SOBHA

Date: October 04, 2025

BSE Limited	The National Stock Exchange of India Limited
Department of Corporate Services	Exchange Plaza, Plot No C/1, G Block
PJ Towers, Dalal Street	Bandra Kurla Complex
Mumbai – 400 001	Mumbai – 400 051
Scrip Code: 532784 & 890205	**Scrip Code: SOBHA & SOBHAPP**

Dear Sir / Madam,

Subject: Real Estate Operational Update for the quarter and half year ended September 30, 2025.

With reference to the above captioned subject, please find enclosed a statement containing an update on the real estate operations of the Company for the quarter and half year ended September 30, 2025.

We request you to take the aforesaid information on record for dissemination through your website.

Yours sincerely,

FOR SOBHA LIMITED

Bijan Kumar Dash

Digitally signed by Bijan Kumar Dash
Date: 2025.10.04 12:17:23 +05'30'

Bijan Kumar Dash
Company Secretary & Compliance Officer
Membership No. ACS 17222

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REAL ESTATE OPERATIONAL UPDATE – Q2 FY 2026

Indian economy displayed resilient growth in Q2-FY26, navigating global headwinds arising from trade tariffs, geopolitical uncertainties, and regulatory challenges faced by Indian IT professionals in the US. Rather than hindering growth, these challenges were leveraged to diversify international trade partnerships and strengthen domestic demand, reaffirming strong adaptability. Rationalization and simplification in GST rates, a declining interest rate regime supported by low-inflation environment, is expected to further stimulate household consumption and domestic economic activity. In a significant milestone, S&P Global Ratings upgraded India's long-term sovereign credit rating to BBB stable from BBB– in August 2025, a level last witnessed in 1990, underscoring structural improvement in India's macroeconomic fundamentals. Real estate demand is a natural beneficiary of this growth trajectory.

In this backdrop, during Q2-FY26, SOBHA achieved real estate sales value of ₹19.03 Bn, reflecting a growth of 61.4% compared to Q2-FY25. SOBHA share of sales value was ₹15.37 Bn (80.8%). This translates into new sales area of 1.39 Mn sft, with an average price realization of ₹13,648 / sft.

- Bangalore contributed 69.7% of quarterly sales, with value of ₹13,264 mn, aided by improved sales momentum at SOBHA Town Park
- NCR contributed ₹3,097 mn, with major sales from SOBHA Aranya and SOBHA Aurum
- Kerala region added ₹1,848 mn to quarterly sales value, sustained by festive demand surge

For the first half of FY 2026, we achieved sales value of ₹39.81 Bn, which is the best ever H1 performance, with the new sales area of 2.84 Mn sft.

New Sales Area: **In Square Feet (sft)**

Location	**Q2-26**	**Q2-25**	**Q1-26**	**H1-26**	**H1-25**	**FY25**
Bangalore	982,973	413,537	463,895	1,446,869	880,608	2,845,951
NCR*	169,667	40,458	711,975	881,643	377,774	514,358
Kerala*	163,979	299,204	168,871	332,850	518,910	757,864
Tamil Nadu*	31,357	110,300	83,117	114,474	161,225	265,555
GIFT City	23,178	31,414	10,061	33,239	106,804	138,999
Other Regions*	22,953	34,994	6,196	29,149	59,947	157,098
Total	**1,394,106**	**929,907**	**1,444,117**	**2,838,223**	**2,105,268**	**4,679,825**

*****NCR** includes Gurgaon and Greater Noida; **Kerala** includes Kochi, Thrissur, Calicut and Trivandrum; **Tamil Nadu** includes Chennai and Coimbatore; **Other Regions** includes Hyderabad and Pune*

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Sales Value and Price Realization:

Particulars	Q2-26	Q2-25	Q1-26	H1-26	H1-25	FY25
Total Sales Value (₹ Mn)	19,026	11,785	20,788	39,814	30,522	62,765
Sales Value – SOBHA share (₹ Mn)	15,370	9,828	17,172	32,542	23,404	49,605
Average Price Realization (₹ / sft)	13,648	12,674	14,395	14,028	14,498	13,412

Key Highlights

- Achieved highest-ever H1-FY26 sales value of ₹39,814 mn, a growth of 30.4% over H1-FY25
- During the quarter SOBHA completed 1.18 Mn sft of saleable area, delivering 591 homes across projects like SOBHA Manhattan Towers, SOBHA Sentosa, SOBHA Royal Pavilion in Bangalore, Marina One in Kochi, SOBHA Nesara in Pune and others.
- Launched one project – Extension of SOBHA Lifestyle, boutique luxury villa project spread across 2.12 Acres, located in North Bangalore, close to the International airport.

Investor Contact Details:

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Investor Relations
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Disclaimer: The information in this update contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of capital expenditure. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.