



Results Update Q2FY26

October 15, 2025

CONTENTS

Financial Update

Investment Properties

Development Properties

Balance Sheet – Abstract (Consolidated)

Amount in Rs Lakh

Particulars	H1FY26	H1FY25	FY25
Non-current assets	7,80,019	6,95,810	7,52,516
Current assets	16,11,809	13,29,417	15,21,691
Total	23,91,828	20,25,227	22,74,207
Equity	16,73,989	14,79,998	15,70,487
Non-current liabilities	3,42,454	2,42,441	3,52,986
Current liabilities	3,75,385	3,02,788	3,50,734
Total	23,91,828	20,25,227	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	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Opening Cash and Bank Balance	18,730	26,767	22,929	26,767	29,696
Operating Cash Flows	64,586	25,220	84,444	89,805	1,50,716
Investing Cash Flows	(45,270)	(1,641)	(9,066)	(46,909)	(37,468)
Financing Cash Flows	(23,903)	(31,616)	(28,823)	(55,520)	(73,461)
Closing Cash and Bank Balance*	14,143	18,730	69,483	14,143	69,483
Add: Short-term Liquid Investments	3,12,952	2,76,286	1,12,022	3,12,952	1,12,022
Closing Cash and Bank Balance (incl. Short-term Liquid Investments)	3,27,095	2,95,016	1,81,505	3,27,095	1,81,505

* Includes Rs. 18,644 lakh for Q2FY26/H1FY26, Rs. 6,128 lakh for Q1FY26 and Rs. 3,151 lakh for Q2FY25/H1FY25 shown under other financial assets.

Excludes Rs. 2,609 Lakh for Q2FY26/H1FY26, Rs. 2,803 lakh for Q1FY26 and Rs. 2,168 lakh for Q2FY25/H1FY25 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	H1 FY26	H1 FY25	FY25
Non-current assets			
Fixed assets (including CWIP & ROU)	6,35,966	5,94,298	6,28,920
Financial assets	65,767	36,661	47,523
Deferred tax assets (net)	13,093	15,619	13,588
Other non-current assets	65,193	49,232	62,485
Total non-current assets	7,80,019	6,95,810	7,52,516
Current assets			
Inventories	9,60,636	9,15,675	9,44,650
Financial assets			
i) Investments			
a) Investments in mutual fund	1,52,078	13,700	2,07,684
b) Investments - Others	-	-	-
ii) Cash and Bank balances	1,58,982	1,66,823	1,00,297
iii) Trade receivables	24,439	10,462	11,266
iv) Others	59,256	62,010	55,818
Other current assets	2,56,418	1,60,747	2,01,976
Total current assets	16,11,809	13,29,417	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	H1 FY26	H1 FY25	FY25
Non-current liabilities			
Financial liabilities			
i) Borrowings	2,72,500	1,88,200	2,89,485
ii) Trade Payables	6,532	7,448	6,755
iii) Others	44,304	30,403	38,789
Provisions	281	186	250
Deferred tax liabilities (Net)	4,689	2,903	2,677
Other non-current liabilities	14,148	13,301	15,030
Total non-current liabilities	3,42,454	2,42,441	3,52,986
Current liabilities			
Financial liabilities			
i) Borrowings	29,101	19,827	40,555
ii) Trade Payables	51,778	66,292	65,589
iii) Others	48,513	54,898	50,214
Other current liabilities			
i) Advance from customers	14,036	11,541	8,252
ii) Others	2,31,599	1,49,945	1,85,597
Provisions	358	285	527
Total current liabilities	3,75,385	3,02,788	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	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Revenue from Projects	1,39,666	63,320	1,04,666	2,02,986	2,21,107
Revenue from Rent	29,016	27,961	20,291	56,977	37,508
Revenue from Hospitality	4,440	4,243	4,353	8,683	8,535
Property Management Revenues	3,452	2,673	2,111	6,125	3,481
Other Operating Revenues	1,330	558	568	1,888	1,874
Revenue from Operations	1,77,904	98,755	1,31,989	2,76,659	2,72,505
Non Operating Income	6,580	8,643	3,873	15,223	7,552
Total Income	1,84,484	1,07,398	1,35,862	2,91,882	2,80,057
Total Expenses	86,335	57,378	57,864	1,43,713	1,24,782
Profit before share of profit / (loss) of joint ventures and exceptional items	98,149	50,020	77,998	1,48,169	1,55,275
Share of Profit / (loss) of associates (net)	1,165	676	249	1,841	475
Profit Before Tax	99,314	50,696	78,247	1,50,010	1,55,750
Net Profit for the period	76,026	42,125	58,944	1,18,151	1,17,395
Other comprehensive income, net of tax	(80)	(25)	(13)	(105)	(24)
Total Comprehensive Income for the period	75,946	42,100	58,931	1,18,046	1,17,371
Diluted EPS (Rs.) (not annualised)	20.91	11.59	16.21	32.49	32.29

Key Financial Parameters

Particulars	H1FY26	H1FY25
Adjusted operating margin*	59.18%	62.60%
Net profit margin	40.48%	41.92%
RONW [#]	14.57%	16.39%
ROCE [#]	13.64%	15.47%
Gross debt to equity	0.18	0.14
Net debt to equity	(0.02)	0.02
Current ratio	4.29	4.39

* Operating margin excluding indirect expenses/ overheads

[#]Calculated on Average Networth and Average Capital Employed

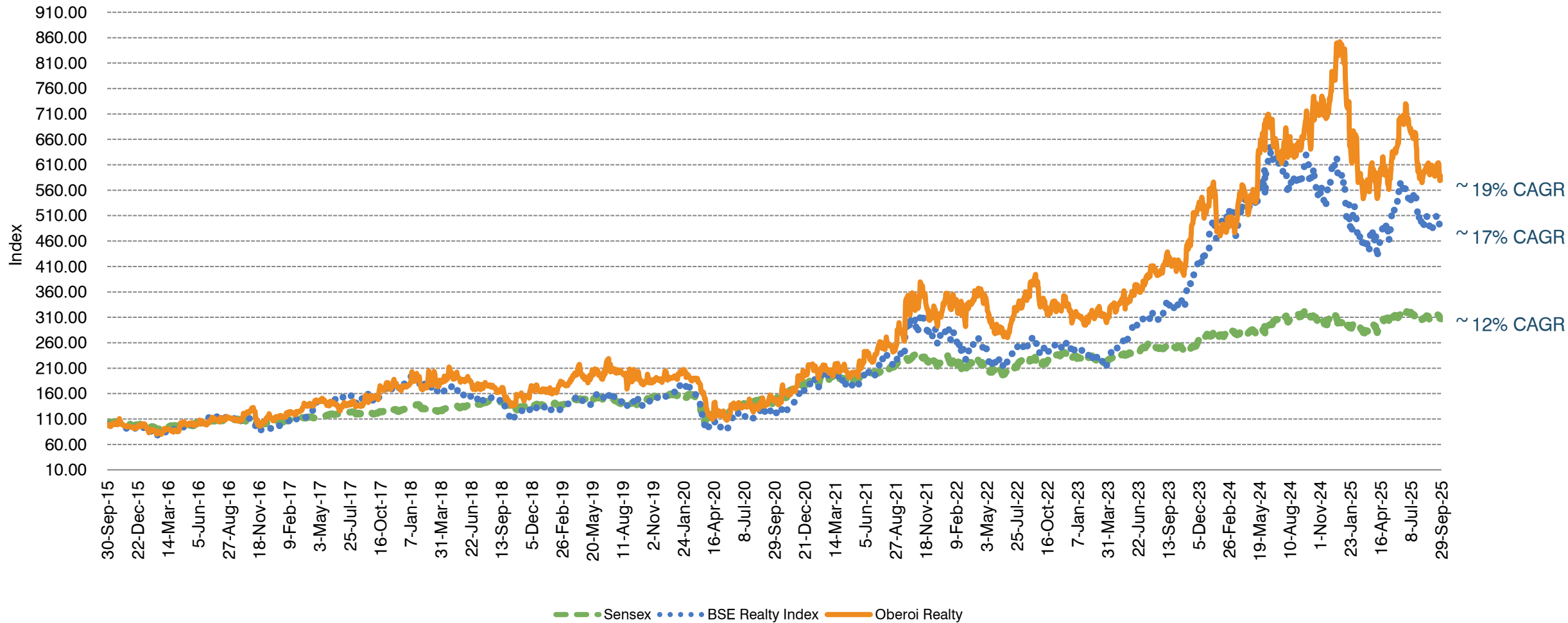
Operating Margin Analysis

Amount in Rs Lakh

Particulars	Total	Residential	Rental	Hospitality	Property Management Services
Q2FY26	60.23%	55.45%	92.87%	39.23%	8.06%
Revenues from operations	1,77,904	1,40,935	29,052	4,461	3,456
Adjusted operating margin*	1,07,160	78,152	26,979	1,750	279
H1FY26	59.18%	52.21%	92.59%	38.52%	10.69%
Revenues from operations	2,76,659	2,04,743	57,060	8,726	6,130
Adjusted operating margin*	1,63,740	1,06,891	52,833	3,361	655
Q2FY25	65.17%	62.53%	92.27%	36.12%	-5.07%
Revenues from operations	1,31,989	1,05,095	20,403	4,375	2,117
Adjusted operating margin*	86,012	65,714	18,825	1,580	(107)
H1FY25	62.60%	59.72%	92.04%	37.92%	-10.55%
Revenues from operations	2,72,505	2,22,771	37,665	8,578	3,492
Adjusted operating margin*	1,70,595	1,33,045	34,667	3,252	(369)

* Operating margin excluding indirect expenses/ overheads

Performance of Scrip (Last 10 years)



Note: Opening levels of Sensex and Realty Index as on Oct 01, 2015 was 26,154.83 and 1,396.60 respectively, the same has been indexed to 100. For Oberoi Realty, the opening price as on Oct 01, 2015 was Rs. 272.70/-, the same has been indexed to 100.

Shareholding Pattern (%)

Category	30-Sep-25	30-Jun-25	31-Mar-25	31-Dec-24	30-Sep-24
Promoter and Promoter Group	67.70%	67.70%	67.70%	67.70%	67.70%
Foreign Institutional Investors (FIIs)	16.06%	19.36%	19.97%	20.24%	18.51%
Domestic Institutional Investors (Institutional investors other than FIIs)	13.85%	10.80%	10.20%	10.06%	11.96%
Other public shareholders	2.39%	2.14%	2.13%	2.00%	1.83%

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

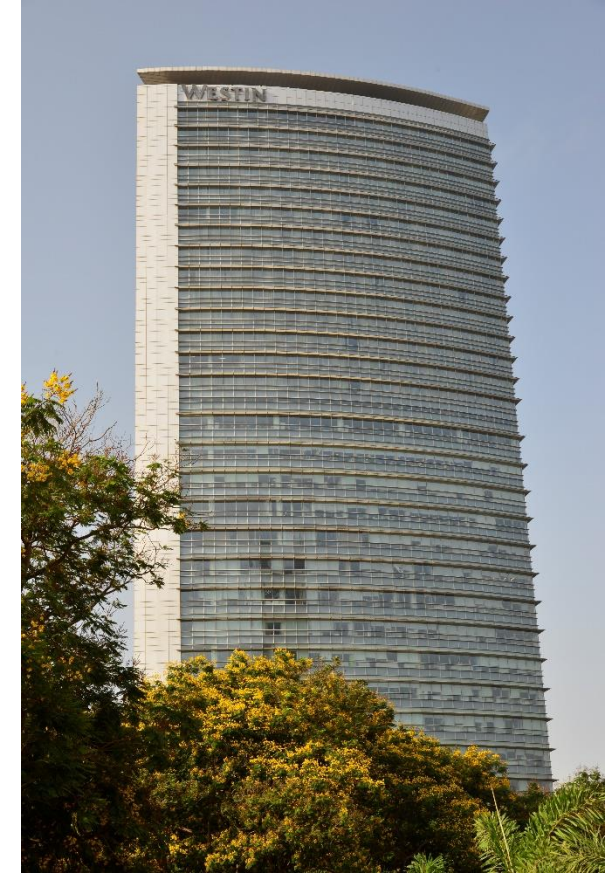


GLA : ~ 5.30 Lakh sqft.



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)	(%)	(%)
Office	49.30	17,774	16,097	91%	89%
Retail	17.37	9,741	9,298	95%	67%
Total	66.67	[#] 27,515	25,395	92%	83%
Hospitality	269	4,461	1,773	40%	80%

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

Commerz

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Operating Revenue (Rs. Lakh) [#]	1,385	1,367	1,205	2,752	2,147
EBITDA (Rs. Lakh)	1,214	1,206	1,110	2,420	1,998
EBITDA Margin (%)	88%	88%	92%	88%	93%
Occupancy (%)	96%	96%	84%	96% [*]	80% [*]

** 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	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Operating Revenue (Rs. Lakh) [#]	3,567	3,579	3,284	7,146	6,597
EBITDA (Rs. Lakh)	3,277	3,328	2,868	6,605	5,960
EBITDA Margin (%)	92%	93%	87%	92%	90%
Occupancy (%)	96%	96%	93%	96% [*]	93% [*]

** 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	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Operating Revenue (Rs. Lakh) [#]	12,821	12,345	9,291	25,166	15,873
EBITDA (Rs. Lakh)	11,606	11,170	8,205	22,776	13,802
EBITDA Margin (%)	91%	90%	88%	91%	87%
Occupancy (%)	87%	83%	65%	85% [*]	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

Oberoi Mall

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Operating Revenue (Rs. Lakh) [#]	5,222	5,071	4,876	10,293	9,561
EBITDA (Rs. Lakh)	5,150	4,864	4,803	10,014	9,334
EBITDA Margin (%)	99%	96%	99%	97%	98%
Occupancy (%)	99%	99%	98%	99% [*]	99% [*]

** 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	Q2FY26	Q1FY26	H1FY26
Operating Revenue (Rs. Lakh) [#]	4,518	4,040	8,558
EBITDA (Rs. Lakh)	4,148	3,609	7,757
EBITDA Margin (%)	92%	89%	91%
Occupancy (%)	53%	50%	51% [*]

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	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25
Operating Revenue (Rs. Lakh)	4,461	4,264	4,375	8,725	8,578
EBITDA (Rs. Lakh)	1,773	1,602	1,631	3,375	3,312
EBITDA Margin (%)	40%	38%	37%	39%	39%
Number of Rooms	269	269	269	269	269
Average Room Rate (Rs.)	13,735	14,858	12,630	14,297	12,427
Occupancy (%)	80%	72%	82%	76%	83%
RevPAR (Rs.)	11,037	10,626	10,407	10,832	10,298



Development Properties



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	18,31,111	7,47,798	6,82,392	4,06,322	@
Jardin	11,05,124	5,84,459	5,20,665	1,48,611	12,610	^
Forestville	11,08,932	2,66,903	8,42,029	51,901	18,446	\$
Eternia	13,49,549	9,14,785	4,34,764	2,33,651	2,28,869	*
Enigma	12,57,392	10,63,360	1,94,032	2,86,044	2,74,167	100%
Sky City	28,54,907	25,71,872	2,83,035	7,37,968	6,60,836	#
Three Sixty West - ORL	5,49,191	2,45,210	3,03,981	3,33,102	2,63,025	100%
Total	1,08,04,004	74,77,700	33,26,304	24,73,669	18,64,275	

@ - Project Completion for Elysian T-A is 79%, T-B is 70%, T-C is 43% and T-D is 35%

^ - Project Completion for Jardin is yet to reach threshold

\$ - Project completion for Forestville T-B is 39%, T-C is 37% and for T-A 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 85% and T-G is 63%

Quarterly Synopsis – Key Development Properties

Residential Projects	Area Booked in Q2FY26	Units Booked in Q2FY26	Sales Value for Q2FY26	Amount Collected in Q2FY26	Revenue Recognised in Q2FY26
	(sqft.)	(nos.)	(Rs. Lakh)	(Rs. Lakh)	(Rs. Lakh)
Elysian	73,937	39	35,518	50,907	48,046
Jardin	17,332	16	4,679	6,946	3,034
Forestville	20,529	21	3,983	4,444	5,964
Eternia	20,735	20	6,240	4,590	4,156
Enigma	49,660	26	17,593	17,993	16,489
Sky City	34,499	32	17,343	8,613	15,264
Three Sixty West - ORL	34,009	4	44,550	41,789	46,802
Total	2,50,701	158	1,29,906	1,35,282	1,39,755



Elysian

Project status as on Jun 30, 2025



Tower – B

Project status as on Sep 30, 2025



Tower – A

Elysian

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25	Project Till Date
Carpet area (sqft.)	25,78,909	25,78,909	21,77,157	25,78,909	21,77,157	25,78,909
Units (nos.)	1,146	1,146	984	1,146	984	1,146
Area Booked (sqft.)	73,937	2,40,025	83,412	3,13,962	1,33,265	18,31,111
Units Booked (nos.)	39	98	39	137	66	817
Area in Inventory (sqft.)	7,47,799	8,21,735	7,37,457	7,47,799	7,37,457	7,47,798
Units in Inventory (nos.)	329	368	347	329	347	329
Gross Booking Value (Rs. Lakh)	35,518	1,12,467	32,438	1,47,985	52,218	6,82,392
Amount Collected (Rs. Lakh)	50,907	38,991	17,379	89,898	57,613	3,90,092
Revenue Recognised (Rs. Lakh)	48,046	31,663	50,089	79,709	80,417	4,06,322
Average Rate per sqft. (Rs.)	48,038	46,856	38,889	47,135	39,183	37,267



Jardin





Jardin

Project status as on Jun 30, 2025



Tower – B

Project status as on Sep 30, 2025



Tower – B

Jardin

Particulars	Q2FY26	Q1FY26	H1FY26	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.)	17,332	19,973	37,306	5,84,459
Units Booked (nos.)	16	17	33	515
Area in Inventory (sqft.)	5,20,665	5,37,997	5,20,665	5,20,665
Units in Inventory (nos.)	419	435	419	419
Gross Booking Value (Rs. Lakh)	4,679	5,182	9,861	1,48,611
Amount Collected (Rs. Lakh)	6,946	29,990	36,936	65,871
Revenue Recognised (Rs. Lakh)	3,034	3,349	6,383	12,610
Average Rate per sqft. (Rs.)	26,997	25,943	26,433	25,427



Forestville

Project status as on Jun 30, 2025



Tower - C

Project status as on Sep 30, 2025



Tower - B

Forestville

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25	Project Till Date
Carpet area (sqft.)	11,08,932	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	1,257
Area Booked (sqft.)	20,529	22,907	28,776	43,436	57,765	2,66,903
Units Booked (nos.)	21	24	29	45	61	285
Area in Inventory (sqft.)	8,42,029	8,62,558	9,22,915	8,42,029	9,22,915	8,42,029
Units in Inventory (nos.)	972	993	1,060	972	1,060	972
Gross Booking Value (Rs. Lakh)	3,983	4,457	5,640	8,440	11,256	51,901
Amount Collected (Rs. Lakh)	4,444	3,089	2,866	7,533	8,067	29,028
Revenue Recognised (Rs. Lakh)	5,964	4,336	1,262	10,300	2,455	18,446
Average Rate per sqft. (Rs.)	19,402	19,456	19,600	19,431	19,486	19,446



Eternia & Enigma



Eternia

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25	Project Till Date
Carpet area (sqft.)	13,49,549	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	1,312
Area Booked (sqft.)	20,735	10,205	22,330	30,940	44,013	9,14,785
Units Booked (nos.)	20	10	21	30	42	885
Area in Inventory (sqft.)	4,34,764	4,55,499	4,83,511	4,34,764	4,83,511	4,34,764
Units in Inventory (nos.)	427	447	474	427	474	427
Gross Booking Value (Rs. Lakh)	6,240	3,178	6,724	9,417	13,398	2,33,651
Amount Collected (Rs. Lakh)	4,590	3,453	7,719	8,044	16,423	2,29,720
Revenue Recognised (Rs. Lakh)	4,156	3,216	5,402	7,372	12,559	2,28,869
Average Rate per sqft. (Rs.)	30,092	31,141	30,112	30,438	30,442	25,542

Enigma

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25	Project Till Date
Carpet area (sqft.)	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392	12,57,392
Units (nos.)	682	682	682	682	682	682
Area Booked (sqft.)	49,660	33,305	62,652	82,965	83,708	10,63,360
Units Booked (nos.)	26	20	33	46	43	588
Area in Inventory (sqft.)	1,94,032	2,43,692	3,27,340	1,94,032	3,27,340	1,94,032
Units in Inventory (nos.)	94	120	167	94	167	94
Gross Booking Value (Rs. Lakh)	17,593	12,029	19,961	29,622	26,124	2,86,044
Amount Collected (Rs. Lakh)	17,993	7,206	9,789	25,199	17,231	2,77,002
Revenue Recognised (Rs. Lakh)	16,489	6,415	7,322	22,903	13,940	2,74,167
Average Rate per sqft. (Rs.)	35,427	36,117	31,859	35,704	31,208	26,900



Sky City

Project status as on Jun 30, 2025



Tower - F

Project status as on Sep 30, 2025



Tower - F



Sky City

Particulars	Q2FY26	Q1FY26	Q2FY25	H1FY26	H1FY25	Project Till Date
Carpet area (sqft.)	28,54,907	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	2,734
Area Booked (sqft.)	34,499	11,924	36,245	46,423	85,004	25,71,872
Units Booked (nos.)	32	11	30	43	71	2,496
Area in Inventory (sqft.)	2,83,035	3,17,534	3,47,007	2,83,035	3,47,007	2,83,035
Units in Inventory (nos.)	238	270	296	238	296	238
Gross Booking Value (Rs. Lakh)	17,343	5,190	13,223	22,533	31,994	7,37,968
Amount Collected (Rs. Lakh)	8,613	8,662	18,405	17,275	44,990	6,28,939
Revenue Recognised (Rs. Lakh)	15,264	14,342	28,744	29,606	50,193	6,60,836
Average Rate per sqft. (Rs.)	50,270	43,529	36,481	48,538	37,638	28,694

Sustainability – H1FY26 Key Highlights

ESG Ratings & Milestones

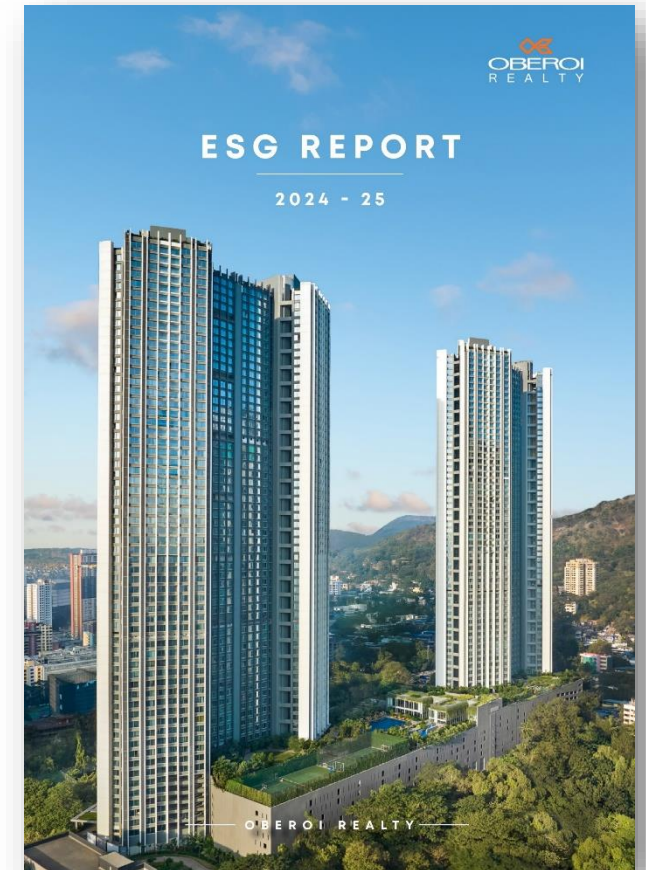
- Ranked #1 globally amongst listed residential developers (Highrise Multifamily category) with a 5-Star rating and a perfect score of 100 in our second year of participation in GRESB Real Estate assessment
- Awarded with ESG Excellence Award at the 3rd Realty+ Harit Bharat Awards 2025
- Recognized as one of India's Best Place to Work for 2025, and among the Best Workplaces in Real Estate 2025 by Great Place To Work Institute

Sustainability Initiatives

- Received ISO Certification for Integrated Management System (ISO 9001, ISO 14001, ISO 45001) highlighting our commitment to highest standards of quality, environment and occupational health & safety
- Conducted a Biodiversity Risk Assessment and Human Rights Due-Diligence across our operations
- Published externally assured GHG Scope 3 (indirect) emissions accounting across our operations

Community Initiatives

- Successfully facilitated BOCW (Building and Other Construction Workers) registration for 8,800 construction workers against a target of 32,000 construction workers by FY26
- Successfully trained 205 construction workers through certified skill development programs



Sustainability – H1FY26 Key Highlights



G R E S B
R E A L E S T A T E
★ ★ ★ ★ ★ 2025



GRESB Score
GRESB Average 88

Green Star

Peer Group Average 98



Management Score
GRESB Average 28

Benchmark Average 28



Development Score
GRESB Average 61

Benchmark Average 68



Environmental

GRESB Average 43 Peer Group Average 49



Social

GRESB Average 23 Peer Group Average 25



Governance

GRESB Average 22 Peer Group Average 24

- GRESB is a mission-driven and industry-led organization that provides actionable and transparent environmental, social and governance (ESG) data to financial markets.
- The GRESB Real Estate Benchmark globally covers USD 7 trillion in GAV, that's across 15 sectors in 80 markets with average scores of 75.84 (Standing Investments) and 85.76 (Development).



Awards

- Oberoi Realty was recognized as one of India's Best Workplaces for Women by Great Place to Work® Certified™
- Oberoi Mall has been awarded by National Awards for Excellence for:
 - Most Admired Shopping Centre of the Year
 - Most Admired Green Shopping Centre of the Year
 - Experiential Marketing Campaign of the Year award for its Holiday Yule Love campaign
- Sky City Mall has been awarded by National Awards for Excellence for:
 - Most Admired Shopping Centre Launch of the Year
 - New Developments & Expansion recognition
- Sky City Mall was honored with the Most Admired Shopping Centre Launch of the Year award at the Images Shopping Centre Awards 2025

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	• nos.	= Numbers
• EPS	= Earnings Per Share	• PAT	= Profit After Tax
• EBITDA	= Earnings before Interest, Tax, Depreciation and Amortisation	• PBT	= Profit Before Tax
• GLA	= Gross Leasable Area	• RERA	= Real Estate (Regulation and Development) Act 2016
• IGAAP	= Indian Generally Accepted Accounting Principles (Till March 31, 2016)	• ROCE	= Return on Capital Employed
• IND AS	= Indian Accounting Standards (From April 01, 2016)	• RONW	= Return on Networth
• Lakh	= 100 Thousand	• Rs.	= Indian Rupees
• 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	• 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..