OBEROI REALTY

Results Update Q1FY27

July 17, 2026

CONTENTS

Balance Sheet – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY27	Q1FY26	FY26
Non-current assets	8,11,283	7,67,339	8,07,878
Current assets	17,70,633	15,73,371	17,24,970
Total	**25,81,916**	**23,40,710**	**25,32,848**
Equity	18,39,868	16,05,314	17,92,163
Non-current liabilities	2,98,862	3,48,015	3,08,424
Current liabilities	4,43,186	3,87,381	4,32,261
Total	**25,81,916**	**23,40,710**	**25,32,848**

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	Q1FY27
Inflow	
Collection from Residential, Rent, Hospitality, Property Management & Others	**1,31,914**
Outflow	
Operating expenses	55,978
Net Surplus	**75,936**
Less: Other Outflows	
Amounts paid for upcoming Development Properties	78,636
Amounts paid for Capex / Investment Properties	60,080
Decrease/ (Increase) in Borrowings	5,186
Finance Cost (Net), Tax and Dividend	26,008
Net Surplus/(Deficit)	**(93,974)**

Assets – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	Q1FY27	Q1FY26	FY26
Non-current assets			
Fixed assets (including CWIP & ROU)	6,47,470	6,31,143	6,45,206
Financial assets	49,680	52,425	50,855
Deferred tax assets (net)	12,970	15,091	14,526
Other non-current assets	1,01,163	68,680	97,291
Total non-current assets	**8,11,283**	**7,67,339**	**8,07,878**
Current assets			
Inventories	10,65,679	9,68,288	10,18,322
Financial assets			
i) Investments in mutual fund	65,566	1,75,966	1,27,285
ii) Cash and Bank balances	1,40,398	1,15,725	1,69,675
iii) Trade receivables	35,661	27,479	32,404
iv) Others	1,08,516	57,257	59,959
Other current assets	3,54,813	2,28,656	3,17,325
Total current assets	**17,70,634**	**15,73,371**	**17,24,970**

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	Q1FY27	Q1FY26	FY26
Non-current liabilities			
Financial liabilities			
i) Borrowings	2,27,747	2,81,417	2,36,420
ii) Trade Payables	6,516	7,262	7,856
iii) Others	50,502	41,900	49,464
Provisions	455	260	455
Deferred tax liabilities (Net)	70	3,917	134
Other non-current liabilities	13,571	13,259	14,095
Total non-current liabilities	**2,98,862**	**3,48,015**	**3,08,424**
Current liabilities			
Financial liabilities			
i) Borrowings	47,812	30,884	45,203
ii) Trade Payables	51,077	55,288	49,202
iii) Others	44,116	49,436	45,982
Other current liabilities			
i) Advance from customers	12,505	8,157	9,739
ii) Others	2,85,170	2,42,977	2,79,642
Provisions	2,506	639	2,493
Total current liabilities	**4,43,186**	**3,87,381**	**4,32,261**

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

Financial Update

Profit & Loss Account – Abstract (Consolidated)

Amount in Rs Lakh (Except EPS)

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Revenue from Projects	87,958	1,32,242	63,320	4,45,640
Revenue from Rent	33,110	32,024	27,961	1,19,002
Revenue from Hospitality	4,673	5,479	4,243	19,712
Property Management Revenues	3,756	3,057	2,673	12,115
Other Operating Revenues	592	2,180	558	4,437
Revenue from Operations	**1,30,089**	**1,74,983**	**98,755**	**6,00,906**
Non Operating Income	6,080	7,388	8,643	29,521
Total Income	**1,36,169**	**1,82,371**	**1,07,398**	**6,30,427**
Total Expenses	**65,416**	**84,976**	**57,378**	**3,02,237**
Profit before share of profit / (loss) of joint ventures and exceptional items	**70,753**	**97,395**	**50,020**	**3,28,190**
Share of Profit / (loss) of associates (net)	412	(1,101)	676	1,677
Less: Exceptional items	-	-	-	2,306
Profit Before Tax	**71,165**	**96,294**	**50,696**	**3,27,561**
Net Profit for the period	**54,353**	**70,328**	**42,125**	**2,50,743**
Other comprehensive income, net of tax	120	140	(25)	21
Total Comprehensive Income for the period	**54,473**	**70,468**	**42,100**	**2,50,764**
Diluted EPS (Rs.) excluding exceptional items (not annualised)	**14.95**	**19.34**	**11.59**	**69.44**
Diluted EPS (Rs.) (not annualised)	**14.95**	**19.34**	**11.59**	**68.96**

Key Financial Parameters

Particulars	Q1FY27	Q1FY26	FY26
Adjusted operating margin*	60.75%	57.29%	60.07%
Net profit margin	39.92%	39.22%	39.77%
RONW#	11.97%	10.61%	14.91%
ROCE#	11.38%	10.35%	13.77%
Gross debt to equity	0.15	0.19	0.16
Net debt to equity	0.04	0.01	(0.01)
Current ratio	4.00	4.06	3.99

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

Financial Update

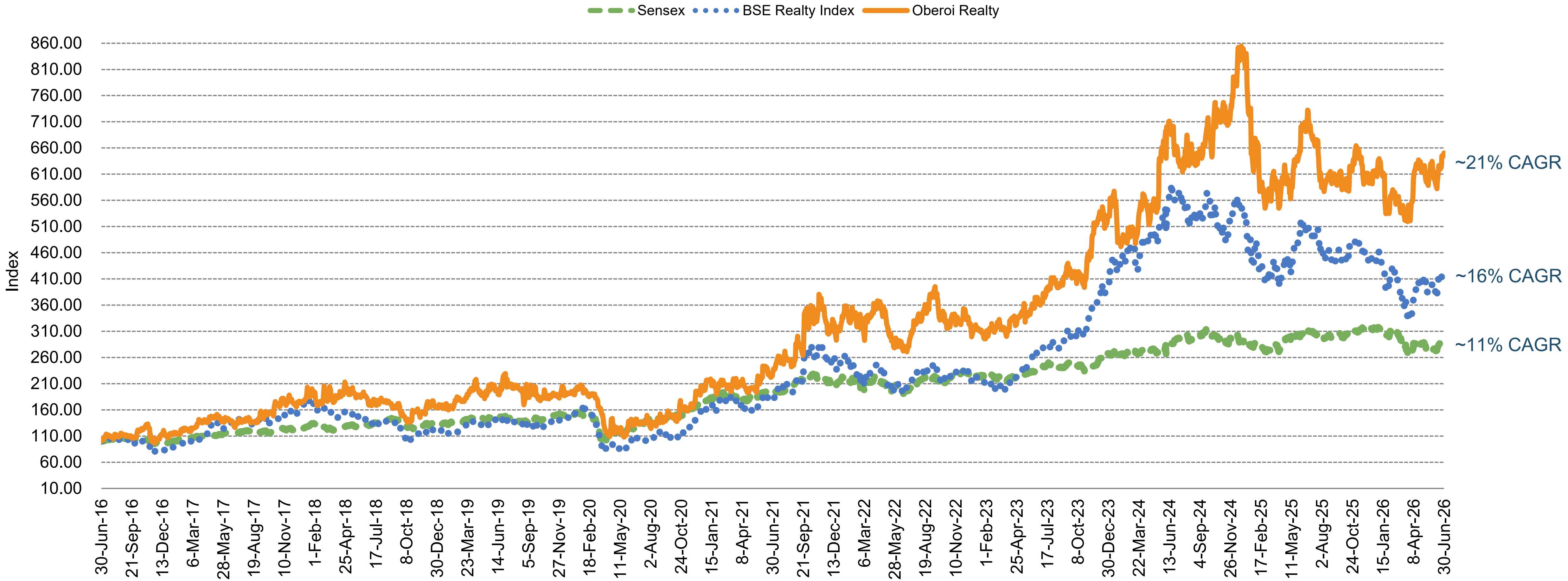
Operating Margin Analysis

Amount in Rs Lakh

Particulars	Total	Residential	Rental	Hospitality	Property Management Services
Q1FY27	60.75%	51.35%	94.95%	38.61%	8.45%
Revenues from operations	1,30,089	88,516	33,120	4,692	3,762
Adjusted operating margin*	79,030	45,454	31,447	1,812	318
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
FY26	60.07%	53.90%	91.40%	41.77%	10.82%
Revenues from operations	6,00,906	4,49,838	1,19,132	19,803	12,133
Adjusted operating margin*	3,60,940	2,42,472	1,08,885	8,271	1,312

** Operating margin excluding indirect expenses/ overheads*

Performance of Scrip (Last 10 years)



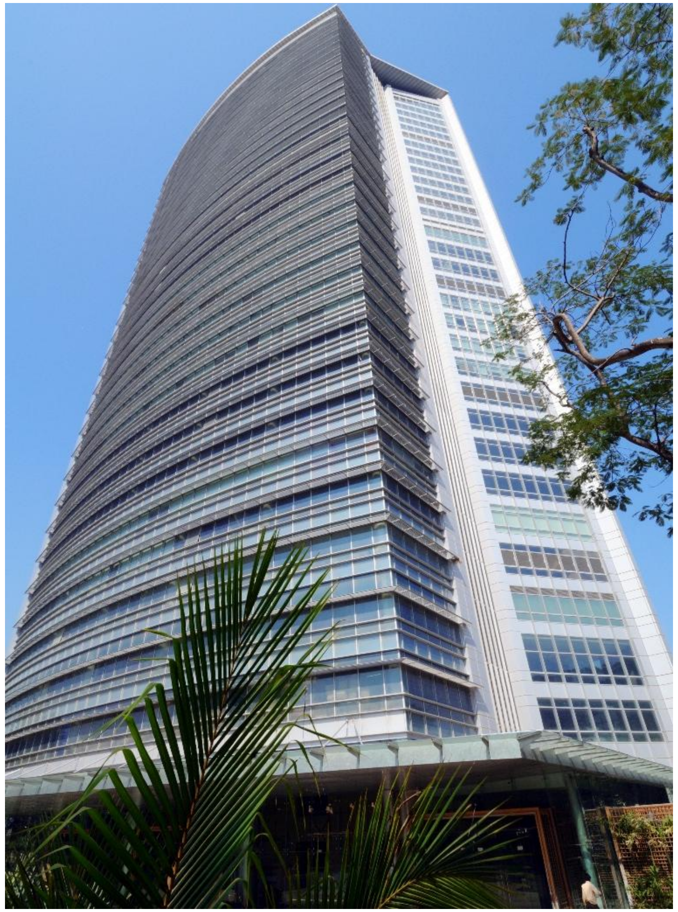
Note: Opening levels of Sensex and Realty Index as on July 01, 2016 was 26,999.72 and 1,532.82 respectively, the same has been indexed to 100.
For Oberoi Realty, the opening price as on July 01, 2016 was Rs. 271.95/-, the same has been indexed to 100.

Shareholding Pattern (%)

Category	30-Jun-26	31-Mar-26	31-Dec-25	30-Sep-25	30-Jun-25
Promoter and Promoter Group	67.70%	67.70%	67.70%	67.70%	67.70%
Foreign Institutional Investors (FIIs)	15.11%	15.42%	16.58%	16.06%	19.36%
Domestic Institutional Investors (Institutional investors other than FIIs)	14.83%	14.58%	13.46%	13.85%	10.80%
Other public shareholders	2.36%	2.30%	2.26%	2.39%	2.14%

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

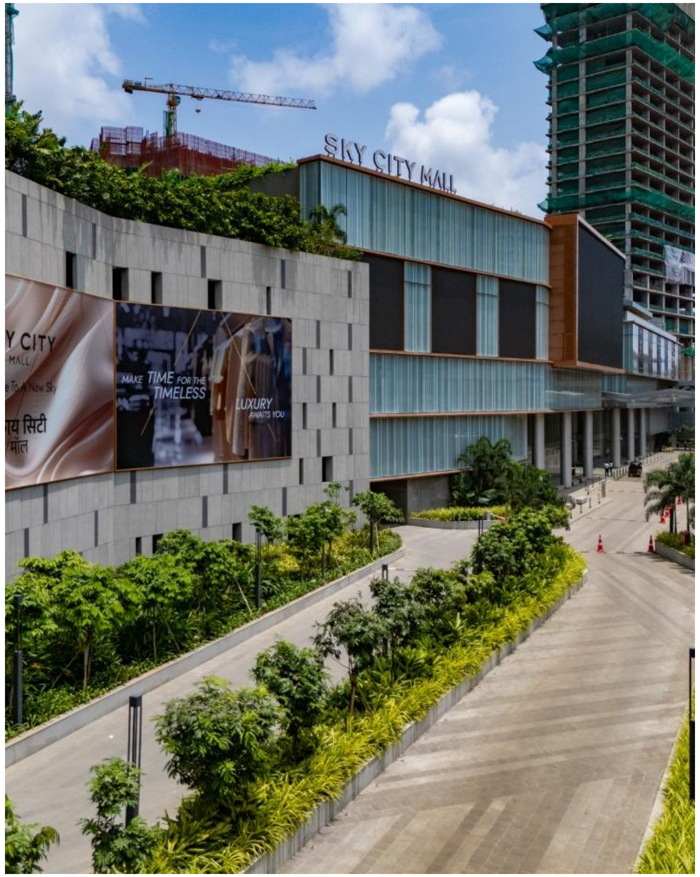
GLA : ~38.10 Lakh sqft.

Investment Properties

oberoi mall

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	Operating Revenue	EBITDA	EBITDA Margin	Occupancy
	(Lakh sqft.)	(Rs. Lakh)	(Rs. Lakh)	(%)	(%)
Commercial	49.30	20,667	18,871	91%	98%
Retail	17.37	11,063	10,664	96%	87%
Total	**66.67**	**31,730** #	**29,535**	**93%**	**95%**
Hospitality	269	4,687	1,826	39%	75%

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

Investment Properties

COMMERZ
INTERNATIONAL BUSINESS PARK

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh) #	1,393	1,372	1,367	5,458
EBITDA (Rs. Lakh)	1,280	1,266	1,206	5,004
EBITDA Margin (%)	92%	92%	88%	92%
Occupancy (%)	96%	96%	96%	96% *

** 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

Investment Properties

COMMERZ II
INTERNATIONAL BUSINESS PARK

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh)#	3,805	3,927	3,579	14,704
EBITDA (Rs. Lakh)	3,490	3,737	3,328	13,741
EBITDA Margin (%)	92%	95%	93%	93%
Occupancy (%)	100%	100%	96%	97%*

* *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*

Investment Properties

COMMERZ III
INTERNATIONAL BUSINESS PARK

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh) #	15,469	14,298	12,345	52,838
EBITDA (Rs. Lakh)	14,101	12,930	11,170	47,865
EBITDA Margin (%)	91%	90%	90%	91%
Occupancy (%)	98%	98%	83%	89% *

* *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*

Investment Properties

oberoi mall

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh)[#]	5,353	5,040	5,071	20,590
EBITDA (Rs. Lakh)	5,219	4,894	4,864	19,984
EBITDA Margin (%)	97%	97%	96%	97%
Occupancy (%)	99%	98%	99%	99%[*]

* *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*

Investment Properties

SKY CITY MALL

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh)#	5,710	5,932	4,040	19,330
EBITDA (Rs. Lakh)	5,445	4,439	3,609	16,504
EBITDA Margin (%)	95%	75%	89%	85%
Occupancy (%)	82%	72%	50%	58%*

* *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*

THE WESTIN
MUMBAI
GARDEN CITY

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26
Operating Revenue (Rs. Lakh)	4,687	5,501	4,264	19,798
EBITDA (Rs. Lakh)	1,826	2,530	1,602	8,227
EBITDA Margin (%)	39%	46%	38%	42%
Number of Rooms	269	269	269	269
Average Room Rate (Rs.)	15,240	18,410	14,858	16,142
Occupancy (%)	75%	77%	72%	77%
RevPAR (Rs.)	11,492	14,354	10,626	12,445

Development Properties

OCEANIC
BY OBEROI REALTY

FAIRVIEW
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	28,39,204	20,58,672	7,80,532	8,05,117	5,41,954	@
Jardin	11,05,124	7,19,990	3,85,135	1,83,914	26,820	^
Forestville	11,08,932	3,44,468	7,64,464	67,209	34,933	$
Eternia	13,49,549	10,00,540	3,49,009	2,63,942	2,56,026	100%
Enigma	12,57,392	11,54,935	1,02,457	3,18,749	3,07,871	100%
Sky City	31,41,877	26,75,714	4,66,163	7,91,382	7,25,613	#
Oceanic	43,336	9,507	33,829	15,265	218	^
Three Sixty West - ORL	5,49,191	2,85,990	2,63,201	3,84,053	2,99,421	100%
Total	**1,13,94,605**	**82,49,816**	**31,44,790**	**28,29,631**	**21,92,856**	

@ - Project Completion for Elysian T-A is 86%, T-B is 78%, T-C is 57% and T-D is 47%
^ - Project Completion for Jardin and Oceanic is yet to reach threshold
$ - Project completion for Forestville T-B is 56%, T-C is 55% and for T-A is yet to reach threshold
 # - Occupation Certificate received for Sky City A-D and T-E; Project Completion for T-F is 92%,T-G is 76% and for T-H is yet to reach threshold

Quarterly Synopsis – Key Development Properties

Residential Projects	Area Booked in Q1FY27	Units Booked in Q1FY27	Gross Booking Value for Q1FY27	Amount Collected in Q1FY27	Revenue Recognised in Q1FY27
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	49,410	22	26,101	38,568	40,831
Jardin	53,542	49	13,937	9,599	6,733
Forestville	23,457	26	4,635	3,805	4,972
Eternia	25,603	24	9,376	6,998	6,027
Enigma	34,080	16	12,242	12,927	12,265
Sky City	25,772	21	12,391	17,394	16,913
Oceanic	9,507	2	15,265	1,745	218
Three Sixty West - ORL	7,139	1	11,041	1,104	-
Total	**2,28,510**	**161**	**1,04,988**	**92,140**	**87,958**

Development Properties

ELYSIAN

OBEROI GARDEN CITY

GOREGAON

Development Properties

Elysian

ELYSIAN
OBEROI GARDEN CITY
GOREGAON

Project status as on Mar 31, 2026

Towers – A & B

Project status as on Jun 30, 2026

Tower C

Development Properties

ELYSIAN

OBEROI GARDEN CITY

GOREGAON

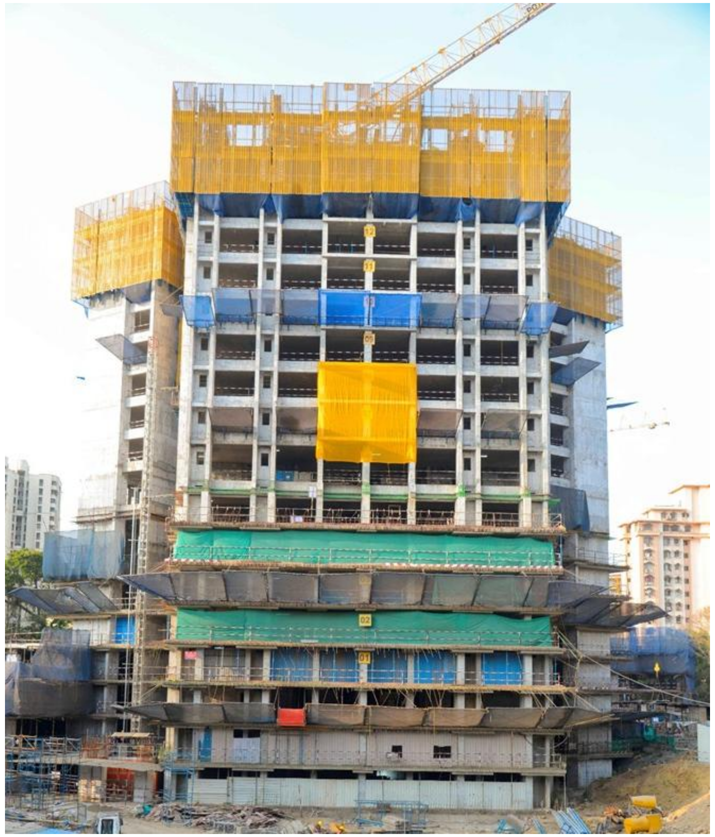
Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	Project Till Date
Carpet area (sqft.)	28,39,204	28,39,204	25,78,909	28,39,204	28,39,204
Units (nos.)	1,242	1,242	1,146	1,242	1,242
Area Booked (sqft.)	49,410	1,50,872	2,40,025	4,92,113	20,58,672
Units Booked (nos.)	22	58	98	207	909
Area in Inventory (sqft.)	7,80,532	8,29,942	8,21,735	8,29,942	7,80,532
Units in Inventory (nos.)	333	355	368	355	333
Gross Booking Value (Rs. Lakh)	26,101	84,285	1,12,467	2,44,608	8,05,117
Amount Collected (Rs. Lakh)	38,568	30,493	38,991	1,47,643	4,86,405
Revenue Recognised (Rs. Lakh)	40,831	60,211	31,663	1,74,512	5,41,954
Average Rate per sqft. (Rs.)	52,825	55,865	46,856	49,706	39,109

Development Properties

JARDIN
OBEROI GARDEN CITY
THANE

JARDIN
OBEROI GARDEN CITY
THANE

Project status as on Mar 31, 2026



Tower – B

Project status as on Jun 30, 2026

Tower – B

JARDIN
OBEROI GARDEN CITY
THANE

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	Project Till Date
Carpet area (sqft.)	11,05,124	11,05,124	11,05,124	11,05,124	11,05,124
Units (nos.)	934	934	934	934	934
Area Booked (sqft.)	53,542	51,765	19,973	1,19,294	7,19,990
Units Booked (nos.)	49	47	17	105	636
Area in Inventory (sqft.)	3,85,135	4,38,677	5,37,997	4,38,677	3,85,135
Units in Inventory (nos.)	298	347	435	347	298
Gross Booking Value (Rs. Lakh)	13,937	13,640	5,182	31,227	1,83,914
Amount Collected (Rs. Lakh)	9,599	7,442	29,990	50,261	88,794
Revenue Recognised (Rs. Lakh)	6,733	4,872	3,349	13,860	26,820
Average Rate per sqft. (Rs.)	26,030	26,350	25,943	26,177	25,544

Development Properties

FORESTVILLE
BY OBEROI REALTY

Development Properties

FORESTVILLE
BY OBEROI REALTY

Project status as on Mar 31, 2026

Tower - C

Project status as on Jun 30, 2026

Towers – B & C

Development Properties

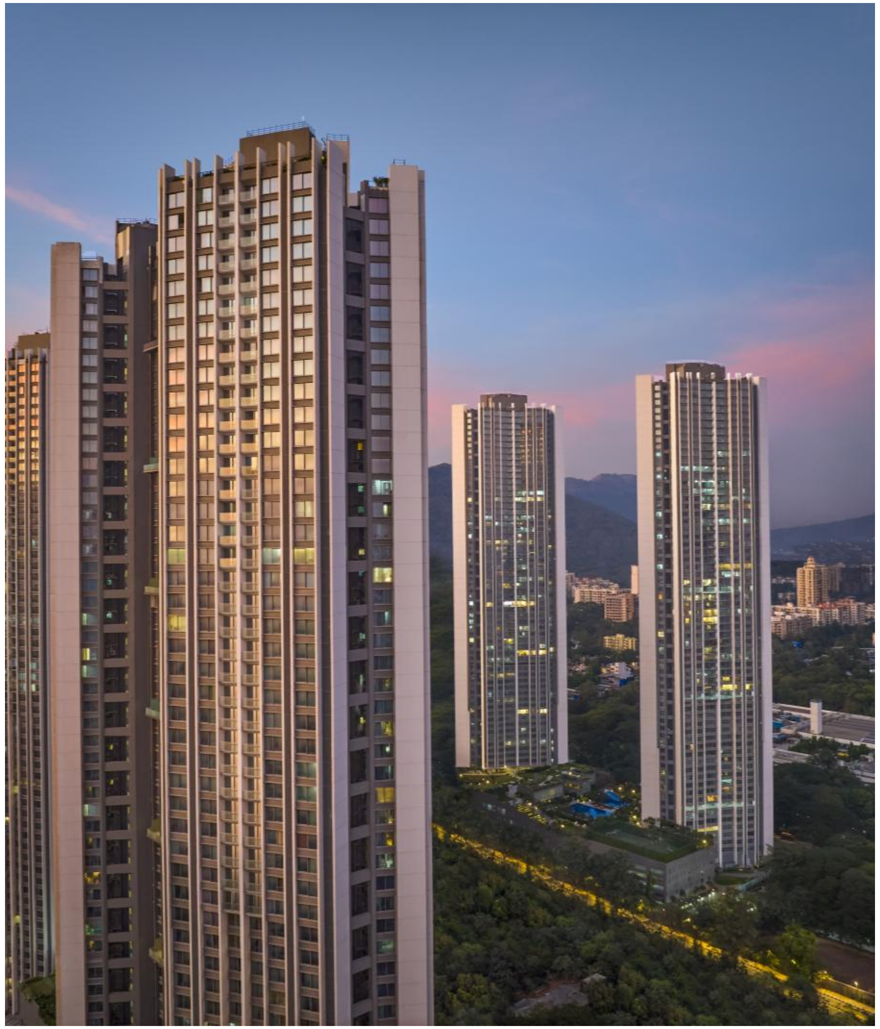
FORESTVILLE
BY OBEROI REALTY

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	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.)	23,457	30,316	22,907	97,544	3,44,468
Units Booked (nos.)	26	34	24	104	370
Area in Inventory (sqft.)	7,64,464	7,87,921	8,62,558	7,87,921	7,64,464
Units in Inventory (nos.)	887	913	993	913	887
Gross Booking Value (Rs. Lakh)	4,635	5,989	4,457	19,114	67,209
Amount Collected (Rs. Lakh)	3,805	2,782	3,089	15,335	40,634
Revenue Recognised (Rs. Lakh)	4,972	5,717	4,336	21,815	34,933
Average Rate per sqft. (Rs.)	19,758	19,756	19,456	19,595	19,511

Development Properties

ETERNIA | ENIGMA

MULUND WEST



Development Properties

ETERNIA
MULUND WEST

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	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.)	25,603	20,680	10,205	91,092	10,00,540
Units Booked (nos.)	24	20	10	87	966
Area in Inventory (sqft.)	3,49,009	3,74,612	4,55,499	3,74,612	3,49,009
Units in Inventory (nos.)	346	370	447	370	346
Gross Booking Value (Rs. Lakh)	9,376	7,197	3,178	30,333	2,63,942
Amount Collected (Rs. Lakh)	6,998	12,934	3,453	30,289	2,58,964
Revenue Recognised (Rs. Lakh)	6,027	13,843	3,216	28,502	2,56,026
Average Rate per sqft. (Rs.)	36,621	34,800	31,141	33,299	26,380

Development Properties

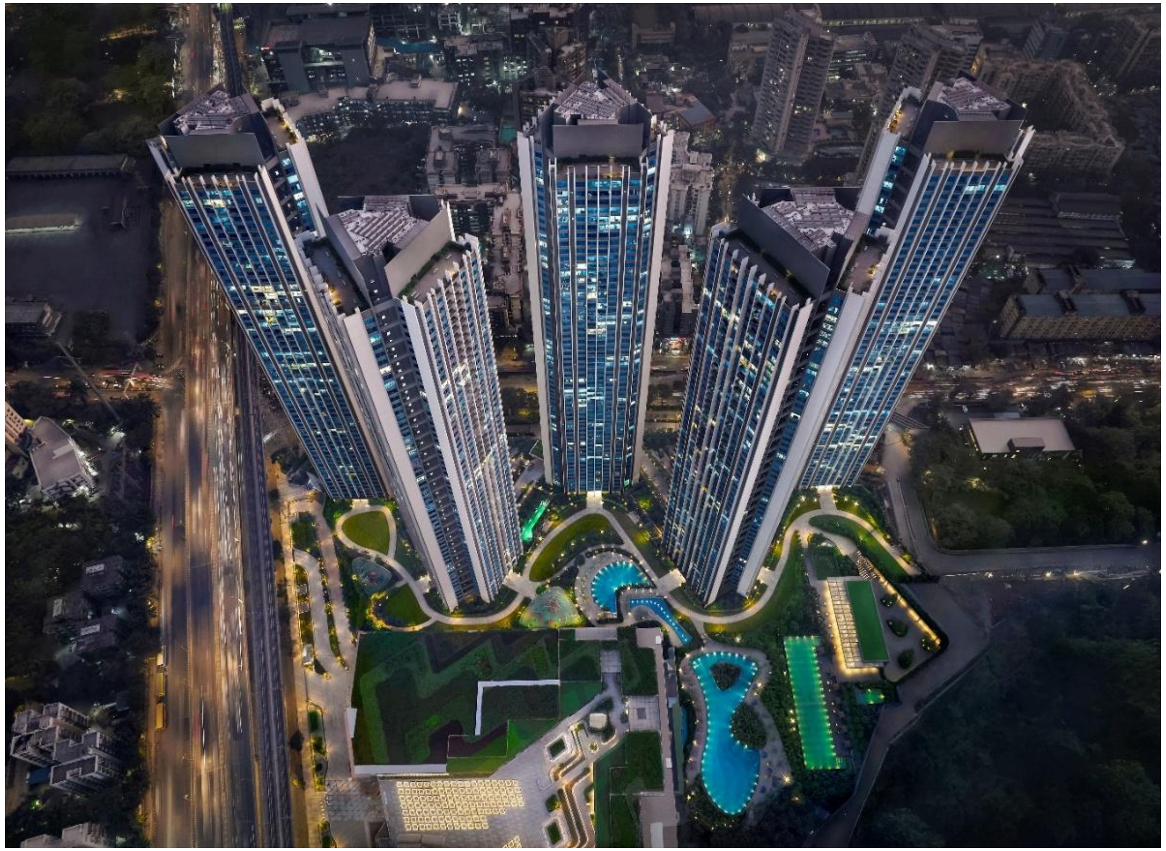
ENIGMA
MULUND WEST

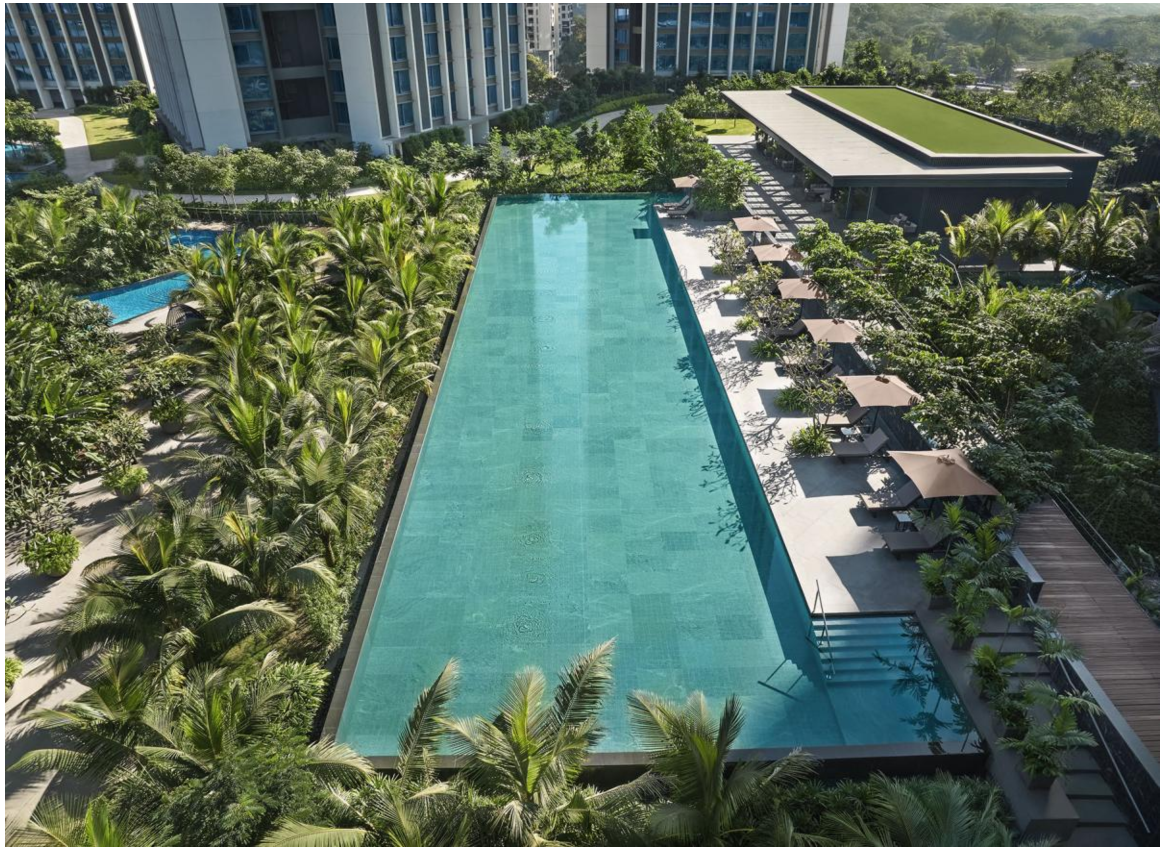
Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	Project Till Date
Carpet area (sqft.)	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392
Units (nos.)	682	682	682	682	682
Area Booked (sqft.)	34,080	31,950	33,305	1,40,460	11,54,935
Units Booked (nos.)	16	15	20	74	632
Area in Inventory (sqft.)	1,02,457	1,36,537	2,43,692	1,36,537	1,02,457
Units in Inventory (nos.)	50	66	120	66	50
Gross Booking Value (Rs. Lakh)	12,242	11,438	12,029	50,084	3,18,749
Amount Collected (Rs. Lakh)	12,927	10,374	7,206	47,184	3,11,914
Revenue Recognised (Rs. Lakh)	12,265	10,085	6,415	44,342	3,07,871
Average Rate per sqft. (Rs.)	35,922	35,798	36,117	35,657	27,599

Development Properties

SKY CITY

BY OBEROI REALTY





Development Properties

SKY CITY

BY OBEROI REALTY

Project status as on Mar 31, 2026

Towers – F & G

Project status as on Jun 30, 2026

Towers – F & G

Development Properties

SKY CITY

BY OBEROI REALTY

Particulars	Q1FY27	Q4FY26	Q1FY26	FY26	Project Till Date
Carpet area (sqft.)	31,41,877	31,41,877	28,54,907	31,41,877	31,41,877
Units (nos.)	2,988	2,988	2,734	2,988	2,988
Area Booked (sqft.)	25,772	61,179	11,924	1,24,493	26,75,714
Units Booked (nos.)	21	53	11	111	2,585
Area in Inventory (sqft.)	4,66,163	4,91,935	3,17,534	4,91,935	4,66,163
Units in Inventory (nos.)	403	424	270	424	403
Gross Booking Value (Rs. Lakh)	12,391	31,856	5,190	63,555	7,91,382
Amount Collected (Rs. Lakh)	17,394	15,898	8,662	43,657	6,72,714
Revenue Recognised (Rs. Lakh)	16,913	24,449	14,342	77,470	7,25,613
Average Rate per sqft. (Rs.)	48,080	52,069	43,529	51,051	29,576

Awards

- Oberoi Mall was honoured with the Most Admired Shopping Centre of the Year for Mixed Land Use Development award at the MAPIC India Awards 2026
- Prego at The Westin Mumbai Garden City was featured in the IHC London & IIHM Hospitality Honours List 2026 under the Restaurants, Nightclubs & Bars
- Sky City Mall received the Most Admired Shopping Centre – Marketing & Promotion Activities (Metro West) award at the MAPIC India Awards 2026

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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The MahaRERA Rules have been notified on 20th April 2017. All our under construction projects in which sales have commenced have been registered under RERA. The information given in this presentation in the form of pictures, artistic renders, areas, consideration, project details etc does not purport or tantamount to any disclosure under the MahaRERA Rules and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of various local and global factors, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. The Group will continue to monitor any material changes to future economic conditions..