OBEROI REALTY

Results Update Q1FY26

July 21, 2025

CONTENTS

Balance Sheet – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY26	Q1FY25	FY25
Non-current assets	7,67,339	6,96,768	7,52,516
Current assets	15,73,371	12,96,500	15,21,691
Total	**23,40,710**	**19,93,268**	**22,74,207**
Equity	16,05,314	14,28,338	15,70,487
Non-current liabilities	3,48,015	2,33,400	3,52,986
Current liabilities	3,87,381	3,31,530	3,50,734
Total	**23,40,710**	**19,93,268**	**22,74,207**

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Cash Flow – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY26	Q1FY25	FY25
Opening Cash and Bank Balance	**26,767**	**29,696**	**29,696**
Operating Cash Flows	25,220	66,272	2,16,255
Investing Cash Flows	(1,641)	(28,402)	(2,39,225)
Financing Cash Flows	(31,616)	(44,637)	20,041
Closing Cash and Bank Balance*	**18,730**	**22,929**	**26,767**
Add: Short-term Liquid Investments	2,76,286	1,12,912	2,80,724
Closing Cash and Bank Balance (incl. Short-term Liquid Investments)	**2,95,015**	**1,35,841**	**3,07,491**

** Includes Rs. 6,128 lakh for Q1FY26, Rs. 4,272 lakh for Q1FY25 and Rs. 1,679 lakh for FY25 shown under other financial assets.*
Excludes Rs. 2,798 Lakh for Q1FY26 and Rs. 2,168 lakh for FY25 shown under cash and bank balance which are ear marked for specific purpose.

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Assets – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY26	Q1FY25	FY25
Non-current assets			
Fixed assets (including CWIP)	6,31,143	5,83,100	6,28,920
Financial assets	52,425	37,827	47,523
Deferred tax assets (net)	15,091	15,914	13,588
Other non-current assets	68,680	59,927	62,485
Total non-current assets	**7,67,339**	**6,96,768**	**7,52,516**
Current assets			
Inventories	9,68,288	9,06,373	9,44,650
Financial assets			
i) Investments			
a) Investments in mutual fund	1,75,966	48,788	2,07,684
b) Investments - Others	-	-	-
ii) Cash and Bank balances	1,15,725	85,154	1,00,297
iii) Trade receivables	27,479	8,574	11,266
iv) Others	57,257	61,090	55,818
Other current assets	2,28,656	1,86,521	2,01,976
Total current assets	**15,73,371**	**12,96,500**	**15,21,691**

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Liabilities – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY26	Q1FY25	FY25
Non-current liabilities			
Financial liabilities			
i) Borrowings	2,81,417	1,87,504	2,89,485
ii) Trade Payables	7,262	6,387	6,755
iii) Others	41,900	26,292	38,789
Provisions	260	209	250
Deferred tax liabilities (Net)	3,917	655	2,677
Other non-current liabilities	13,259	12,353	15,030
Total non-current liabilities	**3,48,015**	**2,33,400**	**3,52,986**
Current liabilities			
Financial liabilities			
i) Borrowings	30,884	30,356	40,555
ii) Trade Payables	55,288	44,988	65,589
iii) Others	49,436	62,322	50,214
Other current liabilities			
i) Advance from customers	8,157	9,482	8,252
ii) Others	2,42,977	1,79,559	1,85,597
Provisions	639	4,823	527
Total current liabilities	**3,87,381**	**3,31,530**	**3,50,734**

Note: Previous period figures have been re-grouped / re-classified wherever necessary to conform to current period's classification.

Profit & Loss Account – Abstract (Consolidated)

Amount in Rs Lakh (Except EPS)

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Revenue from Projects	63,320	79,855	1,16,441	4,10,625
Revenue from Rent	27,961	27,068	17,217	86,939
Revenue from Hospitality	4,243	5,310	4,182	19,189
Property Management Revenues	2,673	1,644	1,371	7,303
Other Operating Revenues	558	1,137	1,305	4,571
Revenue from Operations	**98,755**	**1,15,014**	**1,40,516**	**5,28,627**
Non Operating Income	8,643	6,319	3,679	18,790
Total Income	**1,07,398**	**1,21,333**	**1,44,195**	**5,47,417**
Total Expenses	**57,378**	**63,639**	**66,918**	**2,53,691**
Profit before share of profit / (loss) of joint ventures and exceptional items	**50,020**	**57,694**	**77,277**	**2,93,726**
Share of Profit / (loss) of associates (net)	676	16	226	763
Profit Before Tax	**50,696**	**57,710**	**77,503**	**2,94,489**
Net Profit for the period	**42,125**	**43,317**	**58,451**	**2,22,551**
Other comprehensive income, net of tax	(25)	(67)	(11)	(146)
Total Comprehensive Income for the period	**42,100**	**43,250**	**58,440**	**2,22,405**
Diluted EPS (Rs.) (not annualised)	**11.59**	**11.91**	**16.08**	**61.21**

Key Financial Parameters

Particulars	Q1FY26	Q1FY25	FY25
Adjusted operating margin*	57.29%	60.19%	62.94%
Net profit margin	39.22%	40.54%	40.65%
RONW#	10.61%	16.62%	15.06%
ROCE#	10.35%	15.69%	14.09%
Gross debt to equity	0.19	0.15	0.21
Net debt to equity	0.01	0.06	0.01
Current ratio	4.06	3.91	4.34

** Operating margin excluding indirect expenses/ overheads*
#Calculated on Average Networth and Average Capital Employed

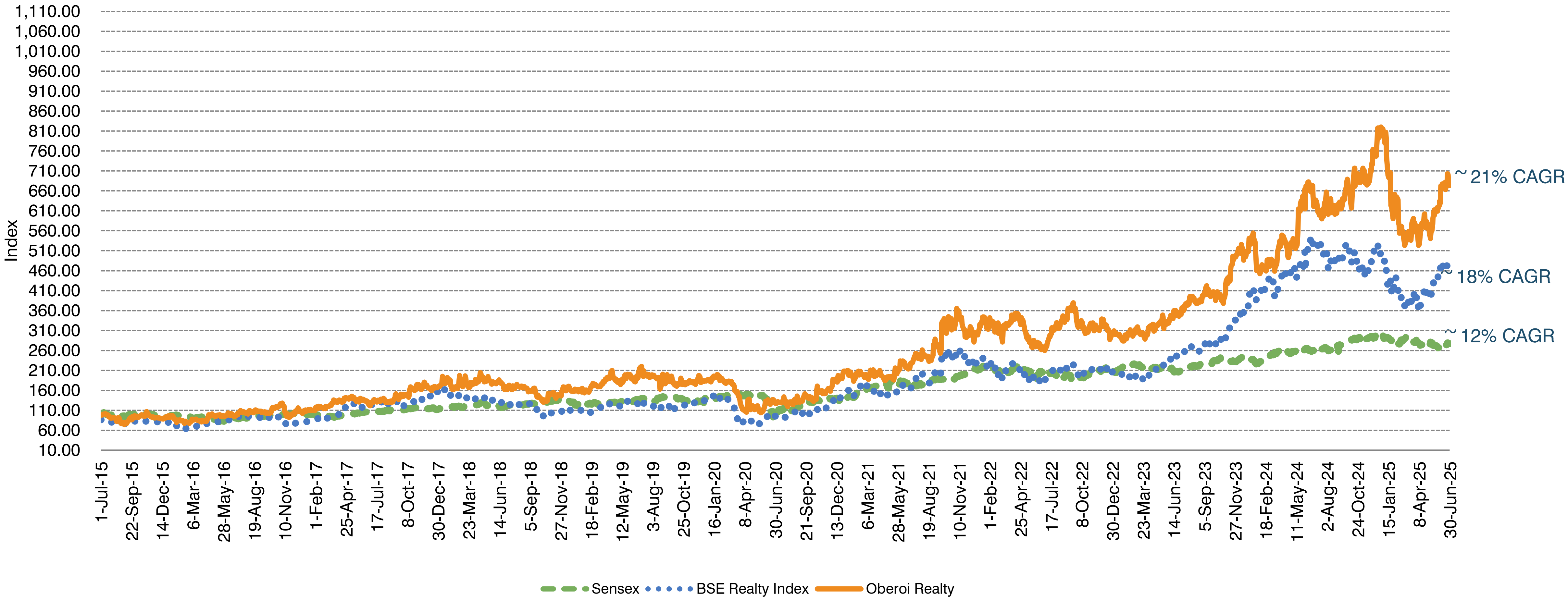
Operating Margin Analysis

Amount in Rs Lakh

Particulars	Total	Residential	Rental	Hospitality	Property Management Services
Q1FY26	57.29%	45.04%	92.30%	37.78%	14.08%
Revenues from operations	98,755	63,808	28,009	4,264	2,674
Adjusted operating margin*	56,580	28,739	25,854	1,611	377
Q1FY25	60.19%	57.22%	91.77%	39.79%	-18.99%
Revenues from operations	1,40,516	1,17,676	17,262	4,203	1,375
Adjusted operating margin*	84,583	67,330	15,842	1,672	(261)
FY25	62.94%	59.18%	90.73%	41.26%	1.06%
Revenues from operations	5,28,627	4,14,561	87,435	19,275	7,356
Adjusted operating margin*	3,32,702	2,45,338	79,333	7,954	78

** Operating margin excluding indirect expenses/ overheads*

Performance of Scrip (Last 10 years)



Note: Opening levels of Sensex and Realty Index as on Jul 01, 2015 was 28,020.87 and 1,434.22 respectively, the same has been indexed to 100.
For Oberoi Realty, the opening price as on Jul 01, 2015 was Rs. 278.85/-, the same has been indexed to 100.

Shareholding Pattern (%)

Category	30-Jun-25	31-Mar-25	31-Dec-24	30-Sep-24	30-Jun-24
Promoter and Promoter Group	67.70%	67.70%	67.70%	67.70%	67.70%
Foreign Institutional Investors (FIIs)	19.36%	19.97%	20.24%	18.51%	18.15%
Domestic Institutional Investors (Institutional investors other than FIIs)	10.80%	10.20%	10.06%	11.96%	12.29%
Other public shareholders	2.14%	2.13%	2.00%	1.83%	1.86%

Investment Properties

COMMERZ
INTERNATIONAL BUSINESS PARK

GLA : ~3.15 Lakh sqft.

COMMERZ II
INTERNATIONAL BUSINESS PARK

GLA : ~8.04 Lakh sqft.

COMMERZ III
INTERNATIONAL BUSINESS PARK

GLA : ~38.10 Lakh sqft.

Investment Properties

oberoi mall
FUN • FOOD • FASHION • FILMS

GLA : ~5.30 Lakh sqft.

SKY CITY
MALL

GLA : ~12.07 Lakh sqft.

The Westin Mumbai
Garden City

269 Rooms

Quarterly Synopsis – Investment Properties

Investment Properties	Total GLA/ Keys (Lakh sqft.)	Operating Revenue (Rs. Lakh)	EBITDA (Rs. Lakh)	EBITDA Margin (%)	Occupancy (%)
Office	49.30	17,291	15,704	91%	86%
Retail	17.37	9,112	8,472	93%	65%
Total	**66.67**	# **26,403**	**24,176**	**92%**	**81%**
Hospitality	269	4,264	1,602	38%	72%

 # Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Operating Revenue (Rs. Lakh)#	1,367	1,326	942	4,696
EBITDA (Rs. Lakh)	1,206	1,124	888	4,137
EBITDA Margin (%)	88%	85%	94%	88%
Occupancy (%)	96%	96%	76%	88%*
Gross Area Leased (Lakh sqft.)	3.03	3.03	2.40	2.78

** The occupancy is the arithmetic average of the occupancy in each quarter*

 # Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz II

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Operating Revenue (Rs. Lakh)#	3,579	3,479	3,312	13,631
EBITDA (Rs. Lakh)	3,328	3,223	3,092	12,533
EBITDA Margin (%)	93%	93%	93%	92%
Occupancy (%)	96%	96%	93%	95%*
Gross Area Leased (Lakh sqft.)	7.75	7.75	7.43	7.60

** The occupancy is the arithmetic average of the occupancy in each quarter*

 # Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Commerz III

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Operating Revenue (Rs. Lakh)#	12,345	12,105	6,581	39,001
EBITDA (Rs. Lakh)	11,170	9,460	5,597	33,166
EBITDA Margin (%)	90%	78%	85%	85%
Occupancy (%)	83%	81%	54%	69%*
Gross Area Leased (Lakh sqft.)	31.76	31.37	21.05	26.87

** The occupancy is the arithmetic average of the occupancy in each quarter*

 # Operating Revenue is the total of actual rent received and net impact of straight lining of area leased

Oberoi Mall

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Operating Revenue (Rs. Lakh)#	5,071	5,239	4,685	19,762
EBITDA (Rs. Lakh)	4,864	5,003	4,531	19,046
EBITDA Margin (%)	96%	96%	97%	96%
Occupancy (%)	99%	99%	99%	99%*
Gross Area Leased (Lakh sqft.)	5.25	5.24	5.22	5.23

** The occupancy is the arithmetic average of the occupancy in each quarter*

 # Operating Revenue is the total of actual revenue share received and net impact of straight lining of area leased

Sky City Mall

Particulars	Q1FY26
Operating Revenue (Rs. Lakh)#	4,040
EBITDA (Rs. Lakh)	3,609
EBITDA Margin (%)	89%
Occupancy (%)	50%
Gross Area Leased (Lakh sqft.)	5.98

 # Operating Revenue is the total of actual revenue share received and net impact of straight lining of area leased

The Westin Mumbai Garden City

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25
Operating Revenue (Rs. Lakh)	4,264	5,331	4,203	19,275
EBITDA (Rs. Lakh)	1,602	2,352	1,681	7,923
EBITDA Margin (%)	38%	44%	40%	41%
Number of Rooms	269	269	269	269
Average Room Rate (Rs.)	14,858	17,610	12,224	14,715
Occupancy (%)	72%	79%	83%	81%
RevPAR (Rs.)	10,626	13,977	10,190	11,871

Development Properties

SKY CITY
BY OBEROI REALTY

FORESTVILLE
BY OBEROI REALTY

Project Till Date Synopsis – Key Development Properties

Residential Projects	Carpet Area	Area Booked Till Date	Inventory as on Date	Gross Booking Value till Date	Revenue Recognised till Date	Project Completion
	(sqft.)	(sqft.)	(sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)
Elysian	25,78,909	17,57,174	8,21,735	6,46,874	3,58,276	@
Jardin	11,05,124	5,67,127	5,37,997	1,43,932	9,576	^
Forestville	11,08,932	2,46,374	8,62,558	47,918	12,482	$
Eternia	13,49,549	8,94,050	4,55,499	2,27,411	2,24,713	*
Enigma	12,57,392	10,13,700	2,43,692	2,68,451	2,57,678	100%
Sky City	28,54,907	25,37,373	3,17,534	7,20,625	6,45,572	#
Three Sixty West - ORL	5,49,191	2,11,201	3,37,990	2,88,553	2,16,222	100%
Total	**1,08,04,004**	**72,26,999**	**35,77,005**	**23,43,764**	**17,24,519**	

@ - Project Completion for Elysian T-A is 77%, T-B is 67%, T-C is 41% and T-D is yet to reach threshold
^ - Project Completion for Jardin is yet to reach threshold
$ - Project completion for Forestville T-C is 29%, and for T-A and T-B is yet to reach threshold
** - Part Occupation Certificate received*
 # - Occupation Certificate received for Sky City A-D and T-E; Project Completion for T-F is 80% and T-G is 60%

Quarterly Synopsis – Key Development Properties

Residential Projects	Area Booked in Q1FY26	Units Booked in Q1FY26	Gross Booking Value for Q1FY26	Amount Collected in Q1FY26	Revenue Recognised in Q1FY26
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	2,40,025	98	1,12,467	38,991	31,663
Jardin	19,973	17	5,182	29,990	3,349
Forestville	22,907	24	4,457	3,089	4,336
Eternia	10,205	10	3,178	3,453	3,216
Enigma	33,305	20	12,029	7,206	6,415
Sky City	11,924	11	5,190	8,662	14,342
Three Sixty West - ORL	14,911	1	21,365	8,322	-
Total	**3,53,250**	**181**	**1,63,868**	**99,713**	**63,321**

Elysian

Project status as on Mar 31, 2025

Tower – B

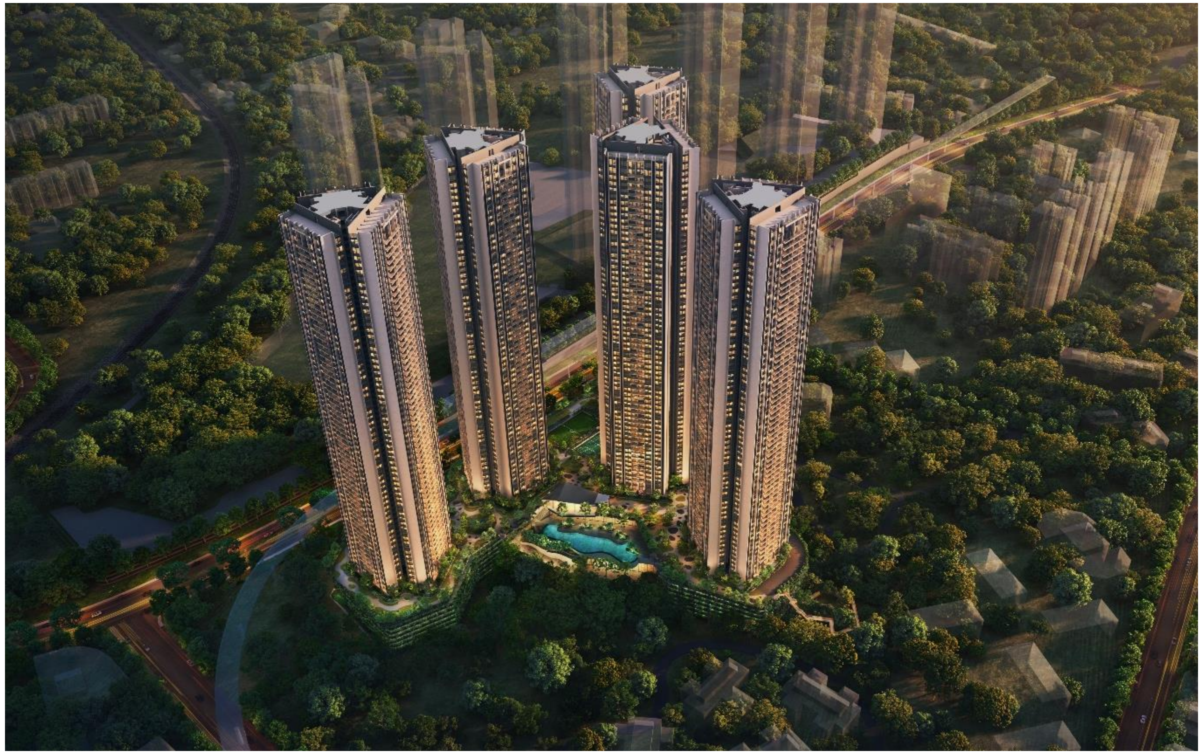
Project status as on Jun 30, 2025

Tower – B

Elysian

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25	Project Till Date
Carpet area (sqft.)	25,78,909	21,77,157	21,77,157	21,77,157	25,78,909
Units (nos.)	1,146	984	984	984	1,146
Area Booked (sqft.)	2,40,025	24,445	49,853	2,10,714	17,57,174
Units Booked (nos.)	98	14	27	109	778
Area in Inventory (sqft.)	8,21,735	6,60,008	8,20,869	6,60,008	8,21,735
Units in Inventory (nos.)	368	304	386	304	368
Gross Booking Value (Rs. Lakh)	1,12,467	10,906	19,780	86,163	6,46,874
Amount Collected (Rs. Lakh)	38,991	19,789	40,234	99,752	3,39,185
Revenue Recognised (Rs. Lakh)	31,663	22,122	30,329	1,28,378	3,58,276
Average Rate per sqft. (Rs.)	46,856	44,615	39,676	40,891	36,813

Jardin



Jardin

Project status as on Mar 31, 2025

Tower – B

Project status as on Jun 30, 2025

Tower – B

Jardin

Particulars	Q1FY26	Q4FY25	FY25	Project Till Date
Carpet area (sqft.)	11,05,124	11,05,124	11,05,124	11,05,124
Units (nos.)	934	934	934	934
Area Booked (sqft.)	19,973	20,877	5,47,154	5,67,127
Units Booked (nos.)	17	16	482	499
Area in Inventory (sqft.)	5,37,997	5,57,971	5,57,971	5,37,997
Units in Inventory (nos.)	435	452	452	435
Gross Booking Value (Rs. Lakh)	5,182	5,487	1,38,750	1,43,932
Amount Collected (Rs. Lakh)	29,990	10,006	28,935	58,925
Revenue Recognised (Rs. Lakh)	3,349	6,227	6,227	9,576
Average Rate per sqft. (Rs.)	25,943	26,282	25,358	25,379

Forestville

Project status as on Mar 31, 2025

Tower - C

Project status as on Jun 30, 2025

Tower - C

Forestville

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25	Project Till Date
Carpet area (sqft.)	11,08,932	11,08,932	11,08,932	11,08,932	11,08,932
Units (nos.)	1,257	1,257	1,257	1,257	1,257
Area Booked (sqft.)	22,907	16,598	28,989	95,214	2,46,374
Units Booked (nos.)	24	18	32	104	264
Area in Inventory (sqft.)	8,62,558	8,85,465	9,51,690	8,85,465	8,62,558
Units in Inventory (nos.)	993	1,017	1,089	1,017	993
Gross Booking Value (Rs. Lakh)	4,457	3,218	5,616	18,666	47,918
Amount Collected (Rs. Lakh)	3,089	3,310	5,201	15,223	24,584
Revenue Recognised (Rs. Lakh)	4,336	2,441	1,194	7,073	12,482
Average Rate per sqft. (Rs.)	19,456	19,387	19,373	19,604	19,449

Eternia & Enigma

Eternia

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25	Project Till Date
Carpet area (sqft.)	13,49,549	13,49,549	13,49,549	13,49,549	13,49,549
Units (nos.)	1,312	1,312	1,312	1,312	1,312
Area Booked (sqft.)	10,205	11,641	21,683	61,820	8,94,050
Units Booked (nos.)	10	11	21	59	865
Area in Inventory (sqft.)	4,55,499	4,65,704	5,05,841	4,65,704	4,55,499
Units in Inventory (nos.)	447	457	495	457	447
Gross Booking Value (Rs. Lakh)	3,178	3,682	6,674	19,018	2,27,411
Amount Collected (Rs. Lakh)	3,453	2,897	8,704	24,627	2,25,130
Revenue Recognised (Rs. Lakh)	3,216	2,691	7,157	17,179	2,24,713
Average Rate per sqft. (Rs.)	31,141	31,628	30,781	30,763	25,436

Enigma

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25	Project Till Date
Carpet area (sqft.)	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392
Units (nos.)	682	682	682	682	682
Area Booked (sqft.)	33,305	19,138	21,056	1,34,051	10,13,700
Units Booked (nos.)	20	10	10	70	562
Area in Inventory (sqft.)	2,43,692	2,76,997	3,89,992	2,76,997	2,43,692
Units in Inventory (nos.)	120	140	200	140	120
Gross Booking Value (Rs. Lakh)	12,029	5,934	6,163	42,478	2,68,451
Amount Collected (Rs. Lakh)	7,206	7,023	7,443	44,794	2,59,009
Revenue Recognised (Rs. Lakh)	6,415	7,546	6,618	38,213	2,57,678
Average Rate per sqft. (Rs.)	36,117	31,004	29,271	31,688	26,482

Sky City

Project status as on Mar 31, 2025

Tower - F

Project status as on Jun 30, 2025

Tower - F

Sky City

Particulars	Q1FY26	Q4FY25	Q1FY25	FY25	Project Till Date
Carpet area (sqft.)	28,54,907	28,54,907	28,54,907	28,54,907	28,54,907
Units (nos.)	2,734	2,734	2,734	2,734	2,734
Area Booked (sqft.)	11,924	7,661	48,759	1,02,553	25,37,373
Units Booked (nos.)	11	6	41	86	2,464
Area in Inventory (sqft.)	3,17,534	3,29,458	3,83,252	3,29,458	3,17,534
Units in Inventory (nos.)	270	281	326	281	270
Gross Booking Value (Rs. Lakh)	5,190	2,783	18,772	38,576	7,20,625
Amount Collected (Rs. Lakh)	8,662	8,376	26,585	65,686	6,20,326
Revenue Recognised (Rs. Lakh)	14,342	18,723	21,449	80,077	6,45,572
Average Rate per sqft. (Rs.)	43,529	36,327	38,499	37,616	28,400

Highlights

- Commenced bookings for Elysian Tower D, Oberoi Garden City, Goregaon
- The private equity transaction in I-Ven Realty Limited was completed and Rs.1,250 cr of investment was received in the joint venture entity

Awards

- Oberoi Realty has been recognized among India's Best Companies to Work For 2025, ranking 74th in the prestigious Top 100 list by the Great Place to Work® Institute
- Oberoi Realty has also been named one of India's Best Workplaces™ in the Real Estate Industry for 2025
- Oberoi Mall was honored as the Most Admired Green Shopping Centre of the Year at the Global Awards for Retail Excellence
- Sky City Mall received the Best Construction Project Award at the 16th CIDC Vishwakarma Awards 2025, organized by the Construction Industry Development Council

Thank You

For any further information please write to ir@oberoirealty.com or contact on (+91 22) 6677 3333

Annexure

Notes

1. The gross leasable area of the Investment Properties has been calculated based on the carpet areas. The Company has given the areas to make them comparable with other projects of other developers across the country, and these areas do not represent the basis of the transaction entered into with customers.

2. The areas of Development Properties are the carpet areas as per prevailing law / contractual arrangements.

3. All areas / configurations of projects are based on present estimates and are subject to change based on regulatory requirements and / or design / construction exigencies and / or management decisions.

4. Previous period figures have been re-grouped, re-arranged and re-classified wherever necessary to conform to current period's classification. The classification in this presentation may vary from classifications under Schedule III to the Companies Act or under Accounting Standards or the financial statements published in the Annual Report.

5. Considering the nature of the business carried on by the Company whereby revenues do not necessarily accrue evenly over the projects period, the revenues of the quarter and/or the year may not be strictly comparable with the results of the corresponding quarter and/or the year.

6. From Q1FY26, Gross Booking Value includes subvention amounts and stamp duty where applicable.

Glossary/Abbreviations

- Crore = 10 Million
- EPS = Earnings Per Share
- EBITDA = Earnings before Interest, Tax, Depreciation and Amortisation
- GLA = Gross Leasable Area
- IGAAP = Indian Generally Accepted Accounting Principles (Till March 31, 2016)
- IND AS = Indian Accounting Standards (From April 01, 2016)
- Lakh = 100 Thousand
- MahaRERA Rules = Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017
- nos. = Numbers
- PAT = Profit After Tax
- PBT = Profit Before Tax
- RERA = Real Estate (Regulation and Development) Act 2016
- ROCE = Return on Capital Employed
- RONW = Return on Networth
- Rs. = Indian Rupees
- sqft. = Square Feet

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