

SOBHA BROOKLYN TOWERS



INVESTORS PRESENTATION DEC 2021



Artistic Impression

- Demand in Housing sector has revived, and the trend continues on upward path. Sale of homes reached 90% of pre covid level in 7 major cities.
- Housing sector has shown strong resilience against COVID in the midst of tough macro-economic environment.
- Covid has triggered the concept of “Work from Home”. This made people realize the importance of “Owning a Home”.
- Our government at the center and the states have learnt to manage the pandemic with better preparedness. This tends to make us believe that the pandemic will soon become endemic.
- The Government has been supporting the housing sector with various boosters like reduction in stamp duties, tax benefits, low interest rate.
- The repo rate is unchanged for the last ten consecutive bi-monthly monetary policies, thereby extending the benefit of lower interest rates to homebuyers.
- Significant pickup in the prospects of IT sector, increase in salaries, low mortgage rates, affordability, and other positive variables, fueled real estate which is expected to continue to lead the industry in the future years.
- Customers have changed their point of view towards home ownership with bigger-better homes by trusted developers.

CASHFLOW HIGHLIGHTS –Q3-22:

- **Achieved total cash inflow of Rs. 10.59 billion during Q3-22 which is the highest ever since inception.**
- **Total cash inflow is up by 22% and 16% as compared to Q3-21 and Q2-22 respectively.**
- **Achieved Real Estate Cash inflow of Rs 8.40 billion during Q3-22 which is the highest ever since inception.**
- **Real estate cash inflow is up by 27% and 16% as compared to Q3-21 and Q2-22 respectively.**
- **We have generated Operating Cashflow of Rs 2.09 billion during Q3-22. The same is up by 15% as compared to Q3-21.**
- **Net debt got reduced by Rs 1.23 billion in Q3-22 which is up by 64% compared to Q3-21.**
- **We are able to reduce net debt by Rs. 4.39 billion in the last 9 quarters.**
- **Borrowing cost has further come down during the quarter and stands at 8.65 % as on 31.12.2021.**

CASHFLOW HIGHLIGHTS –9M-22:

- Achieved total cash inflow of Rs. 26.91 billion during 9M-22 which is up by 28% as compared to 9M-21.
- Achieved Real Estate Cash inflow of Rs 21.12 billion during 9M-22 which is the highest ever since inception, the same is up by 41% as compared to 9M-21.
- We have generated Operating Cashflow of Rs 5.20 billion during 9M-22 which is the highest ever since inception. The same is up by 29% as compared to 9M-21.
- Net debt got reduced by Rs. 1.98 billion during 9M-22.
- Borrowing cost has come down by 39bps during 9M-22.
- We reduced finance cost by Rs. 284 million during 9M-22 as compared to 9M-21.

CASH FLOW STATEMENT

Amount Rs.in Millions

PARTICULARS	Q3-22	Q3-21	Q2-22	9M-22	9M-21	FY-21
Operational cash inflows						
Real Estate Operations	8,402	6,639	7,245	21,124	15,021	22,169
Contractual & Manufacturing	2,187	2,030	1,898	5,787	5,973	8,600
Total Operational cash inflow (A)	10,589	8,669	9,144	26,911	20,994	30,769
Operational cash outflows						
Real Estate project expenses	3,138	2,903	2,671	8,187	6,843	9,181
Joint Development Partner Payments	2,110	1,281	1,849	4,905	2,624	4,424
Contracts and Manufacturing expenses	2,075	1,823	1,671	5,350	5,277	7,634
Statutory Dues	346	153	505	1,105	342	532
Corpus Repayment	165	109	148	481	245	384
Central Over Heads	371	360	352	1,037	1,085	1,458
Advertising & Marketing expenses	295	221	179	645	535	766
Total Operational cash outflow (B)	8,500	6,850	7,375	21,709	16,951	24,379
Operational Cash flow : (C=A-B)	2,089	1,819	1,769	5,202	4,043	6,390

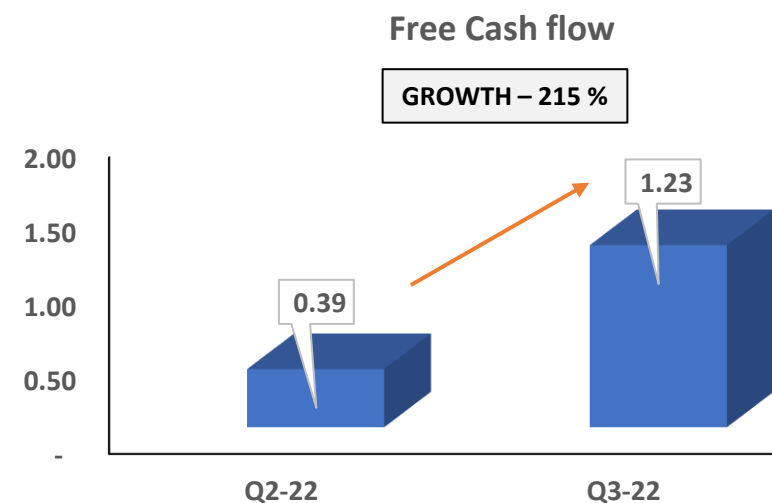
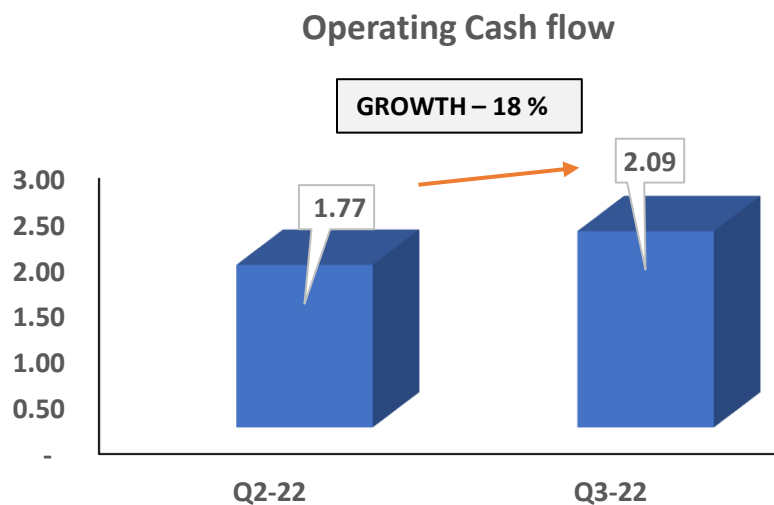
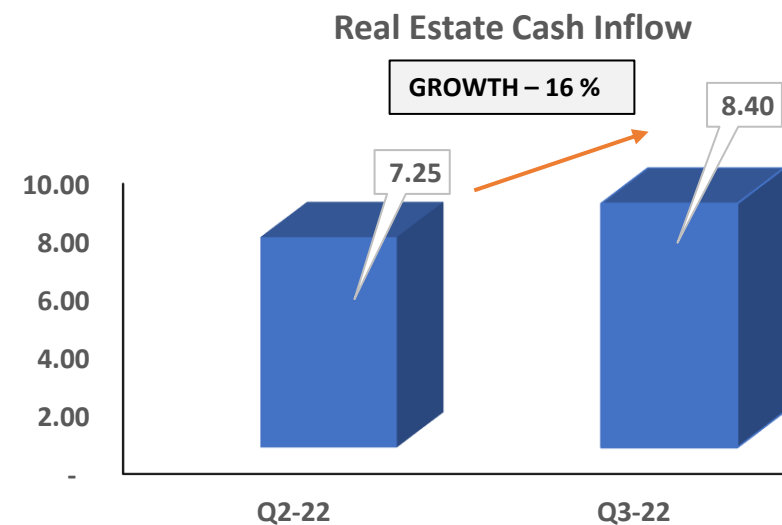
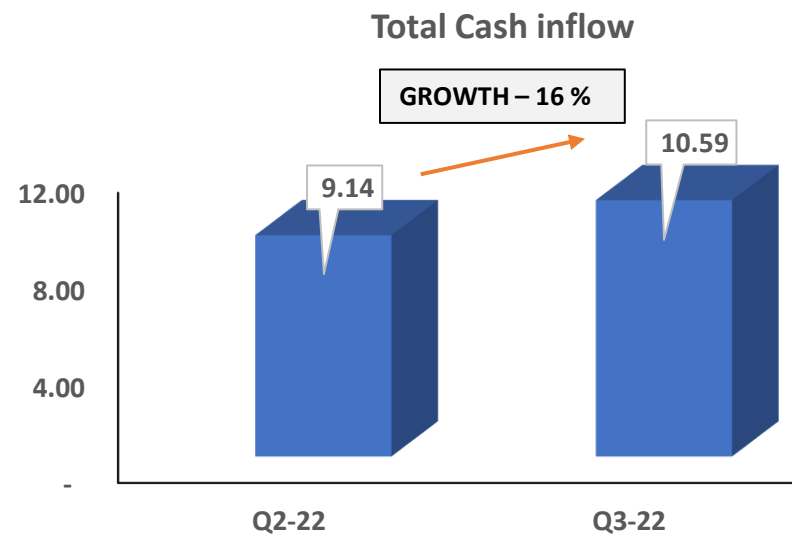
CASH FLOW STATEMENT (Contd)

Amount Rs.in Millions

PARTICULARS	Q3-22	Q3-21	Q2-22	9M-22	9M-21	FY-21
Financial Outflows						
Finance Cost	729	824	772	2,232	1,858	2,733
Income Tax	121	48	118	336	131	97
Total Financial Outflows (D)	850	872	890	2,568	1,989	2,830
Cash flow after Financial Outflow : (E=C-D)	1,239	947	879	2,634	2,054	3,560
Capital Outflows						
Land Payments	(51)	144	67	10	204	382
Dividend including tax	-	-	332	332	664	664
Donation / CSR Contribution	32	25	33	86	67	95
Capex – General	23	1	45	208	1	35
Capex – Commercial Real Estate	1	25	9	16	77	115
Total Capital Outflow (F)	5	195	487	652	1,013	1,291
COVID Moratorium Interest availed (G)	-	-	-	-	560	560
Total Cash Inflow : (A)	10,589	8,669	9,144	26,911	20,994	30,769
Total Cash Outflow : (H =B+D+F+H)	9,355	7,917	8,752	24,929	20,513	29,060
Free Cash flow (A - H)	1,234	752	392	1,982	481	1,709

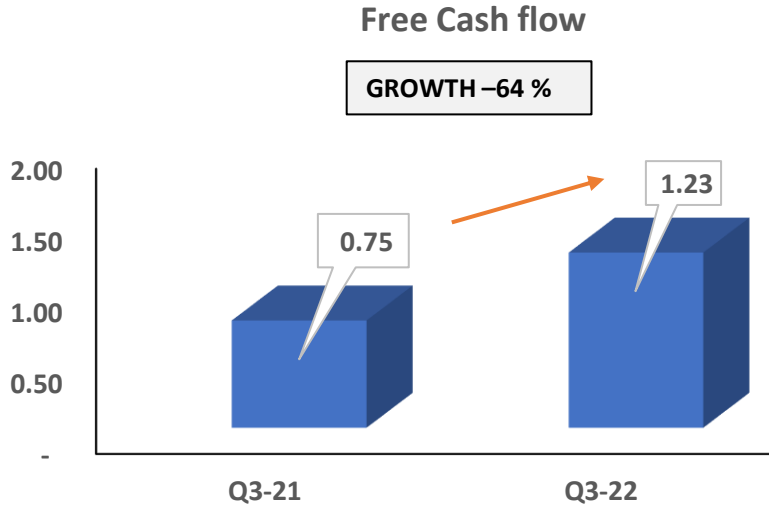
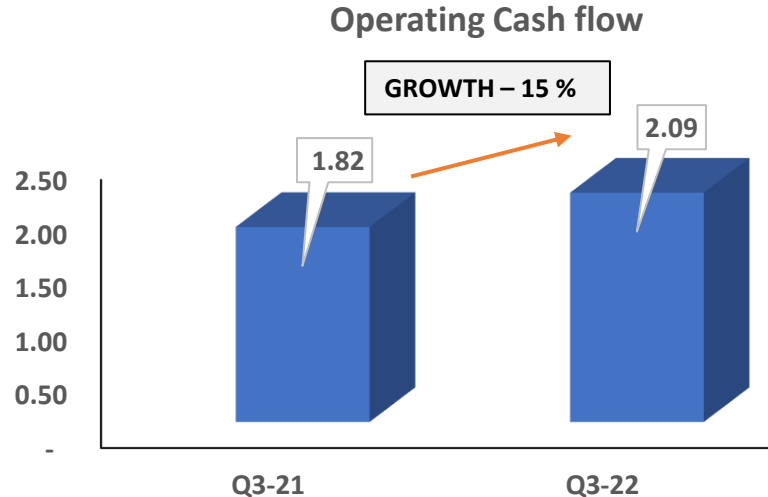
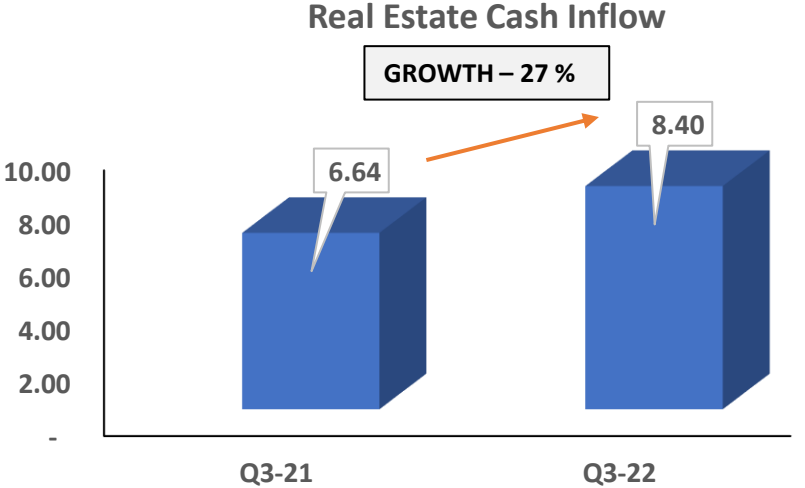
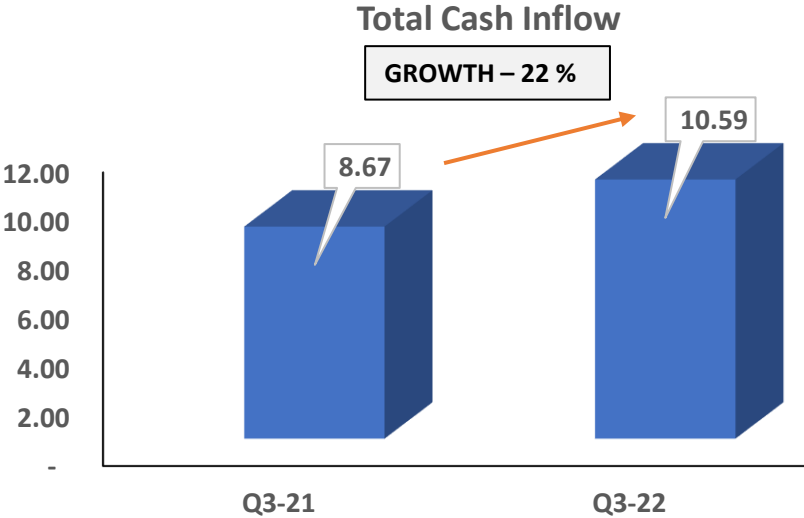
CASHFLOW HIGHLIGHTS: Q3-22 V/s Q2-22

Amount in Rs. Billions



CASHFLOW HIGHLIGHTS: Q3-22 V/s Q3-21

Amount in Rs. Billions



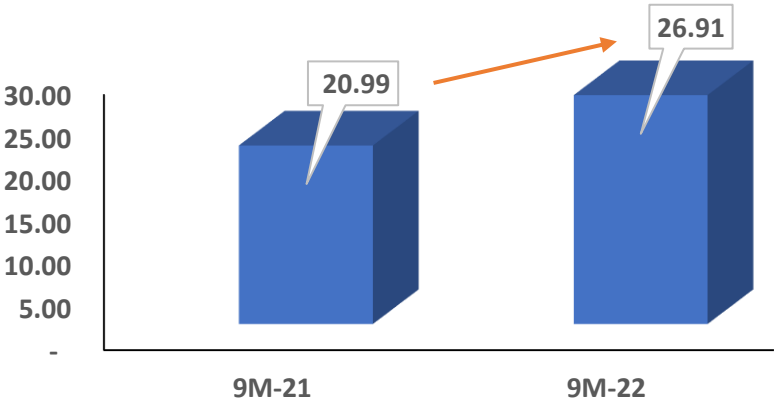
CASHFLOW HIGHLIGHTS: 9M-22 V/s 9M-21



Amount in Rs. Billions

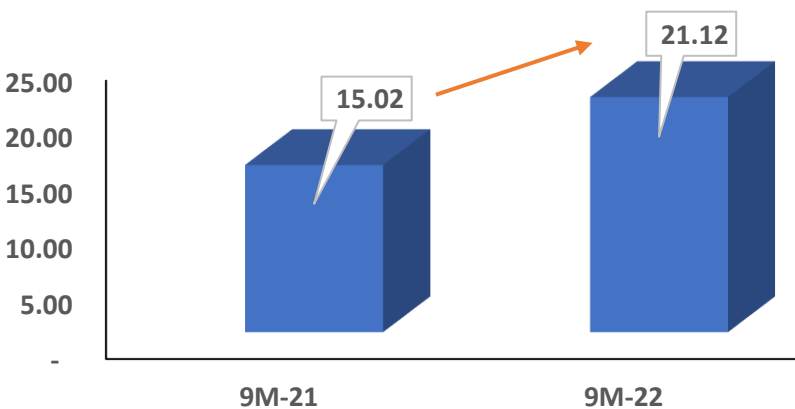
Total Cash Inflow

GROWTH – 28 %



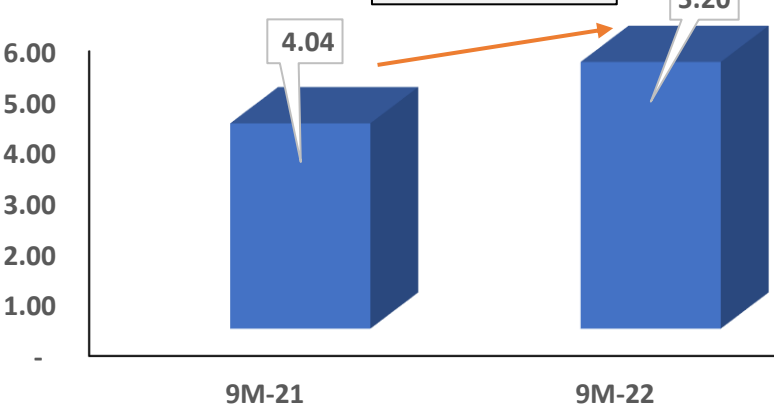
Real Estate Cash Inflow

GROWTH – 41 %



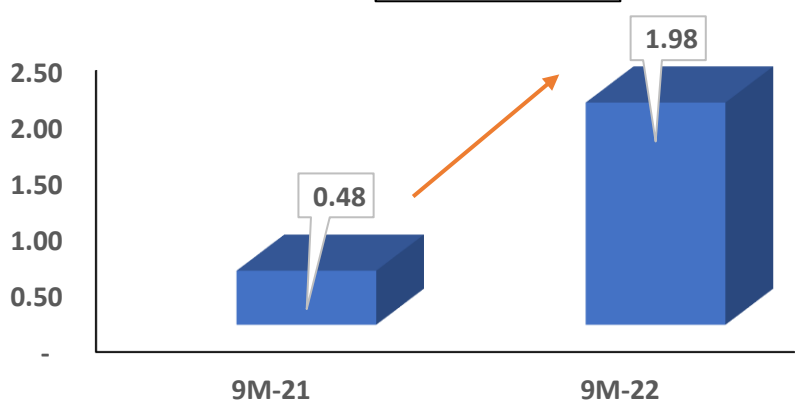
Operating Cash flow

GROWTH – 29 %

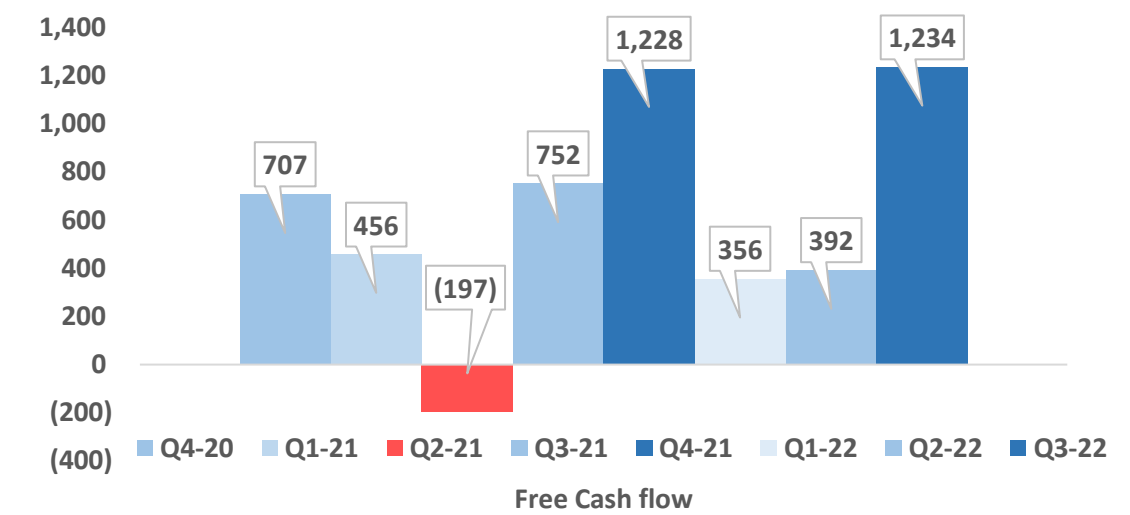
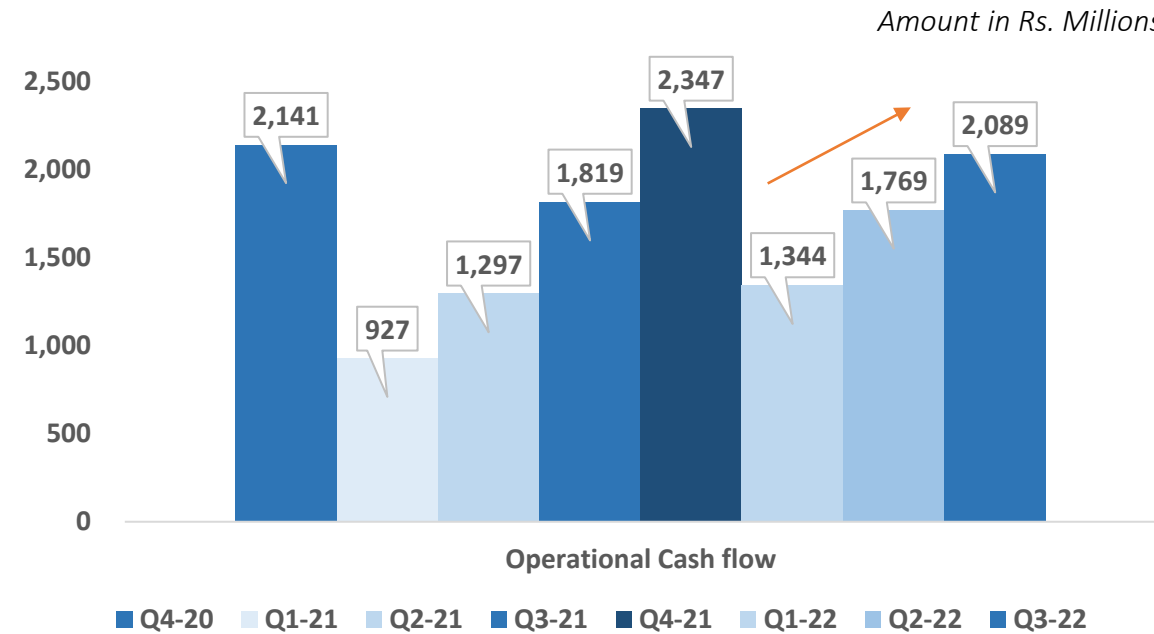
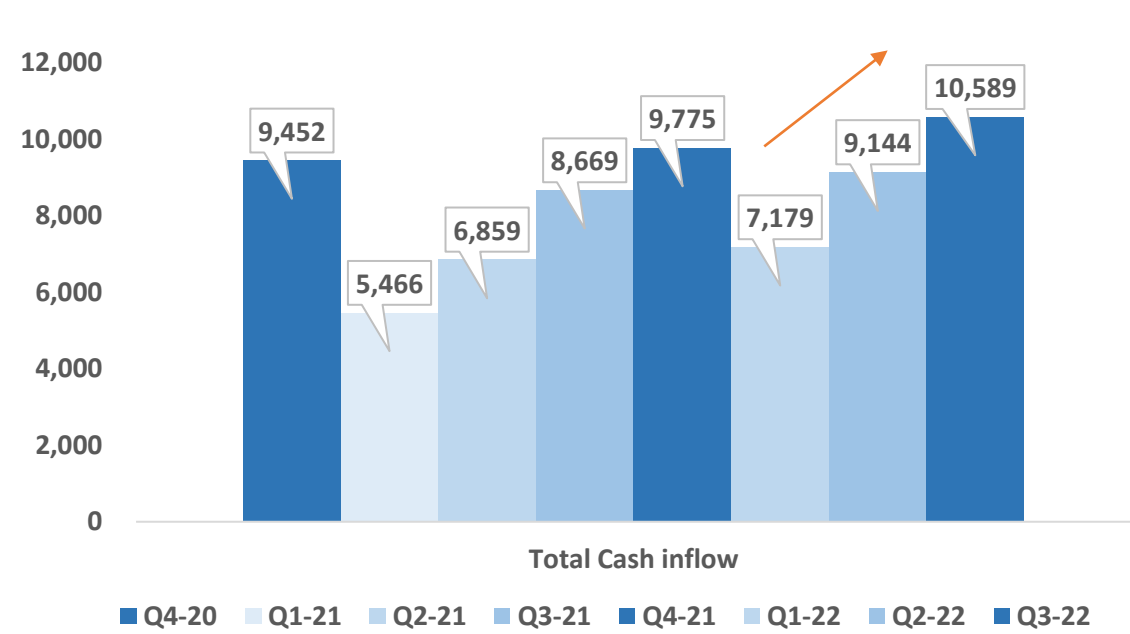


Free Cash flow

GROWTH – 312 %



CASH FLOW PERFORMANCE:



Q1-21 – First wave of Covid-19

Q2-21 – Dividend payout

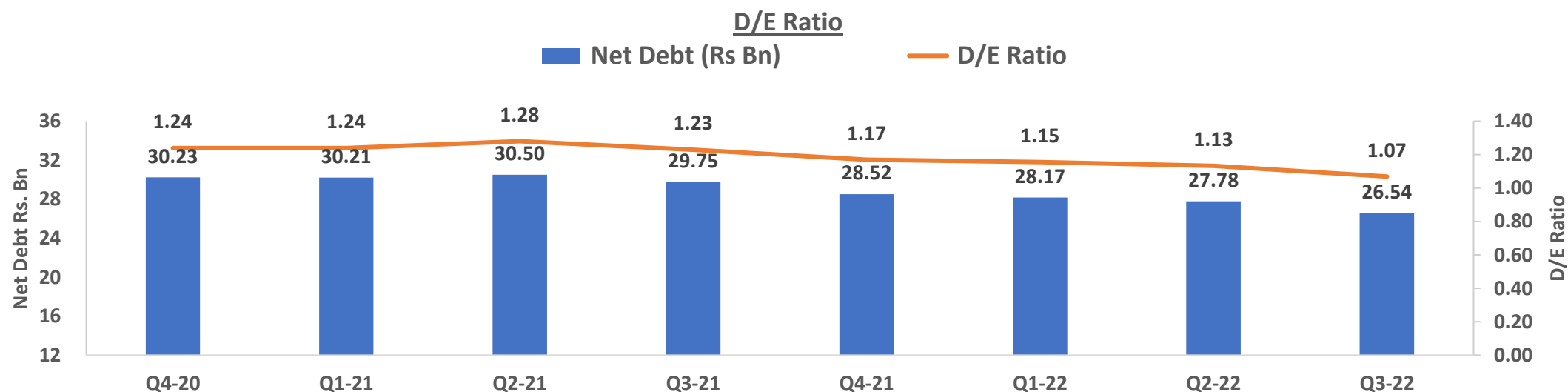
Q1-22 – Second wave of Covid-19

Q2-22 – Dividend payout

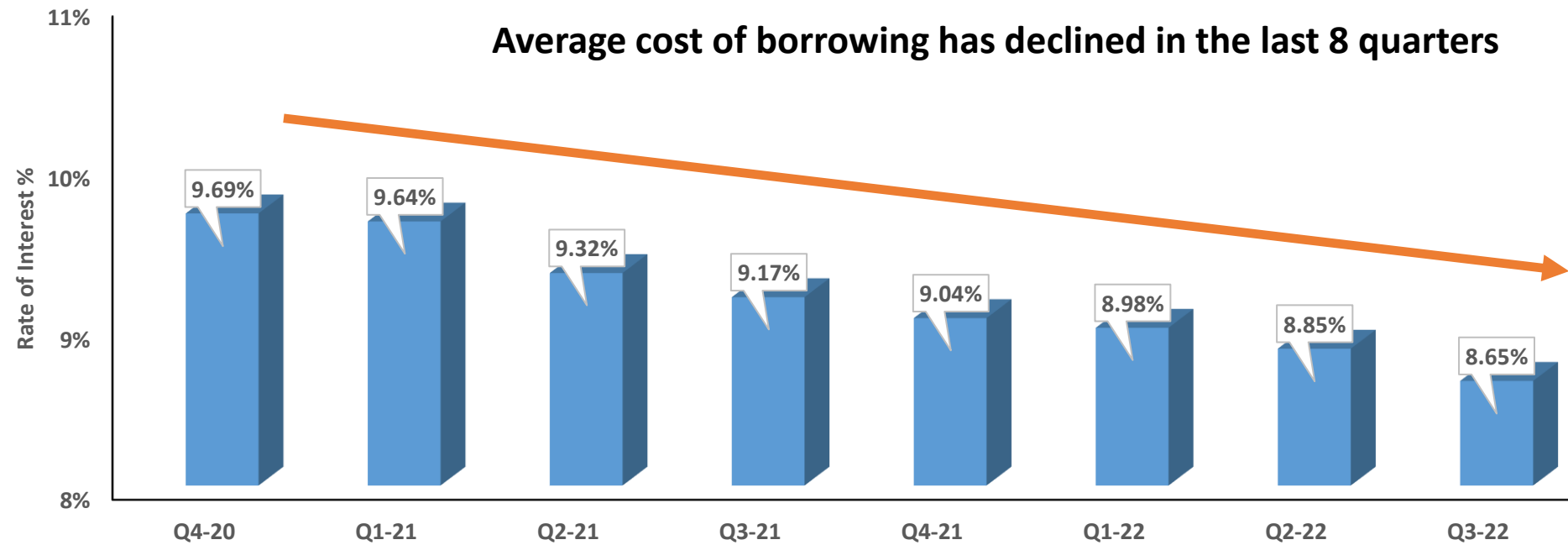
MOVEMENT of DEBT

Amount Rs.in Billions

Particulars	31st Mar-20	30th Jun-20	30th Sept-20	31st Dec-20	31st Mar-21	30th June-21	30th Sept-21	31st Dec-21
Gross Debt	31.18	31.25	31.56	31.34	30.62	30.21	29.33	28.04
Less: Cash & Cash Equivalents	0.95	1.04	1.06	1.59	2.10	2.04	1.55	1.50
Net Debt	30.23	30.21	30.50	29.75	28.52	28.17	27.78	26.54



❖ We target to reduce D/E to below 1.0



Finance Cost(Gross)							Rs. In Million
Q4-20	Q1-21	Q2-21	Q3-21	Q4-21	Q1-22	Q2-22	Q3-22
840	848	851	848	815	754	770	739

REAL ESTATE (RESIDENTIAL) PROJECTS: PROJECTED CASH FLOW

Particulars	Completed projects with unsold inventory	Ongoing - Area offered for sale	Ongoing - Area not offered for sale	Total	UOM
Total Saleable area	16.15	19.97	8.71	44.83	Mn.sqft
Sobha Share of Saleable area	15.32	19.32	7.63	42.27	Mn.sqft
Total area sold till 31st Dec 2021	14.88	13.33	-	28.22	Mn.sqft
Unsold area as on 31st Dec 2021	0.44	5.99	7.63	14.05	Mn.sqft
Balance construction cost to be spent to complete the entire developments	-	51.83	34.04	85.88	Rs.Bn
Outstanding receivables + Balance to be billed and collected on sold units+Refundable deposit	1.21	55.08	-	56.29	Rs.Bn
Projected Sales value of unsold stock	3.25	40.58	56.53	100.36	Rs.Bn
Cumulative Cash flow available (+ve)	4.47	43.82	22.48	70.77	Rs.Bn

Highlights:

- 1. Unsold completed inventory stands at 0.44 million square feet, which will probably be the lowest in the real estate industry.**
- 2. Balance receivables of Rs. 56.29 billion from residential units sold, fully covers the balance project cost to be spent for completing these projects.**

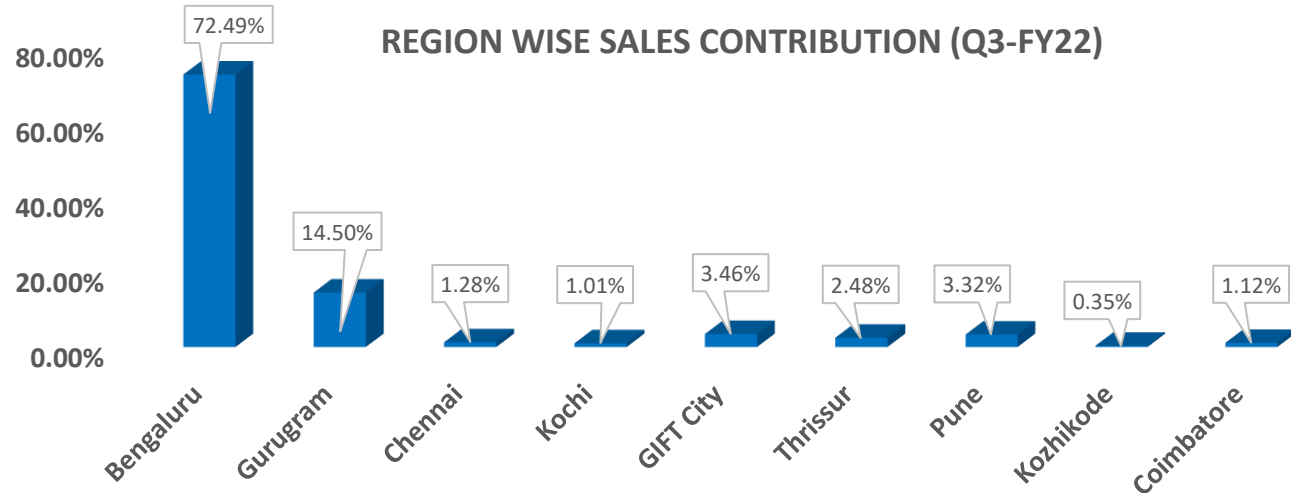
[^]Unsold area sale value is based on estimated selling price in respective projects.

SALES HIGHLIGHTS: Q3-22 & 9M-22

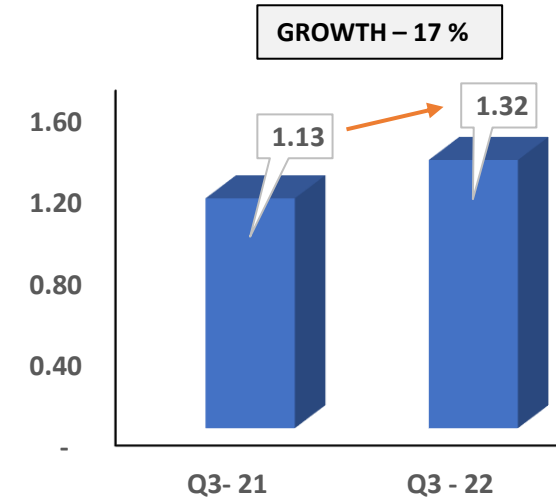
- Achieved highest ever nine months total sales volume and sale value of 3,567,087 square feet and Rs.27.61 billion, respectively.
- Achieved best ever Sobha Share of sale value of Rs 23.33 billion since inception.
- Achieved highest ever Sales volume in Bengaluru during 9M-22.
- Total sales volume, sale value, Sobha share of sale value are up by 33%, 34%, 46% respectively as compared to 9M-21.
- Achieved quarterly sales volume of 1,322,684 square feet of super built-up area valued at Rs 10.48 billion.
- Achieved best ever Sobha Share of sale value of Rs 9.08 billion during the quarter.
- Total sales volume, sale value, Sobha share of sale value are up by 17%, 18%, 34% respectively as compared to Q3-21.
- Average realization during the quarter has grown by 4% as compared to Q2-22.
- Bengaluru sales volume during the quarter has grown by 20% and 22% as compared to Q2-22 and Q3-21 respectively.
- Gurugram sales volume in Q3-22 has grown by 97% as compared to Q3-21.
- During the quarter, we have launched 'Sobha Avalon' residential project in GIFT CITY with super built-up area of 329,550 square feet.

SALES PERFORMANCE: Q3 - 22

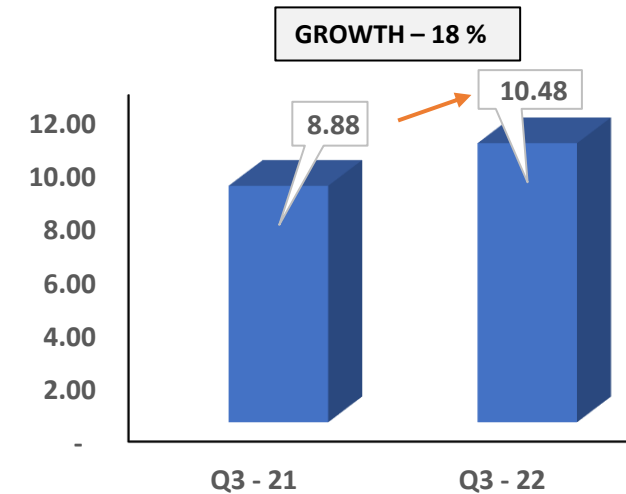
Q3 - FY 22				
Region	Area Sold	Total Sale Value	Sobha Share of Sale Value	Total Average Price Realization
	in Sq Feet	in Rs Mns	in Rs Mns	Rs / Sq Feet
Bengaluru	958,814	7,214	6,502	7,524
Kozhikode	4,612	30	24	6,612
Chennai	16,915	78	65	4,631
Kochi	13,310	97	65	7,295
Coimbatore	14,770	98	98	6,632
Gurugram	191,774	1,993	1,363	10,393
Thrissur	32,861	230	230	7,014
Pune	43,890	440	440	10,027
GIFT City	45,737	294	294	6,423
Total	1,322,684	10,475	9,082	7,920



Area Sold (in Mn sqft)

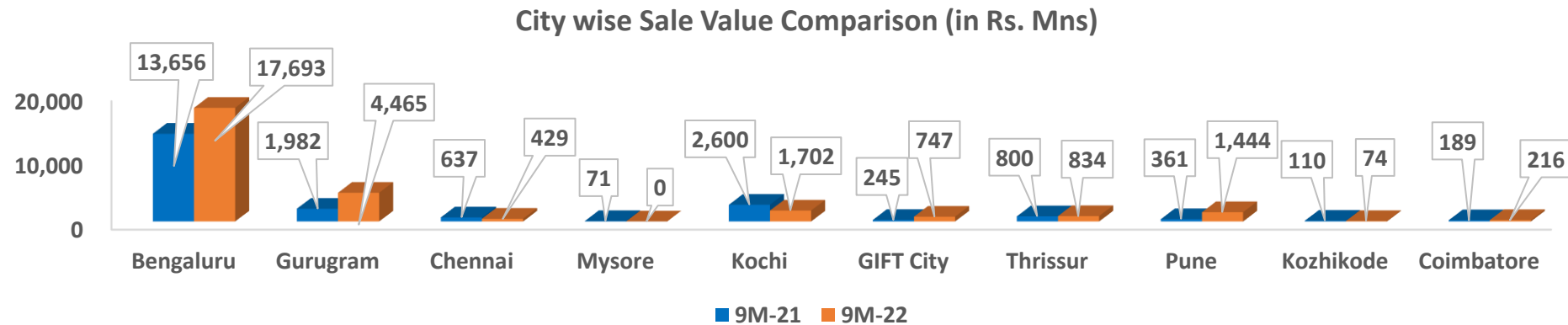


Total Sale Value (in Rs Bn)

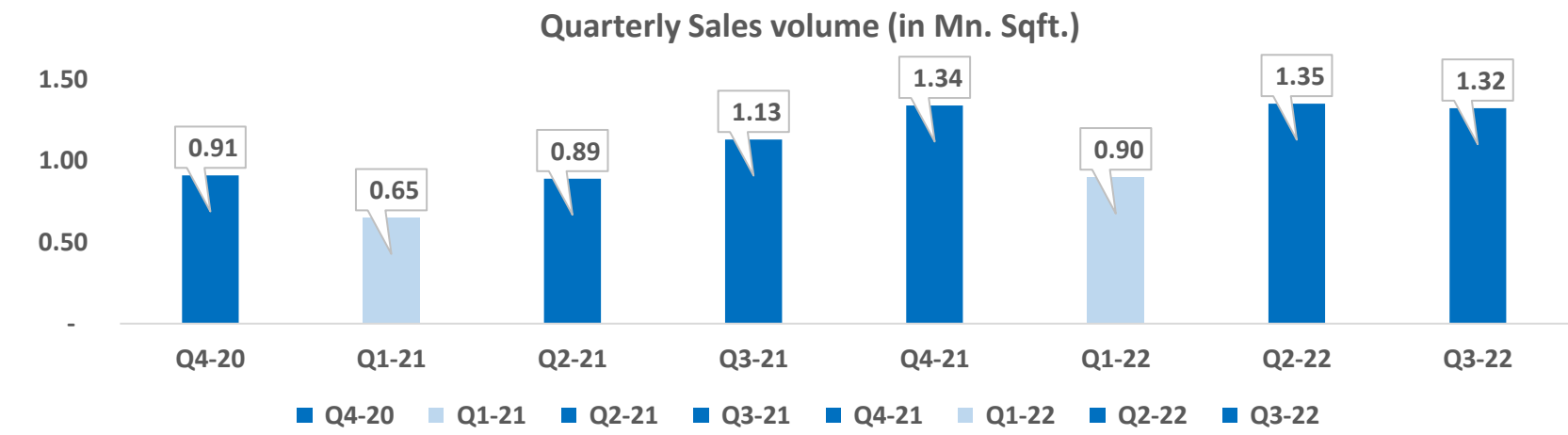


SALES PERFORMANCE: 9M FY -22

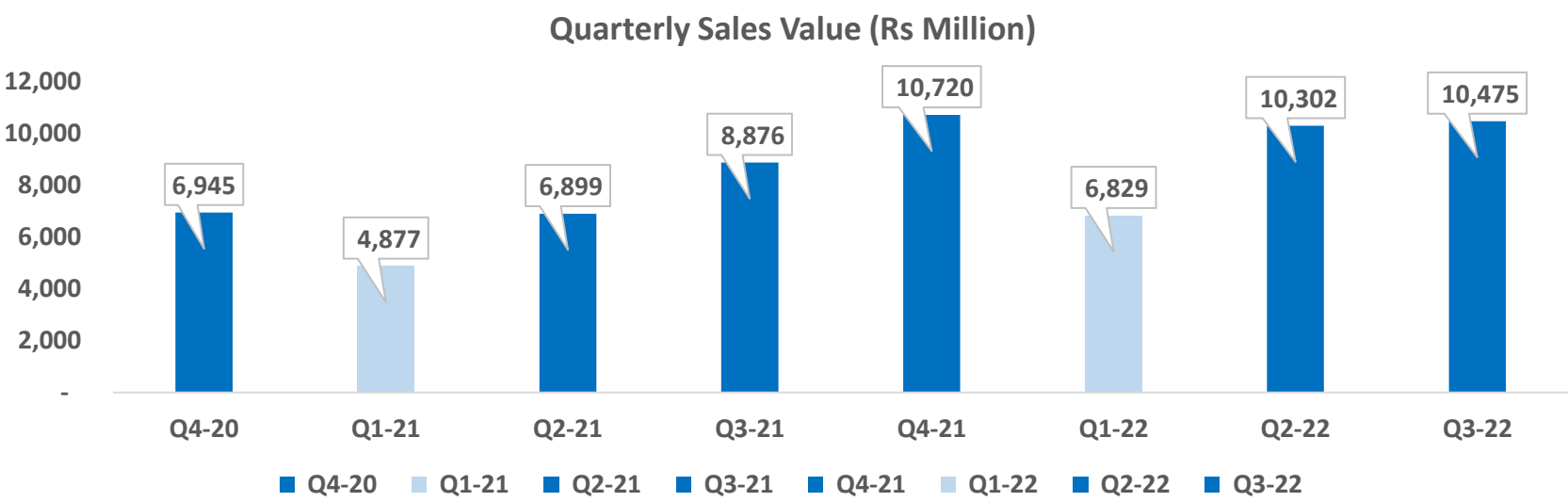
Region	9M - FY 22				9M - FY 21				Area Sold (region wise contribution)
	Area Sold	Total Sale Value	Total Average Price Realization	Sobha Share of Sale Value	Area Sold	Total Sale Value	Total Average Price Realization	Sobha Share of Sale Value	
	in Sq Feet	in Rs Mns	Rs / Sq Feet	in Rs Mns	in Sq Feet	in Rs Mns	Rs / Sq Feet	in Rs Mns	
Bengaluru	2,421,035	17,693	7,308	15,719	1,809,516	13,656	7,547	10,978	67.63%
Gurugram	448,632	4,465	9,954	2,998	210,521	1,982	9,415	1,354	7.87%
Chennai	74,463	429	5,761	416	87,471	637	7,284	637	3.27%
Mysore	-	-	-	-	34,056	71	2,073	50	1.27%
Kochi	183,708	1,702	9,264	900	277,060	2,600	9,384	1,350	10.35%
GIFT City	124,163	747	6,017	747	44,383	245	5,531	245	1.66%
Thrissur	119,235	834	6,998	834	110,690	800	7,225	800	4.14%
Pune	148,455	1,444	9,728	1,444	42,937	361	8,405	361	1.60%
Kozhikode	11,253	74	6,618	59	16,452	110	6,709	90	0.61%
Coimbatore	36,143	216	5,981	216	42,588	189	4,433	152	1.59%
Total	3,567,087	27,606	7,739	23,333	2,675,674	20,652	7,718	16,017	100.00%



SALES PERFORMANCE:

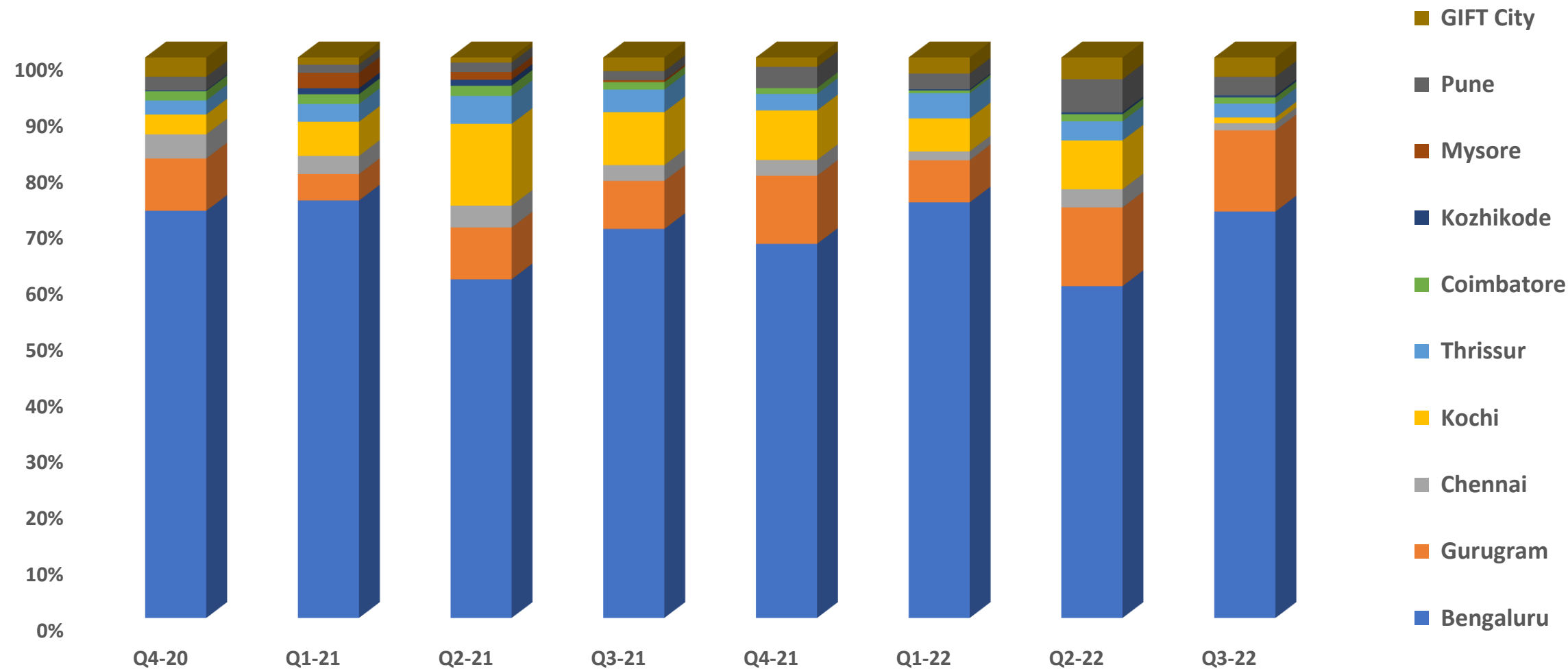


Q1-21 – First wave of Covid-19



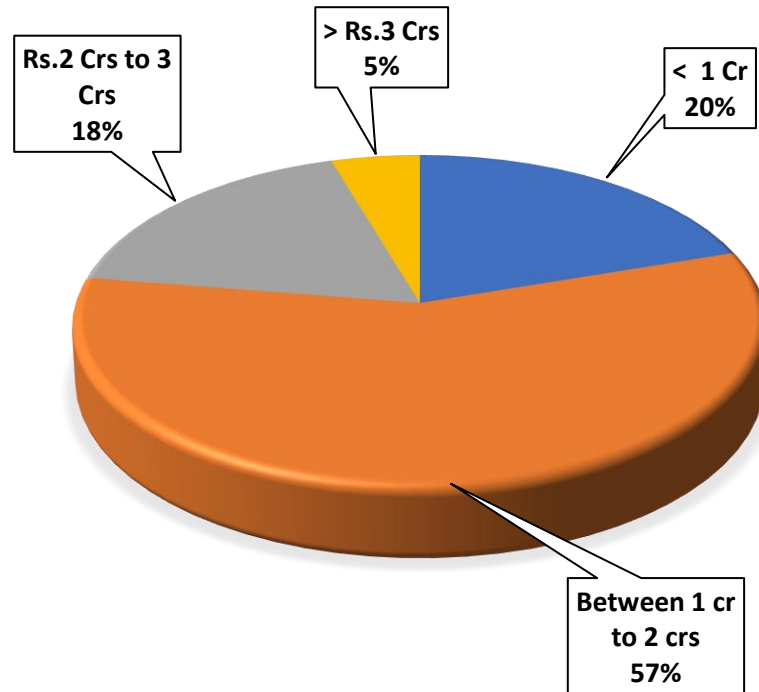
Q1-22 – Second wave of Covid-19

Area Sold: Region wise contribution

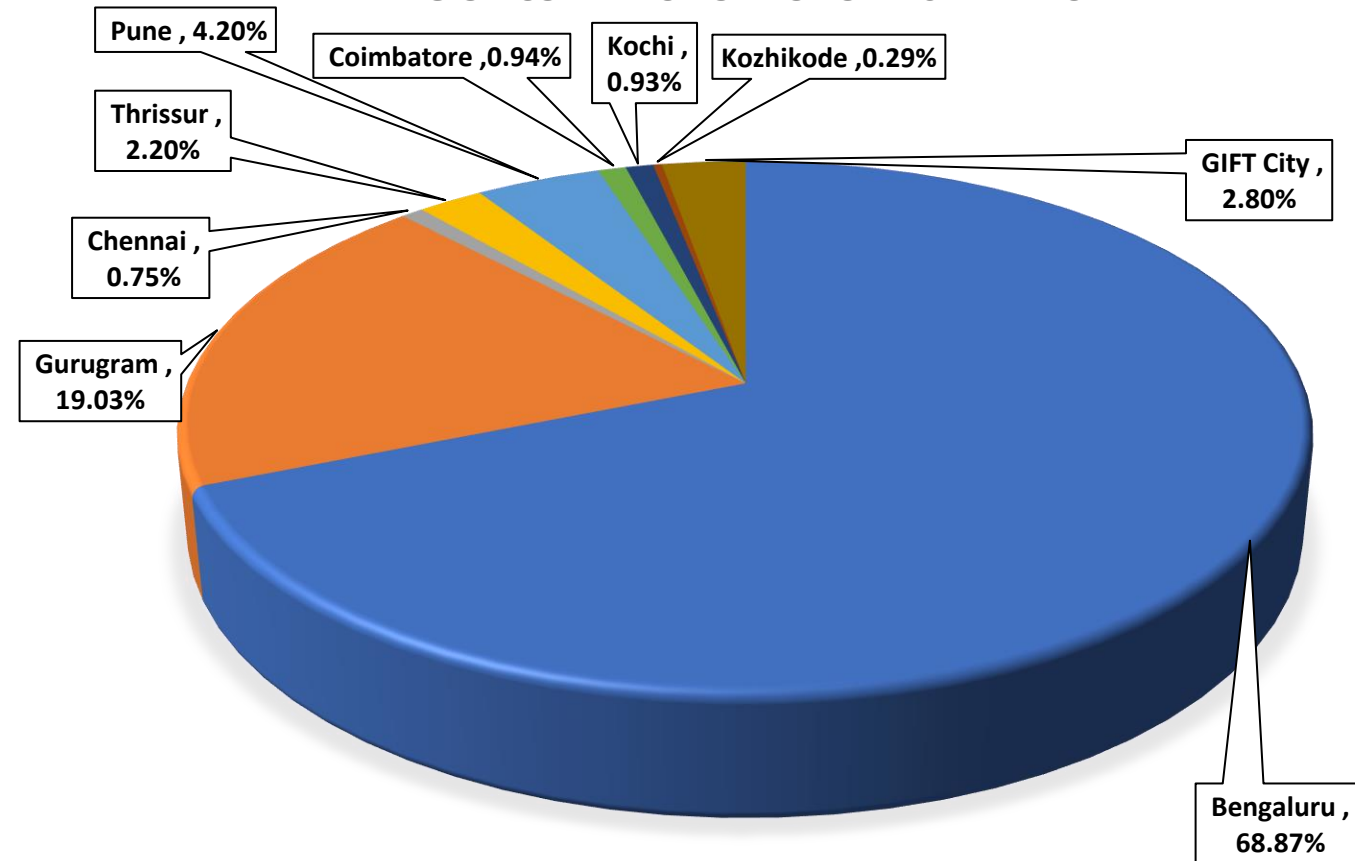


SALES VALUE PERFORMANCE Q3 - 22 (Price Band and Region category)

% CONTRIBUTION PER PRICE BRACKETS



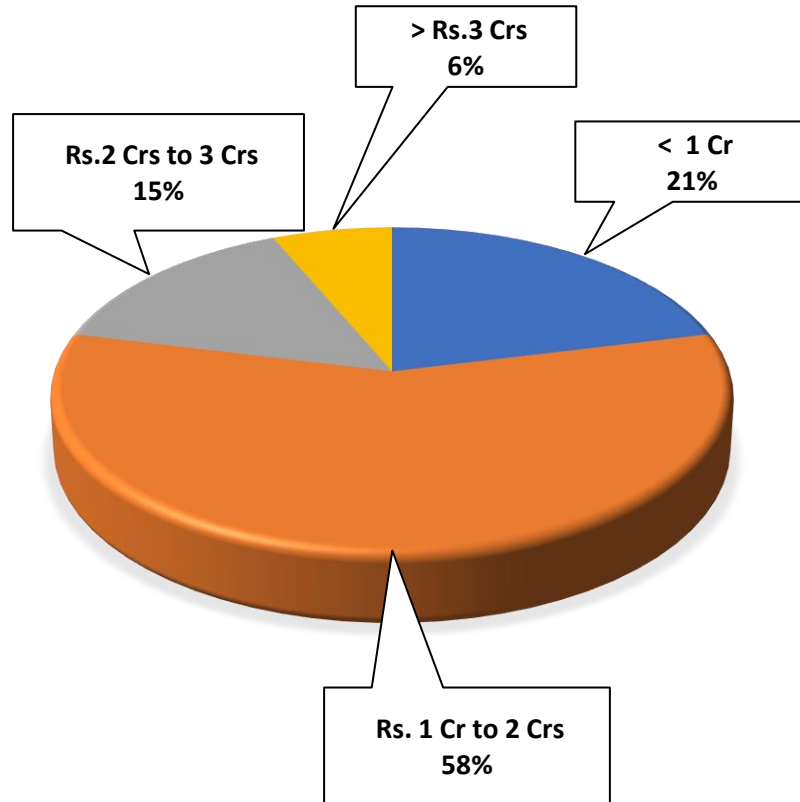
REGION CONTRIBUTION TO TOTAL SALE VALUE



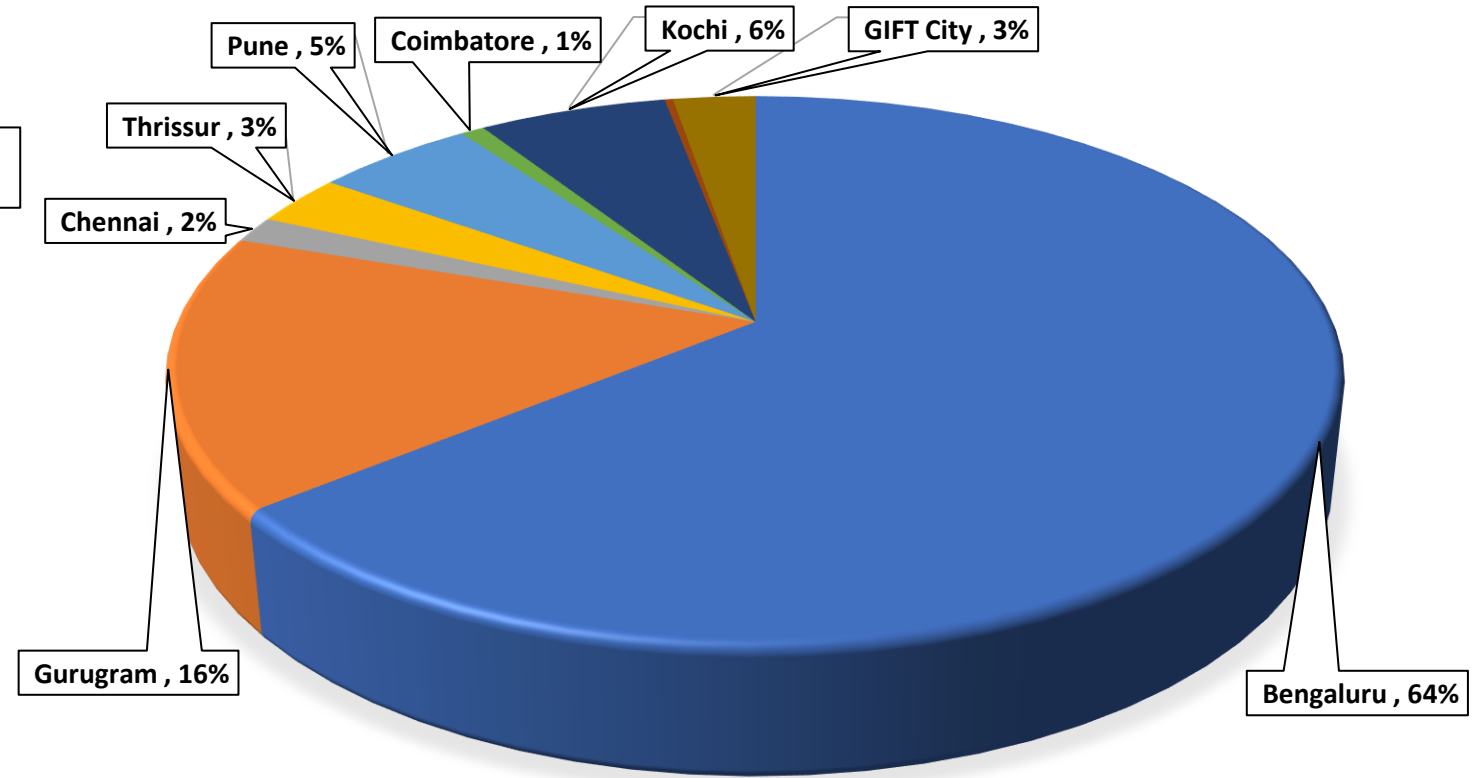
❖ We continue to see good demand for our luxury products, same trend was witnessed during the recent quarters.

SALES VALUE PERFORMANCE 9M - 22 (Price Band and Region category)

% CONTRIBUTION PER PRICE BRACKETS



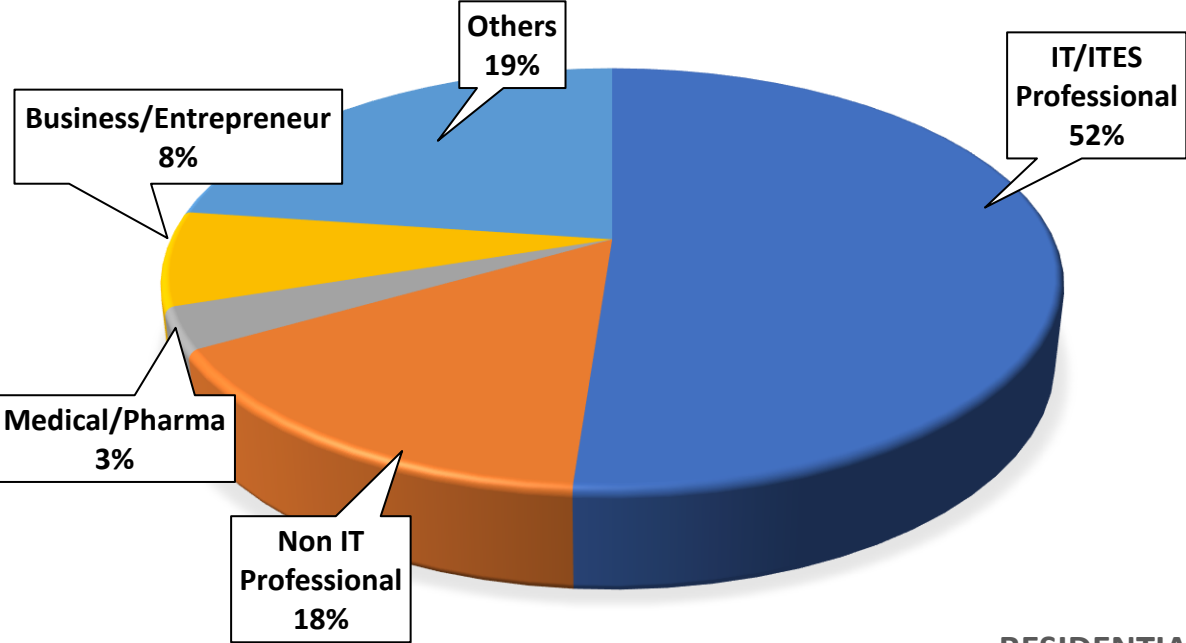
REGION CONTRIBUTION TO TOTAL SALE VALUE



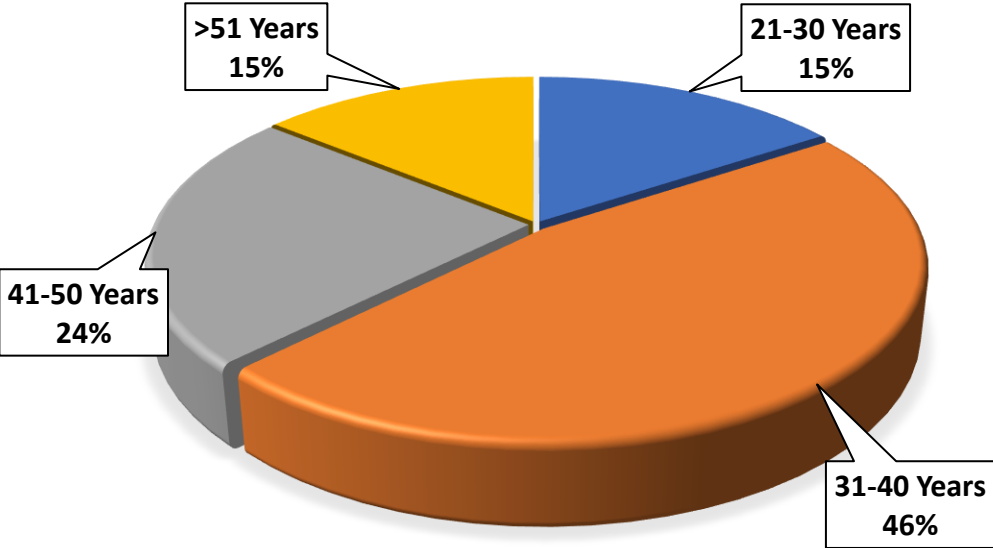
❖ We continue to see good demand for our luxury products, same trend was witnessed during the recent quarters.

BUYER PROFILE: 12 Months Rolling

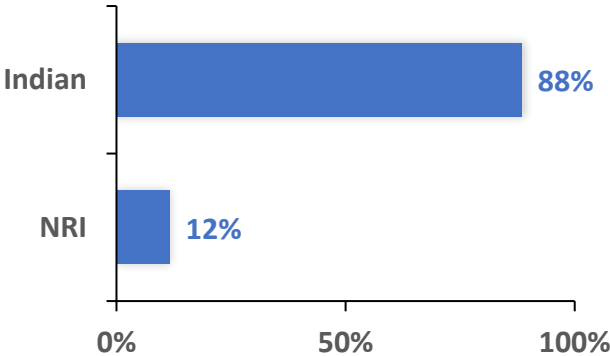
PROFESSION-WISE BREAKUP



BUYERS AGE-WISE BREAKUP



RESIDENTIAL STATUS



- **Total Income for Q3 -22 stands at Rs. 6.89 billion.**
- **Real Estate Revenue for Q3 -22 stands at Rs. 4.47 billion.**
- **Contractual & manufacturing vertical revenue stands at Rs. 2.22 billion up by 35% & 1% compared to Q2-22 & Q3-21 respectively.**
- **EBITDA for Q3 -22 stands at Rs. 1.36 billion. Margin at 20%.**
- **PBT for Q3 -22 stands at Rs. 0.44 billion. Margin at 6%.**
- **PAT for the Q3 -22 stands at Rs. 0.33 billion. Margin at 5%.**
- **Debt Equity stands at 1.07 as on 31.12.2021 as compared to 1.13 as on 30.09.2021.**
- **Contractual and manufacturing order book stands at Rs. 23.48 billion as on 31.12.2021.**
- **Out of the cumulative sales done in residential business as on 31.12.2021, there is a balance revenue of Rs. 77.55 billion to be recognised in our books of accounts.**

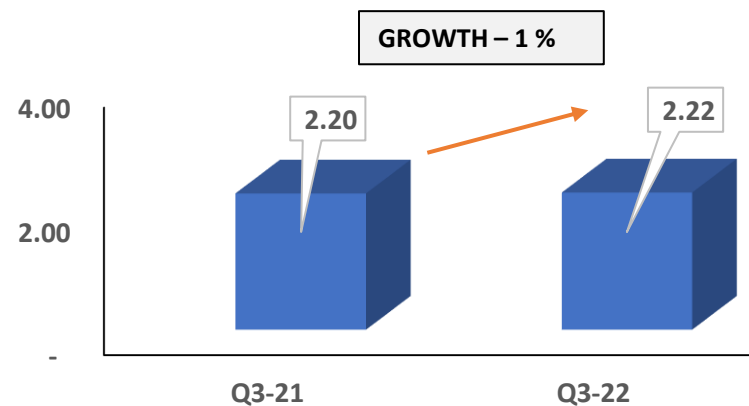
FINANCIAL HIGHLIGHTS : 9M-22

- **Total Income for 9M -22 stands at Rs. 20.29 billion up by 27% as compared to 9M -21.**
- **Real Estate Revenue for 9M -22 stands at Rs. 14.78 billion up by 45% as compared to 9M -21.**
- **Contractual & manufacturing vertical revenue for 9M -22 stands at Rs. 5.22 billion.**
- **EBITDA for 9M -22 stands at Rs. 4.01 billion. Margin at 20%.**
- **PBT for 9M -22 stands at Rs. 1.22 billion. Margin at 6%.**
- **PAT for 9M -22 stands at Rs. 0.90 billion. Margin at 4%.**

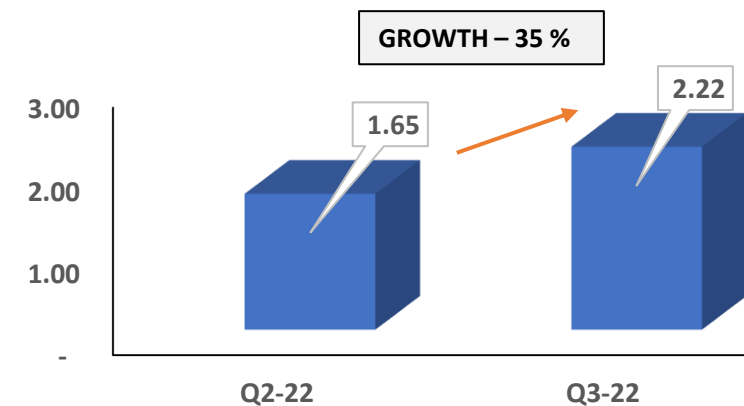
FINANCIAL HIGHLIGHTS: Q3-21 V/s Q3-22

Amount in Rs. Billions

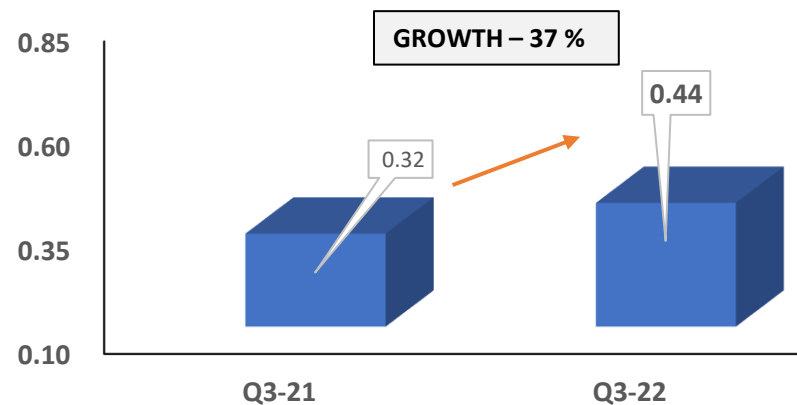
Contracts and Mfg Revenue



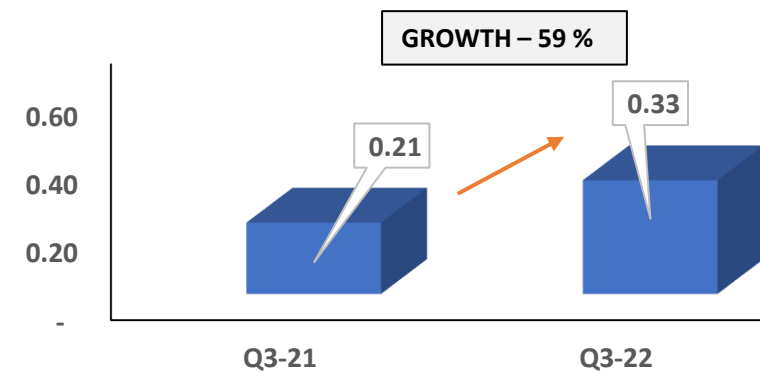
Contracts and Mfg Revenue



PBT

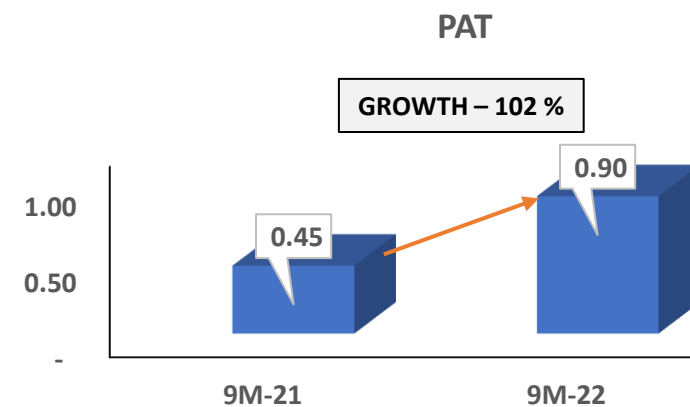
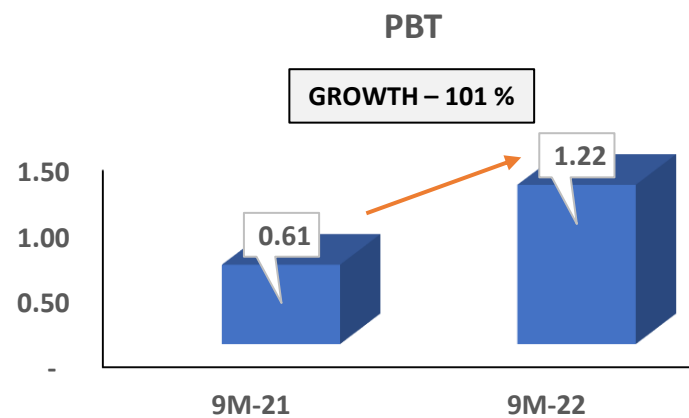
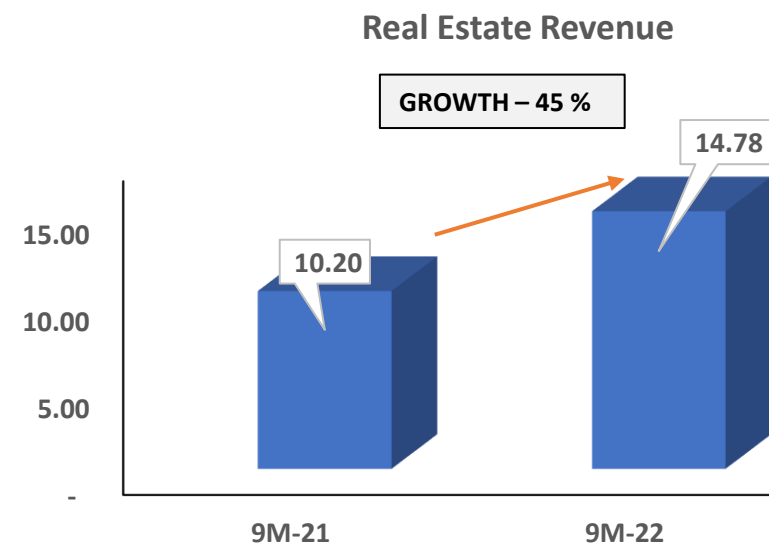
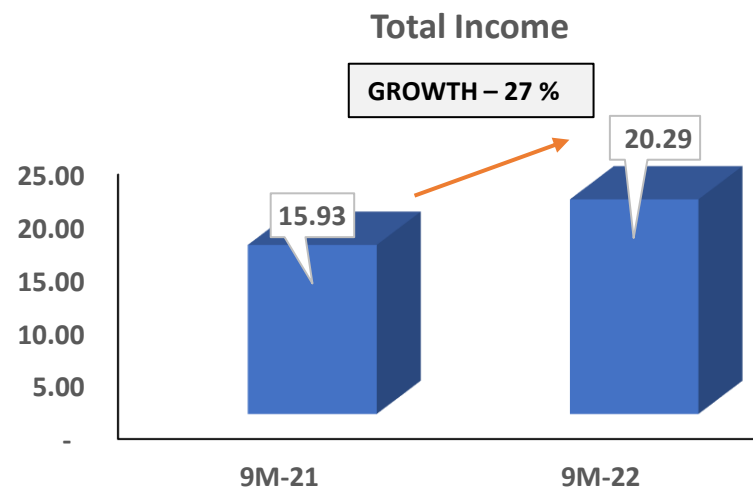


PAT



FINANCIAL HIGHLIGHTS: 9M-22 V/s 9M-21

Amount in Rs. Billions



PROFIT & LOSS STATEMENT

Amount Rs.in Millions

PARTICULARS	Q3-22	Q3-21	Q2-22	9M-22	9M-21	FY-21
Real Estate Revenue	4,466	4,641	6,544	14,778	10,204	13,103
Contractual & Manufacturing Revenue	2,216	2,203	1,647	5,218	5,360	7,995
Other Income *	206	91	40	294	370	499
Total Income	6,888	6,935	8,231	20,291	15,934	21,597
Total Expenditure	5,529	5,557	6,633	16,278	12,190	16,689
EBIDTA	1,359	1,378	1,598	4,012	3,744	4,908
EBIDTA %	20%	20%	19%	20%	23%	23%
Depreciation	178	207	179	532	591	794
Finance Expenses **	739	848	770	2,263	2,547	3,362
Profit Before Tax	442	323	649	1,217	606	752
PBT %	6%	5%	8%	6%	4%	3%
Tax Expenses (Provision)	115	107	166	299	162	129
PAT after share of associates	327	216	483	918	444	623
Other comprehensive income (net of tax expense)	5	(8)	(29)	(18)	-	7
Net Profit	332	208	454	900	445	630
Net Profit %	5%	3%	6%	4%	3%	3%

* Other Income excludes notional interest income on unwinding of discount on JDA deposits as per Ind AS 109.

** Finance Expenses excludes notional interest accrued on advance from customers as per Ind AS 115.

CONSOLIDATED BALANCE SHEET

Amount Rs.in Millions

PARTICULARS	31'Dec 2021	31'Dec 2020
ASSETS		
Non-current assets		
Property, Plant and equipment	4,097	4,487
Investment Property	3,435	3,469
Investment Property under construction	765	0
Intangible assets	228	229
Right of use assets	125	133
Financial assets		
Investments	1,143	1,143
Trade Receivables	576	520
Other Non-current financial assets	1,509	102
Other non-current assets	4,366	5,172
Current tax assets (net)	98	122
Deferred tax assets (net)	19	21
TOTAL	16,361	15,398
Current Assets		
Inventories	72,930	68,154
Financial Assets		
Trade receivables	3,713	2,122
Cash and cash equivalents	952	1,283
Bank balance other than Cash & cash equivalents	358	310
Other Current financial assets	5,045	7,947
Other current assets	13,883	14,457
TOTAL	96,881	94,273
TOTAL ASSETS	113,243	109,671

PARTICULARS	31'Dec 2021	31'Dec 2020
EQUITY & LIABILITIES		
Equity		
Equity Share Capital	948	948
Other Equity	23,897	23,145
Total Equity	24,845	24,093
Non-Current Liabilities		
Financial Liabilities		
Borrowings	3,119	3,562
Lease liabilities	41	68
Provisions	177	160
Deferred tax liabilities (net)	149	395
TOTAL	3,486	4,185
Current Liabilities		
Financial Liabilities		
Borrowings	23,753	26,967
Lease liabilities	61	74
Trade payables	6,727	7,153
Other Current financial liabilities	6,565	6,090
Other current liabilities	47,414	40,812
Liabilities for current tax (net)	242	160
Provisions	150	137
TOTAL	84,912	81,393
Total Liabilities	88,398	85,578
TOTAL EQUITY & LIABILITIES	113,243	109,671

REAL ESTATE - PROJECTS PORTFOLIO

Total Developable / Leasable Area in Mn sqft

CITY	COMPLETED	ONGOING	FORTHCOMING
Bengaluru *	47.59	17.07	8.55
Mysore	1.33	0.25	1.75
Gurugram	2.39	3.18	-
Kochi	-	3.95	-
Thrissur *	2.90	1.50	0.03
Kozhikode	-	1.09	-
Trivandrum	-	-	0.64
Chennai	2.38	1.04	-
Coimbatore	3.73	0.32	-
Hosur	-	-	1.31
GIFT City	-	1.23	0.82
Pune	1.20	0.94	-
Hyderabad	-	-	0.64
Total	61.53	30.57	13.73

➤ Completed Real Estate projects located across **7 cities**, with Total development of **61.53 mn sqft** and Super Built-up area of **46.66 mn sqft**

➤ Under construction projects located across **10 cities**, with Total developable area of **30.57 mn sqft** and Super Built-up area of **19.97 mn sqft**

➤ Forthcoming residential projects located across **7 cities**, with and super Built-up area of **13.73 Mn sqft**.
 ➤ *(includes) Proposed Commercial projects in Bangalore and Thrissur with Total Leasable Area of **0.29 and 0.03 mn sqft** respectively

Note:

- Real Estate product mix includes Multi Storied Apartments (Dreams, Luxury, Super Luxury & Presidential category), Row Houses, Villas, Plotted Developments & Club House Facilities etc.
- Developed / Developable area includes super built-up area (SBA) / saleable area to the customer plus common area, car parking area, service area, storage area, internal roads and common amenities.

FUTURE LAUNCHES AND RERA STATUS

Forthcoming Launch Pipeline :

LOCATION	No of Projects	Total Saleable area (Mn Sft)
Real Estate - Forthcoming		
Bengaluru	10	8.26
Hosur	1	1.31
Gurugram	1	1.75
GIFT City	1	0.82
Hyderabad	1	0.64
Trivandrum	1	0.64
Sub Total	15	13.41

Commercial Portfolio (Total Leasable Area)		
Bengaluru	1	0.29
Thrissur	1	0.03
Sub Total	2	0.32

Grand Total	17	13.73
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Ongoing Projects - RERA registration status :

Location	No of projects applied for RERA	No of projects approved by RERA
Bengaluru	77	75
Mysore	1	1
Gurugram	6	6
Pune	3	3
GIFT City	2	2
Chennai	5	5
Coimbatore	1	1
Thrissur	3	3
Kozhikode	2	2
Kochi	4	4
Total	104	102

Unsold Area in Completed projects	0.44 mn sft
Unsold Area in Ongoing projects - Area offered for sale	5.99 mn sft
Unsold area from ongoing projects - not offered for sale	7.63 mn sqft
Future Launches	13.41 mn sft
TOTAL INVENTORY AVAILABLE FOR SALE IN FUTURE	27.47 mn sft

Note:

- Above mentioned forthcoming launches are from our existing land bank. Balance land payments will be made through our internal accruals and not through any fresh debt.
- Saleable area for the forthcoming projects may change based on final approvals.

CONTRACTS PORTFOLIO

Overall area delivered since inception: 54.40 million square feet

Order book value as of 31st Dec 2021 : Rs 23.48 billion

Contractual Ongoing Project Details as of 31st Dec 2021

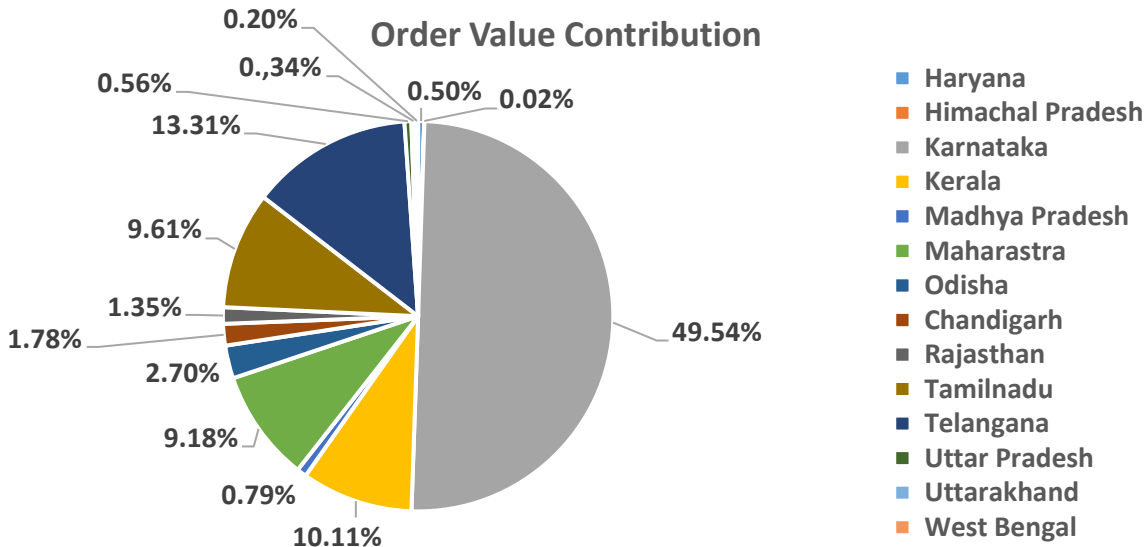
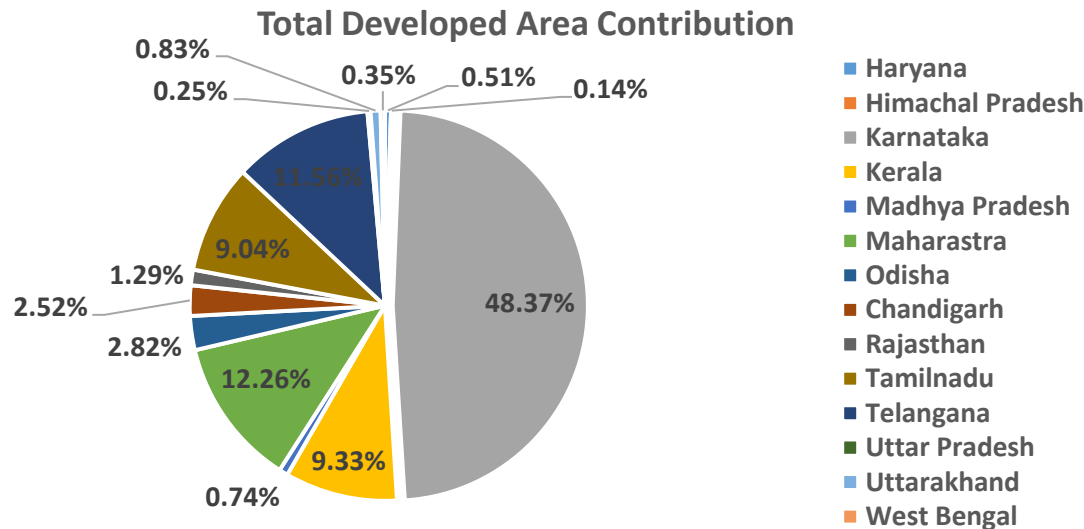
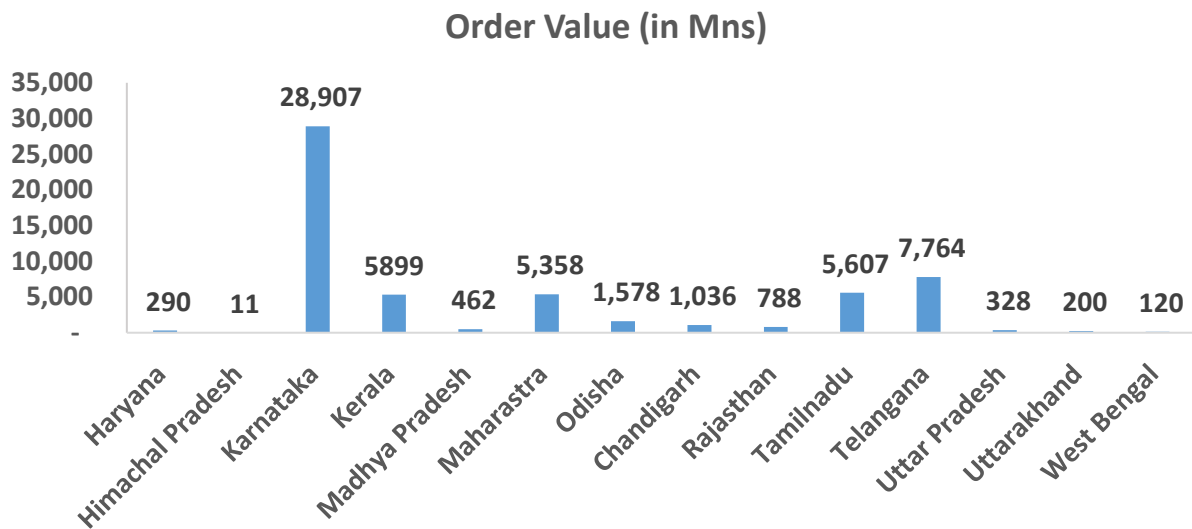
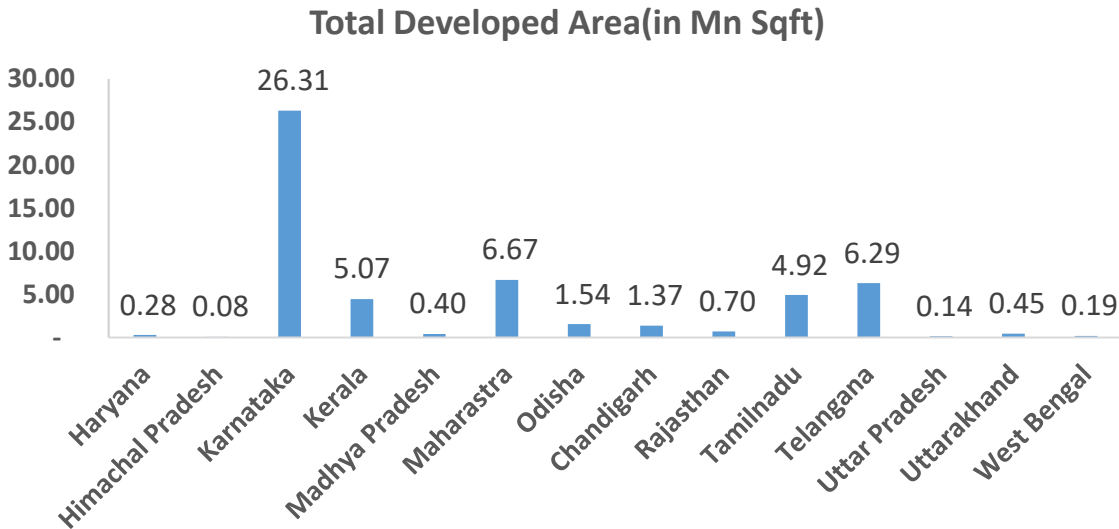
Sl No	Location	Built-up area (Mn Sqft)
1	Bengaluru	2.35
2	Bhubaneswar	0.01
3	Cochin	0.09
4	Indore	0.37
5	Nagpur	0.41
6	Pune	0.07
7	Trivandrum	2.14
8	Haryana	0.49
Total		5.93

Contractual Revenue & Collection Details as of 31st Dec 2021

Amount in Rs. Billions

Particulars	9M - 22	9M - 21
Revenue		
Contracts	3.42	3.61
Manufacturing	1.80	1.75
Total	5.22	5.36
Collections		
Contracts	3.61	3.78
Manufacturing	2.18	2.20
Total	5.79	5.97

CONTRACTS: Completed Projects region wise contribution details



MANUFACTURING DIVISION PERFORMANCE

Amount in Rs. Billions

- **SOBHA – Only Real Estate Company in India with Aatma Nirbhar (Self-Reliant) Model**
- **It supports company to achieve world class quality with timely & efficient delivery**

Glazing & Metal Works Division		Interiors & Furnishing Division		Concrete Products Division	
Turnover (9M-22):-	Rs. 0.83 Bn	Turnover (9M-22):-	Rs. 0.53 Bn	Turnover (9M-22):-	Rs. 0.44 Bn
No. of Employees	113	No. of Employees	164	No. of Employees	16
Factory Area	0.30 Mn sqft	Factory Area	0.80 Mn sqft	Factory Area	0.40 Mn sqft
<u>PRODUCTS:-</u> <ul style="list-style-type: none"> ➤ Metal/Steel fabrication works ➤ Aluminum doors & windows, structures ➤ Glass works 		<u>PRODUCTS:-</u> <ul style="list-style-type: none"> ➤ Manufacturing wood based products such as doors, windows, paneling, cabinets, cupboards & loose furniture. ➤ Manufacture of Economy, Deluxe, Super Deluxe & Premium Mattresses from furnishing division 		<u>PRODUCTS:-</u> <ul style="list-style-type: none"> ➤ Manufacture of wide range of concrete products such as concrete blocks, pavers, kerbstones, water drainage channels, paving slabs and elite landscape products ➤ Glass Fiber Reinforced Concrete 	

Note: *All divisions turnover represents net revenue excluding inter division sales & GST



COMMERCIAL PORTFOLIO: Completed and forthcoming projects

Project Name	Status	% of area Leased	Total Leasable Area (in sqft)	Sobha Share of Leasable Area (in sqft)
Sobha City Mall, Thrissur	Completed	94%	338,493	258,247
One Sobha, Bangalore	Completed	80%	225,334	150,974
Sub Total			563,827	409,221
Sobha City Athena, Bangalore	Ongoing	-	28,863	28,863
Sub Total			28,863	28,863
Yadavanahalli, E.City Bangalore	Forthcoming	-	292,723	292,723
Metropolis - Phase 2, Thrissur	Forthcoming	-	27,607	27,607
Sub Total			320,330	320,330
Grand Total			913,021	758,414

Sobha City Mall, Thrissur – Completed



1 Sobha, Bangalore- Completed



SOBHA DREAM ACRES PROJECT STATUS

Total Developable Area Launched	7.58 mn sqft	Total SBA launched for sale as on Dec – 2021	5.78 mn sqft
		Total SBA Sold till Dec – 2021	5.46 mn sqft
Area Completed till Dec - 2021	5.12 mn sqft	Percentage sold	94 %

Dream Acres Tropical Greens Wing 50 Bangalore



Sobha Dream Acres Tropical Greens Wing 37, Bangalore



Sobha Dream Gardens, Bangalore



ONGOING PROJECTS: (Contd)

Sobha Royal Pavilion Wing 1-4, Bangalore



Sobha Royal Pavilion Wing 5, Bangalore



ONGOING PROJECTS (Contd)

Sobha HRC Pristine - Wing 5, Bangalore



Sobha HRC Pristine - Wing 4, Bangalore



ONGOING PROJECTS: (Contd)

Sobha Lake Garden, Bangalore



Sobha Lake Gardens Wings 8, Bangalore



COMPLETED RESIDENTIAL PROJECTS DURING Q3-22:

SOBHA Silicon Oasis Wing 11, Bangalore



COMPLETED RESIDENTIAL PROJECTS DURING Q3-22:

Sobha City - Tower C1, Gurugram

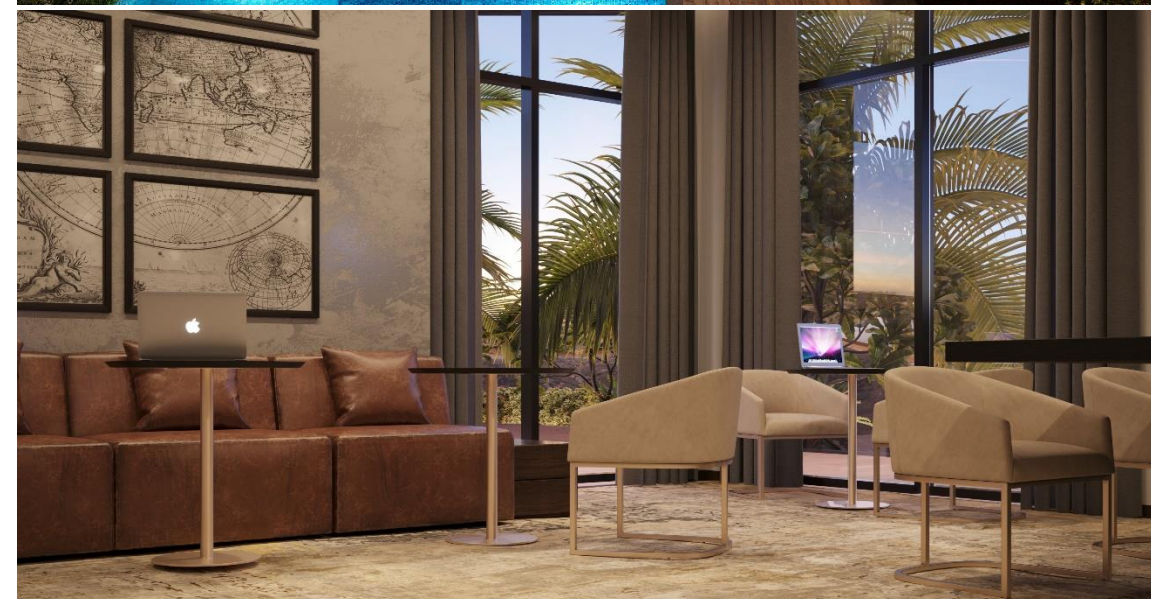
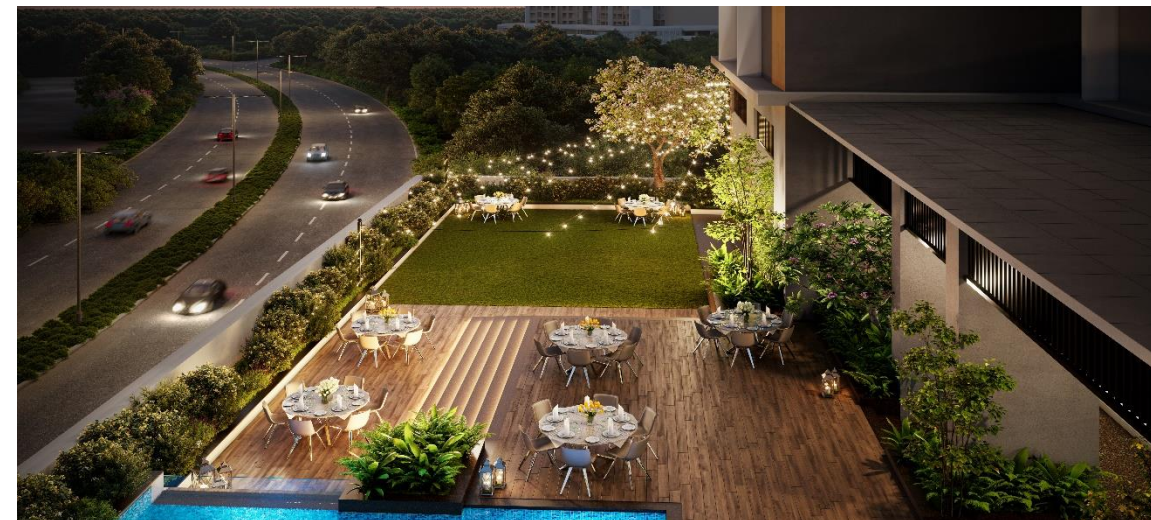


Sobha Dream Acres Tropical Green Wing 38 Bangalore



LAUNCHED RESIDENTIAL PROJECTS DURING Q3-22:

SOBHA AVALON, Gift City



BOARD OF DIRECTORS



Ravi PNC Menon
Chairman

- Over 16 years of experience in the real estate and construction business
- Bachelor of Science in Civil Engineering from Purdue University, USA



J.C. Sharma
Vice Chairman & Managing Director

- Over 38 years of experience in diversified industries such as automobiles, textiles, steel & real estate.
- A qualified Chartered Accountant and Company Secretary with a Bachelor's degree in Commerce (Honors) from St Xavier's college, Calcutta



T.P. Seetharam
Whole-time Director

- Distinguished service as a career diplomat for 36 years, retired as Ambassador of India to UAE
- IFS from 1980 batch and MA in English Literature from Madras Christian College



R.V.S. Rao
Independent Director

- Over 48 years of experience in the areas of banking and finance
- Bachelor's degree in Commerce from Mysore University and a Bachelor's degree in law from Bangalore University institutions



Anup Shah
Independent Director

- Over 36 years of experience in the field of law, specifically real estate law.
- Degree in law from the Government Law College, Mumbai



Srivathsala Kanchi Nandagopal
Independent Director

- A serial entrepreneur, Founder of 4 Organizations, with Businesses spanning across Angel Investing, Financial planning for HNIs and Strategic Business advisory
- Certified Financial Planner from ICAI besides holding Masters in Commerce from Bangalore University

THANK YOU



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Disclaimer:

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