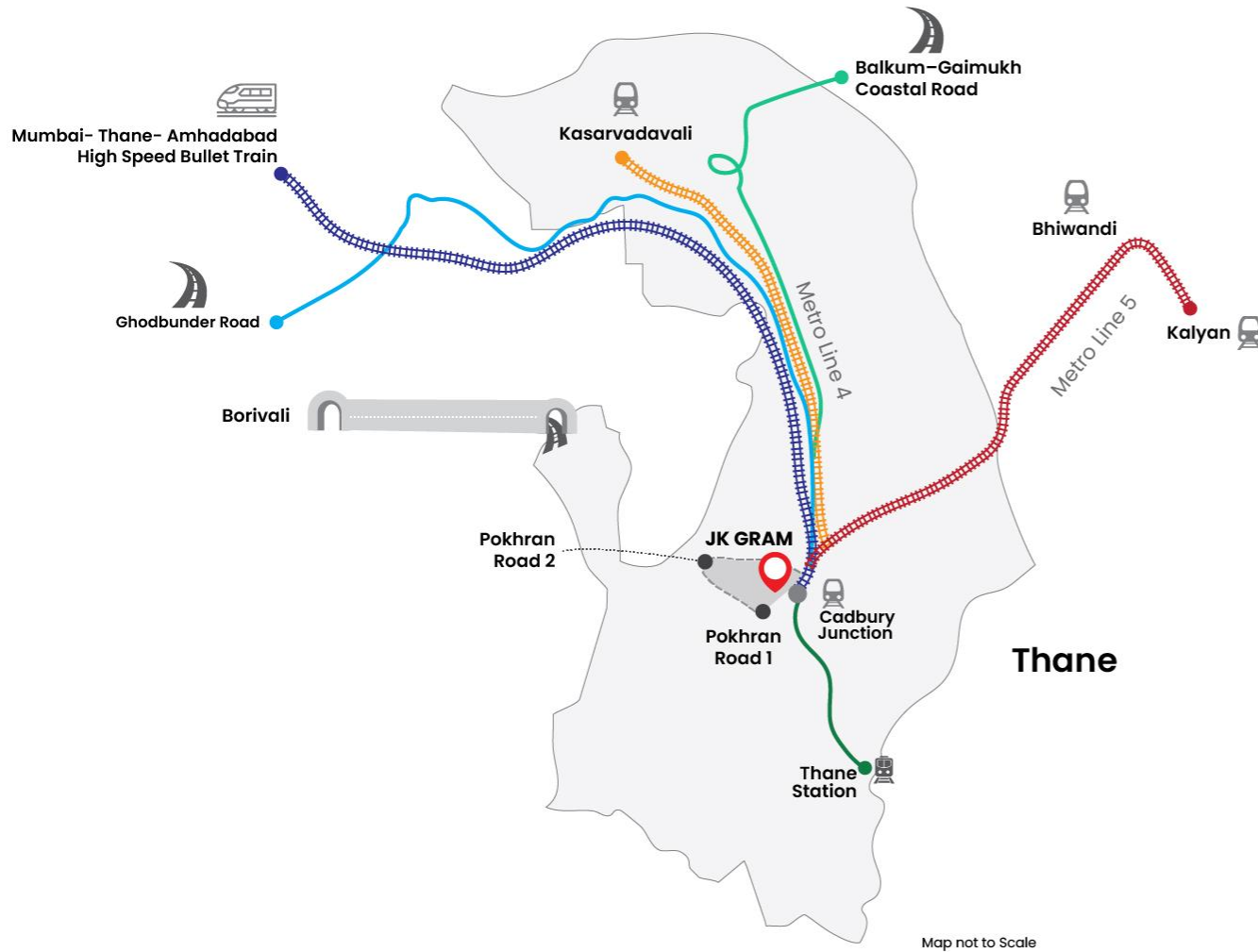
Expected Launch in FY27

Total Potential Revenue



~ ₹ 40,000 Cr

# Upcoming Infrastructure in THANE



## ONGOING DEVELOPMENTS:

##### Mumbai Metro Line 5\*  
(Thane-Bhiwandi-Kalyan)

##### Mumbai Metro Line 4#  
(Wadala-Kasarvadavali)

##### Thane High-Speed  
Bullet Train Route<sup>s</sup>

— Balkum-Gaimukh Coastal Road

🚶 Thane-Borivali Twin Tunnel

\*Expected Completion: 2026

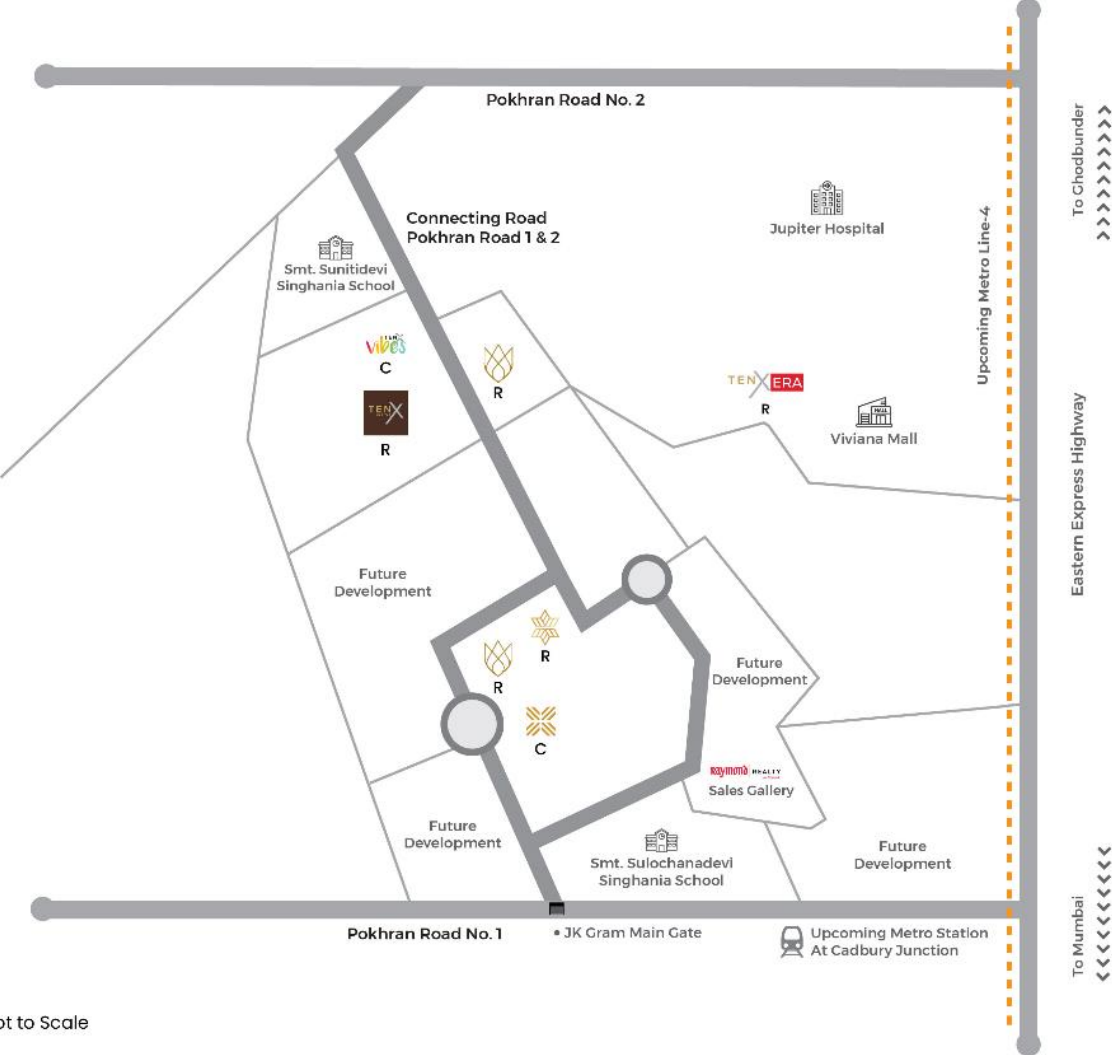
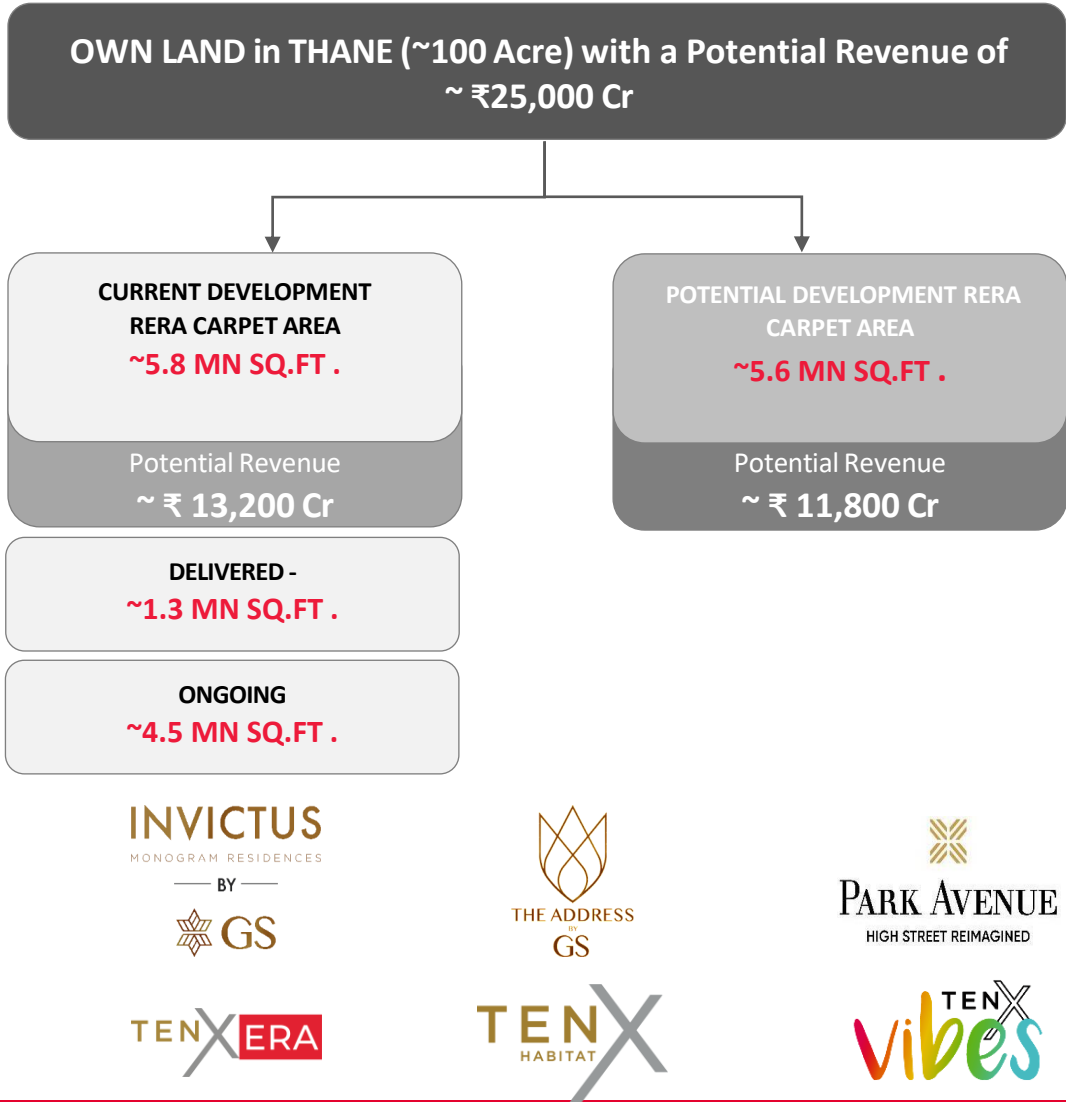
#Expected Completion: 2027

<sup>s</sup>Expected Completion: 2028

Disclaimer: All project timelines are subject to State Government and other mentioned source predictions.

Sources: Times Property, MMRDA Updates, Indiaspend, Business Standard, Indian Express, The Times of India, Indextap, ANAROCK, Wikipedia

# Shape & Size of the Current Portfolio: THANE LAND





# New Launches in BKC: Invictus by GS



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower A,B,C,D & F – Launched

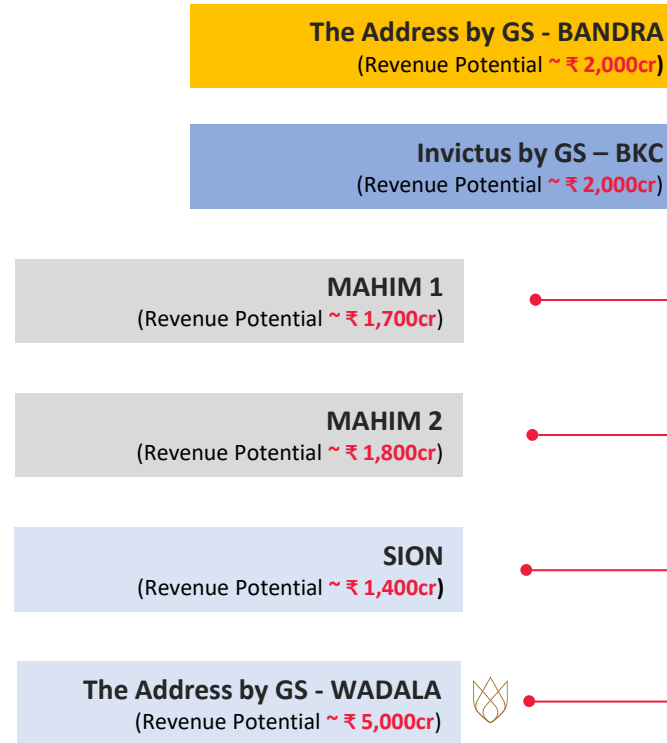
Total Rera Carpet Area: **~0.3** msf

% Sold: **~17%**

# Shape & Size of the Current Portfolio: JDA's

## JDA LED BUSINESS EXPANSION -

- **Gross Development Value (GDV) of ~₹14,000 Cr**
- **Asset Light Model**
- **APPOINTED Developer for 6 projects across Mumbai**
- **All projects are in a strategic perimeter around BKC to capitalize on the district's status as a global financial hub with healthy absorption rates, sustained demand and capital growth**
- **Additional JDA Project's are Under Evaluation across MMR**



Ongoing Projects

Newly Launched  
Projects

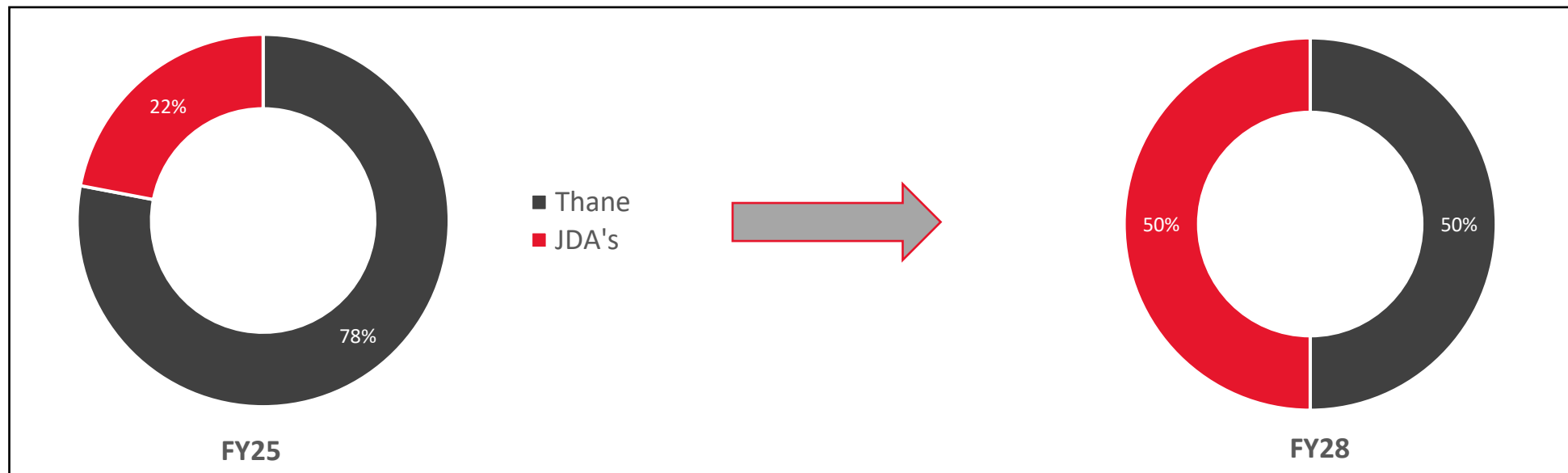
Projects to be Launched in  
Q4FY26

Projects to be Launched in  
FY27

# Future Project Trajectory

Launches planned for the year 2025-26

- 2 New Projects on own land - Thane
- 1 to 2 New JDA Projects - Mumbai



**JDA projects expected to be 50% of annual pre-sales within 2 to 3 years**

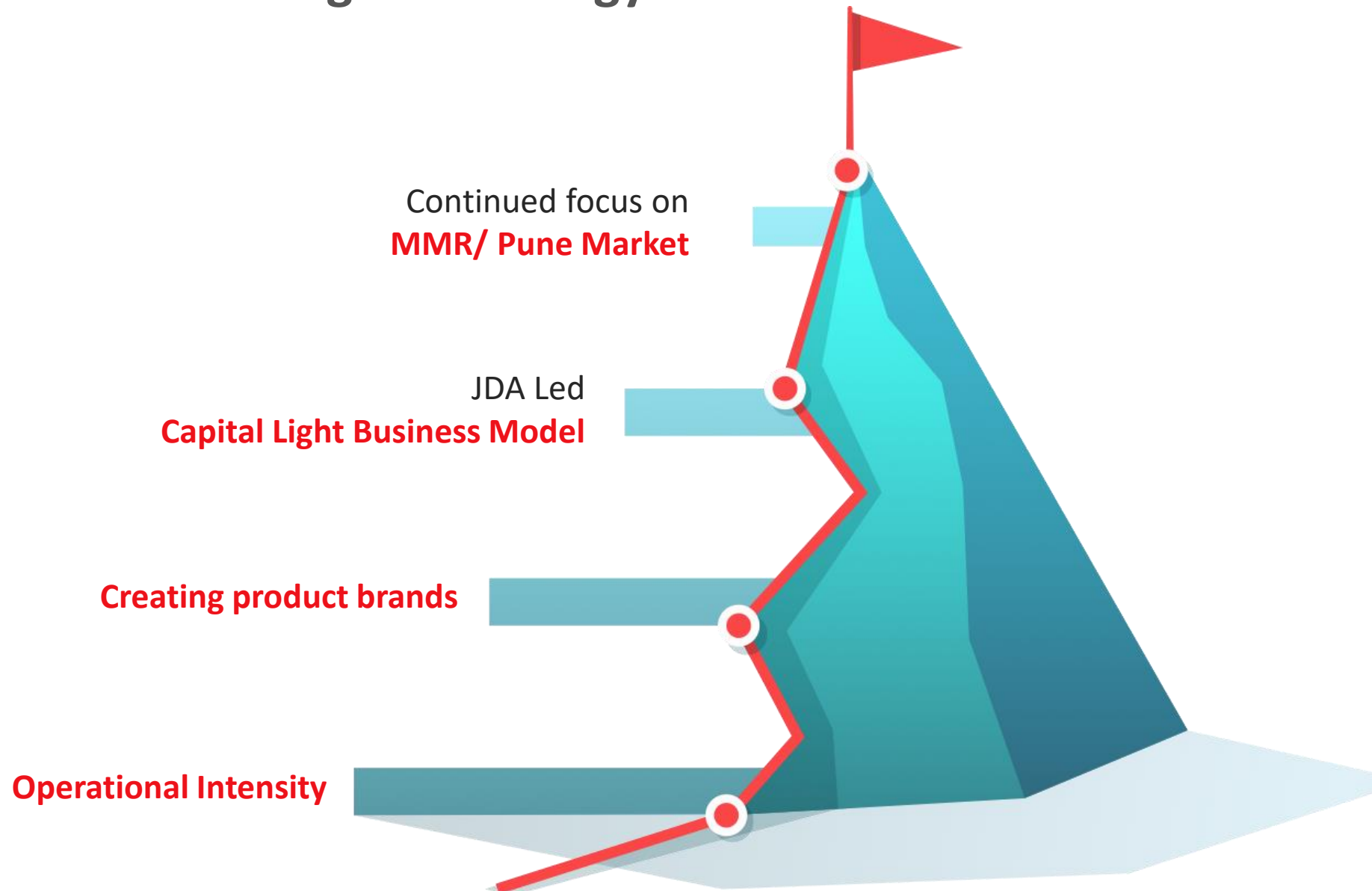


# Constructing Success: Summarising the Strategy

Annual Pre Sales  
Growth  
**~20%**

Annual Revenue  
Growth  
**~20%**

ROCE  
**~20%**





# ESG (Environment, Social, and Governance)



## ENVIRONMENT (E)

- ✓ Ensured that no operations or construction occur in ecologically sensitive areas.
- ✓ Zero Water Withdrawal from Water-Stressed Regions.
- ✓ Achieved zero fuel consumption by fully transitioning to electric vehicles.
- ✓ Mapping Scope 1, 2, and 3 emissions to meet BRSR requirements.
- ✓ E-waste and Hazardous waste management have been complied with at all project sites.
- ✓ **Became an IGBC member. All construction aligned with IGBC standards.**



## SOCIAL (S)

- ✓ Zero Fatalities reported for 5 years
- ✓ Women-Brigade Initiative to empower women to take on leadership roles and drive key projects.
- ✓ 30% female workforce representation.
- ✓ 100% Return-to-work rate for maternity leave employees.
- ✓ Awareness and trainings on Health and Safety at sites for employees and workers.
- ✓ Training on use of software to make the BRSR reporting process effective and seamless.



## GOVERNANCE (G)

- ✓ Board members with rich and diverse experience, safeguarding & ensuring interest of stakeholders.
- ✓ 100% Independent directors in Risk Management, Audit & ESG committee
- ✓ Celebrated Quality & Safety weeks across all sites.
- ✓ Implemented policies:
  - Anti-corruption and anti-bribery policy
  - Biodiversity policy
  - CSR policy
  - Integrated Management Systems policy
  - Sustainable sourcing policy
  - IT policy

# Financials

# Like-to-Like comparison: Post Demerger

Q3FY26 & 9MFY26

In ₹ Crores

| Profit & Loss Statement      | Q3FY26     | Q2FY26     | Q3FY25*    | YoY Change   |  | 9MFY26       | 9MFY25*      | YoY Change   |
|------------------------------|------------|------------|------------|--------------|--|--------------|--------------|--------------|
| Revenue from operations      | 758        | 697        | 489        | 55%          |  | 1,834        | 1,553        | 18%          |
| Other income                 | 8          | 9          | 4          |              |  | 30           | 26           |              |
| <b>Total Income</b>          | <b>766</b> | <b>706</b> | <b>492</b> | <b>56%</b>   |  | <b>1,864</b> | <b>1,580</b> | <b>18%</b>   |
| Expenses                     | 666        | 605        | 387        |              |  | 1,621        | 1,312        |              |
| <b>EBITDA</b>                | <b>100</b> | <b>101</b> | <b>105</b> | <b>(5%)</b>  |  | <b>242</b>   | <b>267</b>   | <b>(9%)</b>  |
| EBITDA Margin %              | 13.0%      | 14.3%      | 21.4%      |              |  | 13.0%        | 16.9%        |              |
| Depreciation                 | 5          | 5          | 4          |              |  | 16           | 11           |              |
| Interest Expense             | 17         | 26         | 12         |              |  | 57           | 40           |              |
| <b>PBT before exceptions</b> | <b>77</b>  | <b>70</b>  | <b>89</b>  | <b>(13%)</b> |  | <b>169</b>   | <b>216</b>   | <b>(22%)</b> |
| <i>PBT margin %</i>          | 10.1%      | 9.9%       | 18.0%      |              |  | 9.1%         | 13.6%        |              |
| Taxes                        | 10         | 10         | 19         |              |  | 25           | 54           |              |
| <b>Net Profit</b>            | <b>67</b>  | <b>60</b>  | <b>69</b>  | <b>(4%)</b>  |  | <b>143</b>   | <b>162</b>   | <b>(11%)</b> |

\* These figures represent historical financial performance including the Raymond Realty Division of Raymond Limited before its demerger on April 01, 2025 (appointment date). Figures are provided solely for ease of comparison and do not form part of the published financial results in SEBI format.

# Like-to-Like comparison: Post Demerger

9MFY26

*In ₹ Crores*

| Balance Sheet (Abridged) | 9MFY26       | FY25 *       |
|--------------------------|--------------|--------------|
| Non-Current Assets       | 440          | 282          |
| Current Assets           | 4,826        | 3,152        |
| <b>Total Assets</b>      | <b>5,266</b> | <b>3,434</b> |
| Equity                   | 1,413        | 1,268        |
| Non-Current Liabilities  | 2,539        | 742          |
| Current Liabilities      | 1,314        | 1,424        |
| <b>Total Liabilities</b> | <b>5,266</b> | <b>3,434</b> |

\* These figures represent historical financial performance including the Raymond Realty Division of Raymond Limited before its demerger on April 01, 2025 (appointment date). Figures are provided solely for ease of comparison and does not form part of the published financial results in SEBI format.



# Like-to-Like comparison: Post Demerger

9MFY26

*In ₹ Crores*

| <b>Cash Flows</b>                                          | <b>9MFY26</b> | <b>9MFY25 *</b> |
|------------------------------------------------------------|---------------|-----------------|
| <b>Opening Balance</b>                                     | <b>600</b>    | <b>579</b>      |
| Total Inflow                                               | 1,225         | 1,394           |
| <i>Approval Costs</i>                                      | (759)         | (189)           |
| <i>Construction Costs</i>                                  | (665)         | (541)           |
| <i>Sales, Marketing, Admin, Employee &amp; Other Costs</i> | (439)         | (358)           |
| Total Outflow                                              | (1863)        | (1,088)         |
| <b>Net Operating Cash Flow</b>                             | <b>(638)</b>  | <b>306</b>      |
| Bank Loan                                                  | 521           | (25)            |
| <b>Closing Balance</b>                                     | <b>483</b>    | <b>860</b>      |

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# Operational Cashflow for Growth

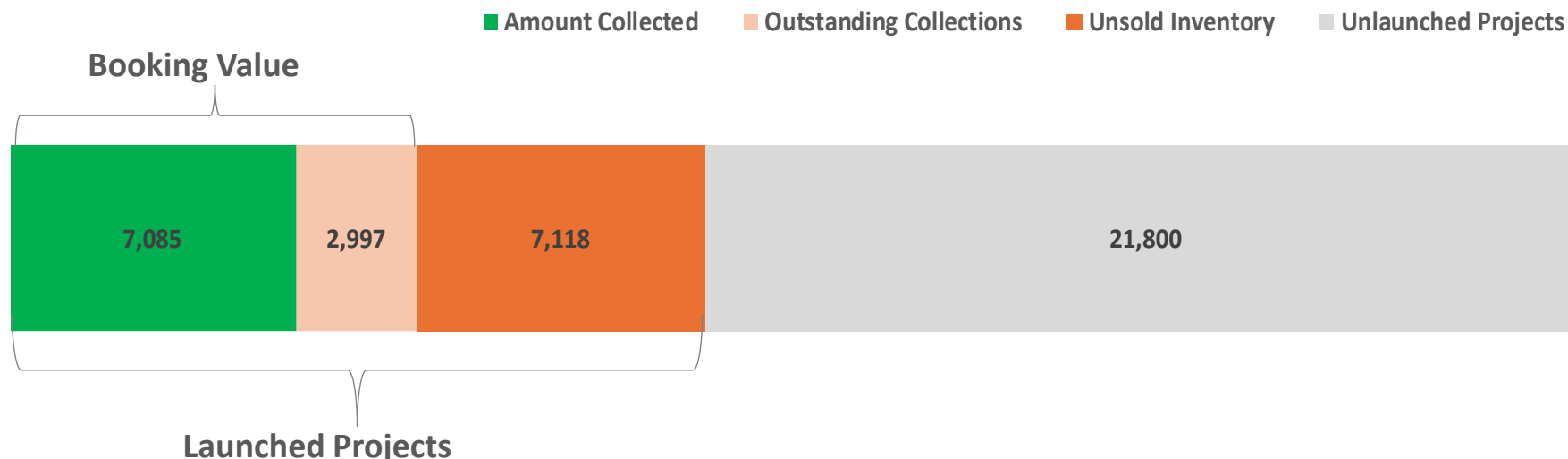
In ₹ Crores

| Monetisation Progress of Launched Projects | Q3FY26        |
|--------------------------------------------|---------------|
| Pending Collection from Sold Inventories   | 2,997         |
| Estimated Value of Unsold Inventory        | 7,118         |
| <b>Total Estimated Collection</b>          | <b>10,114</b> |
| Remaining Estimated Project Cost           | 5,979         |
| <b>Est. Surplus from Project Cashflow</b>  | <b>4,135</b>  |

**Gross Debt - ₹ 713**

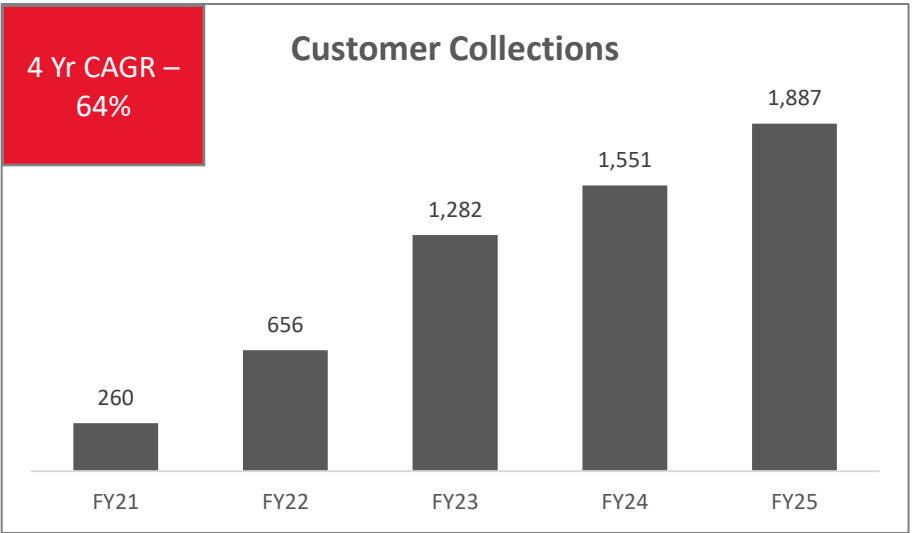
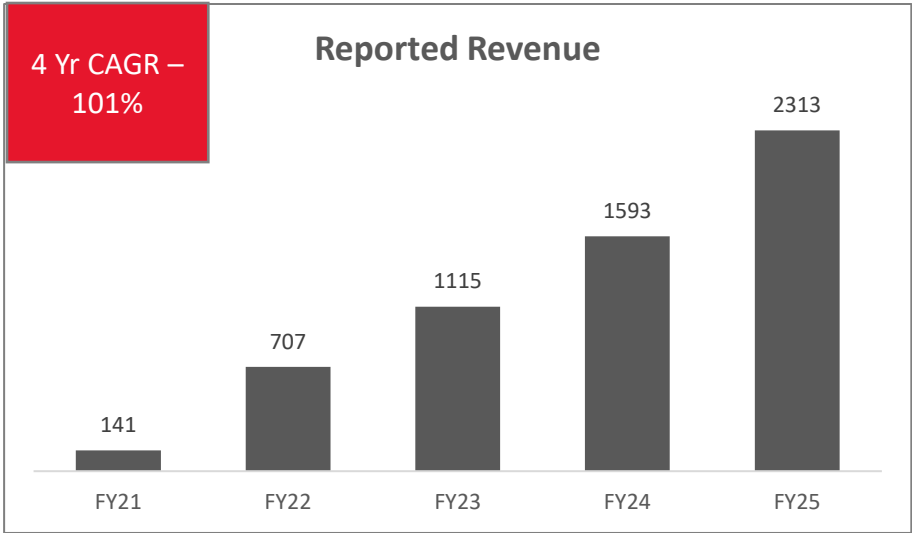
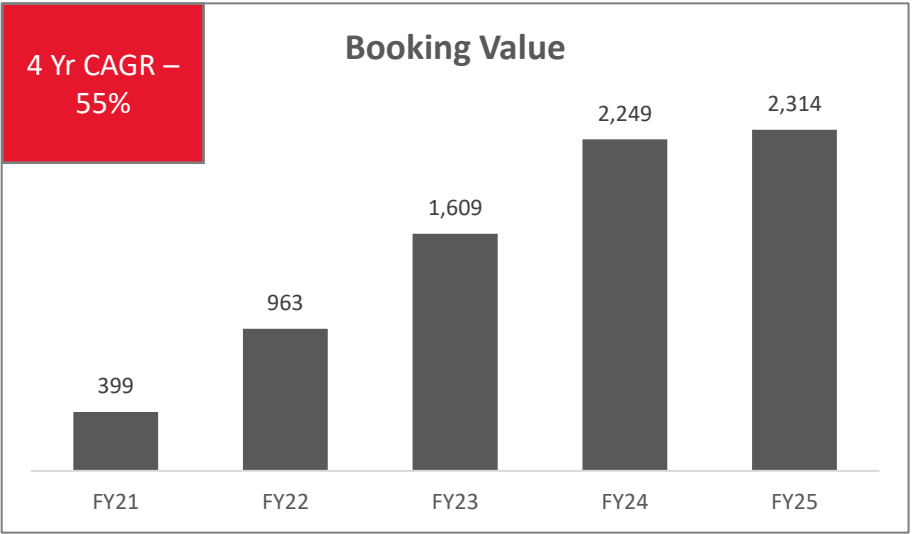
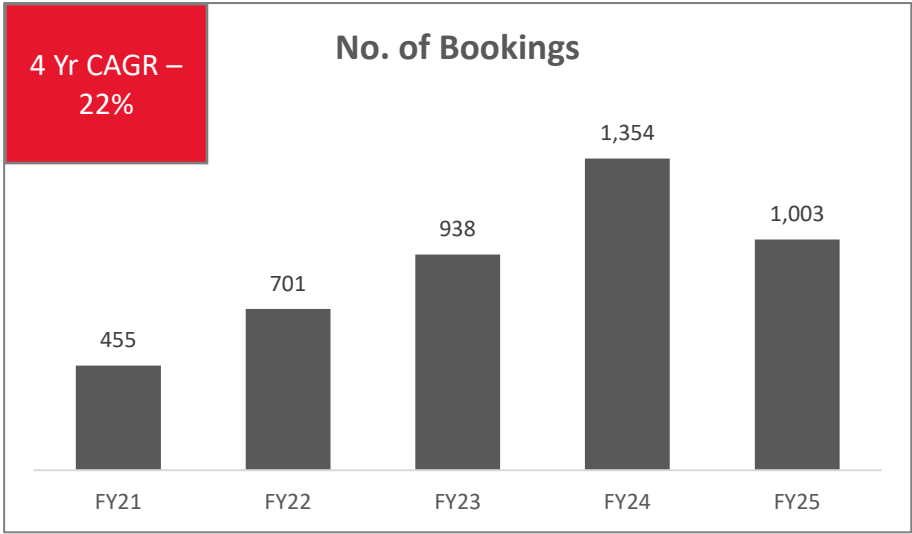
**Gross Cash - ₹ 483**

**Net Debt - ₹ 230**



# Strong Execution Track Record

In ₹ Crores



# Management Team

## Raymond Group Led by



**GAUTAM HARI SINGHANIA**  
*Chairman*

“The future lies in imagining the unimaginable!!!

At Reimagined Raymond,  
We aspire to achieve just the same.  
We aim to create not just offerings  
but an organization  
built for the future.”



# Board Members



**GAUTAM HARI SINGHANIA**  
*Chairman*

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



**HARMOHAN SAHNI**  
*Managing Director*

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



**KUMMAMURI NARASIMHA MURTHY**  
*Independent Director*

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



**GAUTAM TRIVEDI**  
*Non - Executive Director*

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



**ASHISH KAPADIA**  
*Non - Executive Independent Director*

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



**DIPALI SHETH**  
*Independent Director*

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



**BHARAT KHANNA**  
*Independent Director*

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



**VIRENDRA SINGH**  
*Independent Director*

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

# Our Leadership Team



**HARMOHAN SAHNI**

*Managing Director*

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



**SANDEEP MAHESHWARI**

*Chief Operating Officer*

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



**ANKUR JINDAL**

*Chief Financial Officer*

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



**VISHAL SHARMA**

*Chief Sales & Marketing Officer*

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



**VIRAL MEHTA**

*Head - Business Development*

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



**PRASHANT RATHOD**

*Head - Liaisoning*

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

# Our Leadership Team



**SHILPA SHINDE**

*Head - Design Development*

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



**KHOJESHWAR KAUSHIK**

*Head - Contracts & Procurement*

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



**ULHAS BHOSALE**

*Head - Legal*

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



**SAMEER KHANNA**

*Head - IT*

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



**DAVIS JOHN**

*Head - Human Resources*

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



**ULLAS VERMA**

*Head - Strategy*

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

# Annexures

1. Booking Update of Ongoing Projects - (Page 30-34)
2. Project Status - (Page 35-44)

# Booking Update of Ongoing Projects

# Existing Projects Booking Update: THANE



| 10 Towers with RERA Carpet Area<br>~1.7 Mn sq.ft.                | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till Date | %<br>UNITS SOLD<br>~99% |
|------------------------------------------------------------------|----------------------------|--------|--------|--------|-------------------|-------------------------|
| Total Units Planned:<br><b>3,103</b><br>(2BHK: 2,463, 1BHK: 640) | No of Bookings             | 47     | 8      | 9      | 3,077             |                         |
|                                                                  | RERA Carpet Area*          | 0.03   | 0.00   | 0.00   | 1.68              |                         |
|                                                                  | Value of Bookings (Cr.)    | 58     | 8      | 10     | 3,352 &           |                         |
|                                                                  | Customer Collections (Cr.) | 51     | 106    | 99     | 3,446             |                         |
|                                                                  | Revenue Recognised (Cr.)   | 129    | 50     | 32     | 3,239             |                         |



| 3 towers with RERA Carpet Area<br>~0.6 Mn sq.ft.            | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till Date | %<br>UNITS SOLD<br>~88% |
|-------------------------------------------------------------|----------------------------|--------|--------|--------|-------------------|-------------------------|
| Total Units Planned:<br><b>905</b><br>(3BHK: 301 2BHK: 604) | No of Bookings             | 62     | 51     | 69     | 794               |                         |
|                                                             | RERA Carpet Area*          | 0.04   | 0.03   | 0.05   | 0.56              |                         |
|                                                             | Value of Bookings (Cr.)    | 88     | 72     | 105    | 1,201 #           |                         |
|                                                             | Customer Collections (Cr.) | 60     | 75     | 98     | 722               |                         |
|                                                             | Revenue Recognised (Cr.)   | 61     | 89     | 109    | 679               |                         |



| RERA Carpet Area<br>~0.025 Mn sq.ft. | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till Date | %<br>UNITS SOLD<br>100% |
|--------------------------------------|----------------------------|--------|--------|--------|-------------------|-------------------------|
| Total Units Planned:<br><b>104</b>   | No of Bookings             | 3      | 0      | 1      | 104               |                         |
|                                      | RERA Carpet Area*          | 0.00   | 0.00   | 0.00   | 0.03              |                         |
|                                      | Value of Bookings (Cr.)    | 4      | 0      | 1      | 138               |                         |
|                                      | Customer Collections (Cr.) | 9      | 1      | 7      | 141               |                         |
|                                      | Revenue Recognised (Cr.)   | 5      | 0      | 1      | 138               |                         |



# Existing Projects Booking Update: THANE



| 02 towers with<br>RERA Carpet Area<br>~0.7 Mn sq.ft.                              | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project<br>Till Date   | %<br>UNITS SOLD<br>~98% |
|-----------------------------------------------------------------------------------|----------------------------|--------|--------|--------|------------------------|-------------------------|
| Total Units Planned:<br><b>552</b><br>(5BHK & above: 42,<br>4BHK: 188, 3BHK: 322) | No of Bookings             | 6      | 0      | 1      | 542                    |                         |
|                                                                                   | RERA Carpet Area*          | 0.00   | 0.00   | 0.00   | 0.67                   |                         |
|                                                                                   | Value of Bookings (Cr.)    | 10     | 0      | 6      | 1,457 <sup>&amp;</sup> |                         |
|                                                                                   | Customer Collections (Cr.) | 105    | 50     | 39     | 1,400                  |                         |
|                                                                                   | Revenue Recognised (Cr.)   | 92     | 105    | 58     | 1,361                  |                         |



| 3 towers with<br>RERA Carpet Area<br>~0.7 Mn sq.ft.                               | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project<br>Till Date | %<br>LAUNCHED<br>UNITS SOLD <sup>1</sup><br>~82% |
|-----------------------------------------------------------------------------------|----------------------------|--------|--------|--------|----------------------|--------------------------------------------------|
| Total Units Planned:<br><b>597</b><br>(5BHK & above: 28, 4BHK:<br>249; 3BHK: 320) | No of Bookings             | 51     | 12     | 16     | 479                  |                                                  |
|                                                                                   | RERA Carpet Area*          | 0.06   | 0.02   | 0.02   | 0.58                 |                                                  |
|                                                                                   | Value of Bookings (Cr.)    | 145    | 53     | 53     | 1,326 <sup>#</sup>   |                                                  |
|                                                                                   | Customer Collections (Cr.) | 128    | 72     | 88     | 685                  |                                                  |
|                                                                                   | Revenue Recognised (Cr.)   | 56     | 67     | 70     | 548                  |                                                  |



| 4 towers with<br>RERA Carpet Area<br>~1.5 Mn sq.ft.                                 | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project<br>Till Date | %<br>LAUNCHED<br>UNITS SOLD <sup>2</sup><br>~25% |
|-------------------------------------------------------------------------------------|----------------------------|--------|--------|--------|----------------------|--------------------------------------------------|
| Total Units Planned:<br><b>1,100</b><br>(5BHK & above: 36,<br>4BHK: 408, 3BHK: 656) | No of Bookings             | 0      | 27     | 28     | 55                   |                                                  |
|                                                                                     | RERA Carpet Area*          | 0.00   | 0.03   | 0.03   | 0.06                 |                                                  |
|                                                                                     | Value of Bookings (Cr.)    | 0      | 67     | 75     | 142 <sup>@</sup>     |                                                  |
|                                                                                     | Customer Collections (Cr.) | 0      | 4      | 7      | 11                   |                                                  |
|                                                                                     | Revenue Recognised (Cr.)   | 0      | 3      | 7      | 10                   |                                                  |

# Existing Projects Booking Update: THANE



| 1 tower with<br>RERA Carpet Area<br>~0.2 Mn sq.ft.  | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till<br>Date | %<br>UNITS SOLD<br>~85% |
|-----------------------------------------------------|----------------------------|--------|--------|--------|----------------------|-------------------------|
| Total Units Planned:<br><b>102</b><br>(4.5BHK: 102) | No of Bookings             | 5      | 3      | 7      | 87                   |                         |
|                                                     | RERA Carpet Area*          | 0.01   | 0.01   | 0.02   | 0.20                 |                         |
|                                                     | Value of Bookings (Cr.)    | 24     | 16     | 38     | 471 <sup>&amp;</sup> |                         |
|                                                     | Customer Collections (Cr.) | 29     | 29     | 34     | 216                  |                         |
|                                                     | Revenue Recognised (Cr.)   | 22     | 24     | 25     | 211                  |                         |



| 1 tower with<br>RERA Carpet Area<br>~0.3 Mn sq.ft.  | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till<br>Date | %<br>LAUNCHED<br>UNITS SOLD <sup>1</sup><br>~11% |
|-----------------------------------------------------|----------------------------|--------|--------|--------|----------------------|--------------------------------------------------|
| Total Units Planned:<br><b>130</b><br>(4.5BHK: 130) | No of Bookings             | 0      | 5      | 6      | 11                   |                                                  |
|                                                     | RERA Carpet Area*          | 0.00   | 0.01   | 0.01   | 0.02                 |                                                  |
|                                                     | Value of Bookings (Cr.)    | 0      | 29     | 35     | 64 <sup>#</sup>      |                                                  |
|                                                     | Customer Collections (Cr.) | 0      | 2      | 1      | 3                    |                                                  |
|                                                     | Revenue Recognised (Cr.)   | 0      | 0      | 3      | 3                    |                                                  |



| RERA Carpet Area<br>~0.08 Mn sq.ft. | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project<br>Till Date | %<br>UNITS SOLD<br>~78% |
|-------------------------------------|----------------------------|--------|--------|--------|----------------------|-------------------------|
| Total Units Planned:<br><b>65</b>   | No of Bookings             | 7      | 4      | 9      | 51                   |                         |
|                                     | RERA Carpet Area*          | 0.01   | 0.01   | 0.01   | 0.07                 |                         |
|                                     | Value of Bookings (Cr.)    | 73     | 19     | 43     | 347 <sup>@</sup>     |                         |
|                                     | Customer Collections (Cr.) | 6      | 2      | 4      | 33                   |                         |
|                                     | Revenue Recognised (Cr.)   | 27     | 30     | 58     | 288                  |                         |

# Existing Projects Booking Update: JDA's



| 8 towers with<br>RERA Carpet Area<br>~0.7 Mn sq.ft.                                                    | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till<br>Date   | %<br>LAUNCHED<br>UNITS SOLD <sup>1</sup><br>~65% |
|--------------------------------------------------------------------------------------------------------|----------------------------|--------|--------|--------|------------------------|--------------------------------------------------|
| Total Units Planned:<br><b>805</b><br>(4BHK & above: 69, 3BHK:<br>195, 2BHK: 527, Retail Shops:<br>14) | No of Bookings             | 30     | 59     | 41     | 389                    |                                                  |
|                                                                                                        | RERA Carpet Area*          | 0.03   | 0.05   | 0.04   | 0.33                   |                                                  |
|                                                                                                        | Value of Bookings (Cr.)    | 101    | 194    | 134    | 1,259 <sup>&amp;</sup> |                                                  |
|                                                                                                        | Customer Collections (Cr.) | 42     | 65     | 41     | 336                    |                                                  |
|                                                                                                        | Revenue Recognised (Cr.)   | 90     | 130    | 200    | 956                    |                                                  |



| 6 towers with<br>RERA Carpet Area<br>~0.4 Mn sq.ft.                                | Particulars                | Q3FY25 | Q2FY26 | Q3FY26 | Project Till<br>Date | %<br>LAUNCHED<br>UNITS SOLD <sup>2</sup><br>~17% |
|------------------------------------------------------------------------------------|----------------------------|--------|--------|--------|----------------------|--------------------------------------------------|
| Total Units Planned:<br><b>239</b><br>(4.5BHK & above: 108, 3BHK:<br>128, 2BHK: 3) | No of Bookings             | 0      | 0      | 28     | 28                   |                                                  |
|                                                                                    | RERA Carpet Area*          | 0.00   | 0.00   | 0.04   | 0.04                 |                                                  |
|                                                                                    | Value of Bookings (Cr.)    | 0      | 0      | 224    | 224                  |                                                  |
|                                                                                    | Customer Collections (Cr.) | 0      | 0      | 9      | 9                    |                                                  |
|                                                                                    | Revenue Recognised (Cr.)   | 0      | 175    | 86     | 261                  |                                                  |

| Sion # | Particulars              | Q3FY25 | Q2FY26 | Q3FY26 | Project<br>Till Date |
|--------|--------------------------|--------|--------|--------|----------------------|
|        | Value of Bookings (Cr.)  | 0      | 0      | 20     | 20                   |
|        | Revenue Recognised (Cr.) | 0      | 0      | 108    | 108                  |

# Project Status



# Aspirational: Ten X Habitat (Thane)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower 1<sup>st</sup> to 8<sup>th</sup> OC received, possession in progress
- Tower 9<sup>th</sup> & 10<sup>th</sup> Snagging & De-snagging in progress

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

% Sold: **~99%**



# Aspirational: Ten X Era (Thane)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower (A) - 28<sup>th</sup> floor slab WIP
- Tower (B) - 37<sup>th</sup> floor slab WIP
- Tower (C) – Overhead Tank WIP

Total Rera Carpet Area: **~0.6 msf**

% Sold: **~88%**



# Premium: The Address by GS-S1 (Thane)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower (A) - External & internal finishing & MEP WIP
- Tower (B) - External & internal finishing & MEP WIP

Total Rera Carpet Area: **~0.7** msf

% Sold: **~98%**

# Premium: The Address by GS-S2 (Thane)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower (C) - Service floor slab WIP
- Tower (D) - 16<sup>th</sup> floor slab WIP
- Tower (E) - Podium & 2<sup>nd</sup> floor slab WIP

Total Rera Carpet Area: **~0.7** msf

% Sold: **~82%**



# Luxury: Invictus by GS – Tower A (Thane)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- 15<sup>th</sup> floor slab WIP

Total Rera Carpet Area: **~0.2** msf

% Sold: **~85%**



# Commercial Retail: Park Avenue (Thane)

Total Rera Carpet Area: **~0.08** msf

% Sold: **~78%**





# Premium: The Address by GS - S3 (Thane)

## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower (F) – Launched

Total Rera Carpet Area: **~1.5** msf

% Sold: **~25%**





# Luxury: Invictus by GS Tower B (Thane)



## KEY HIGHLIGHTS:

- 4.5 - Bed home spaces
- Exclusive Tower Amenities

## PROJECT STATUS:

- Tower (B) – Launched

Total Rera Carpet Area: **~0.3** msf

% Sold: **~11%**

# Premium, JDA Project: The Address by GS (Bandra)



## KEY HIGHLIGHTS:

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

## PROJECT STATUS:

- Tower (A) – Gr Floor slab decking WIP
- Tower (B) – B2 column casting WIP
- Tower (C) – B2 Slab decking WIP
- Tower (D) – Excavation WIP

Total Rera Carpet Area: **~0.7** msf

% Sold: **~65%**



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