

Date: 18th October, 2025

SRL/SE/57/25-26

National Stock Exchange of India Ltd

Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051

Symbol: SUNTECK

BSE Limited

Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001

Scrip Code: 512179

Sub: Investor Presentation on Q2 and H1 FY26 financial results

Dear Sir/ Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we enclose herewith the Investor Presentation on the Financial Results of the Company for the quarter and half year ended 30th September, 2025.

The Investor Presentation shall also be placed on the Company's website.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana Hingarajia

Company Secretary

(ACS No.: 23202)

Encl: a/a



Sunteck Realty Limited

Investor Presentation

Q2 & H1 FY26

October 2025

Disclaimer

By attending the meeting where this presentation is made and any additional material is provided ("Presentation") or by reading the Presentation, you ("Recipient"), agree to be bound by the following limitations. This Presentation has been prepared on the basis of the estimates of the management of Sunteck Realty Limited (the "Company" or "Sunteck"), for the sole and exclusive purpose of providing information to the Recipient about the Company and its business, and is not and should be construed to be, directly or indirectly, an offer and / or an invitation and / or a recommendation and / or a solicitation of an offer to buy or sell any securities of the Company in any jurisdiction, nor shall part, or all, of this Presentation form the basis of, or be relied on in connection with, any contract or binding commitment or investment decision in relation to any securities of the Company. No offering of securities of the Company will be made except by means of an offering document containing detailed information about the Company. Securities may not be offered or sold in the United States unless they are registered or exempt from registration requirements under the U.S. Securities Act of 1933, as amended. There will be no offer of securities in the United States.

The distribution of this Presentation in certain jurisdictions may be restricted by law and persons into whose possession this Presentation comes should inform themselves about and observe any such restrictions. This Presentation is strictly confidential and may not be copied, published, distributed or transmitted to any person, in whole or in part, by any medium or in any form for any purpose without the prior written consent of the Company. The information in this Presentation is being provided by the Company solely for the purposes set out herein and is subject to change without notice. Further, this Presentation does not purport to be all-inclusive or necessarily include all the information that the Recipient desires in its evaluation of the Company. The Company relies on information obtained from sources believed to be reliable but does not guarantee its accuracy or completeness.

The audited consolidated financial statements for Fiscals 2016 onwards have been prepared in accordance with Ind AS and the same for prior years have been prepared in accordance with Indian GAAP. This Presentation contains statements which may pertain to future events and expectations and therefore may constitute forward-looking statements. Any statement in this Presentation that is not a statement of historical fact shall be deemed to be a forward-looking statement, and the Recipient agrees that such statements may entail known and unknown risks, uncertainties and other factors which may cause the Company's actual results, levels of activity, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. There can be no assurance that the results and events contemplated by the forward-looking statements contained herein will in fact occur. None of the future projections, expectations, estimates or prospects in this Presentation should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of the assumptions, fully stated in the Presentation. The Company assumes no obligations to update the forward-looking statements contained herein to reflect actual results, changes in assumptions or changes in factors affecting these statements.

The Recipient acknowledges that it shall be solely responsible for its own assessment of the market and the market position of the Company and that it shall conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Company. The information contained in this Presentation is as of September 30, 2025 except as may be stated otherwise. Neither the delivery of this Presentation nor any further discussions of the Company with any of the Recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Company since that date. The Company is not under any obligation to update the contents of this Presentation or inform Recipient of any changes in the affairs of the Company. The Company hereby expressly disclaims liability for any errors, inaccuracies, or omissions, and representations and warranties – express or implied, as provided within or in connection with this Presentation. Any clarifications, queries or future communication regarding the matters stated in this Presentation should be addressed to the Company directly. The information given in this Presentation in the form of pictures, artistic renders, areas, consideration, project details etc. should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer or invitation to acquire. The intention of this Presentation is not to sell or market the unit/s of any of the projects of the Company and is limited to only providing information to Recipient of the Presentation. Note The project elevations are for representation purposes only and are the sole property of the Company and may not be reproduced, copied, projected, edited in any way without written permission from the Company. All data and project related numbers are basis revenue recognition and operational performance excl. overheads for completed, ongoing and future projects respectively.

Key Highlights of Q2 & H1 FY26

Q2 FY26

- **Pre-sales** grew to **~Rs.702 cr**, up **34% YoY**
- **Collections** stood strong at **~Rs. 331 cr**, up **24% YoY**
- **Revenue from Operations** grew to **~Rs. 252 cr**, up **49% YoY**
- **EBITDA** grew to **~Rs.78 cr**, up **108% YoY**
- **PAT** grew to **~Rs.49 cr**, up **41% YoY**
- **EBITDA Margin** grew to **~31%**, up **873 bps**
- **PAT Margin** stood strong at **~19%**

H1 FY26

- **Pre-sales** grew to **~Rs.1,359 cr**, up **32% YoY**
- **Collections** stood strong at **~Rs. 682 cr**, up **12% YoY**
- **Revenue from Operations** stood at **~Rs. 441 cr**
- **EBITDA** grew to **~Rs.126 cr**, up **83% YoY**
- **PAT** grew to **~Rs.82 cr**, up **44% YoY**
- **EBITDA Margin** grew to **~28%**, up **1,433 bps**
- **PAT Margin** grew to **~19%**, up **687 bps**
- **Net Operating Cash Flow Surplus** of **~Rs.258 cr**, up **35% YoY**
- **Net Debt to Equity Ratio** stands strong at **0.04x**

Key Strengths - Why Sunteck?

Key Strengths – Why Sunteck?

1



Strong Foothold in MMR market - amongst the largest growing market in India

2



Luxury portfolio in every segment & across micro-markets - from uber luxury to aspirational luxury

3



Well-timed Capital Allocation for acquisitions - Acquired more than ~50 mn sq ft & GDV of ~Rs 39,100 cr

4



Expanding Annuity Income Portfolio - Rs 300 cr+ rental, capital value creation of upto ~Rs 5,000 cr

5



Strong Financial Performance - With Net D/E of **0.04x** and strong operational growth of ~34%

6



Successful equity partnerships - Partnerships with Kotak Fund and Ajay Piramal Group and now, with IFC-World Bank Group

Snapshot

Strong Operational Foothold



One of the large developers in **MMR** - largest & fastest growing market



Rs~39,100 cr of GDV from ~11 large projects



~50 MSF+ total development acquisitions



20 projects successfully delivered

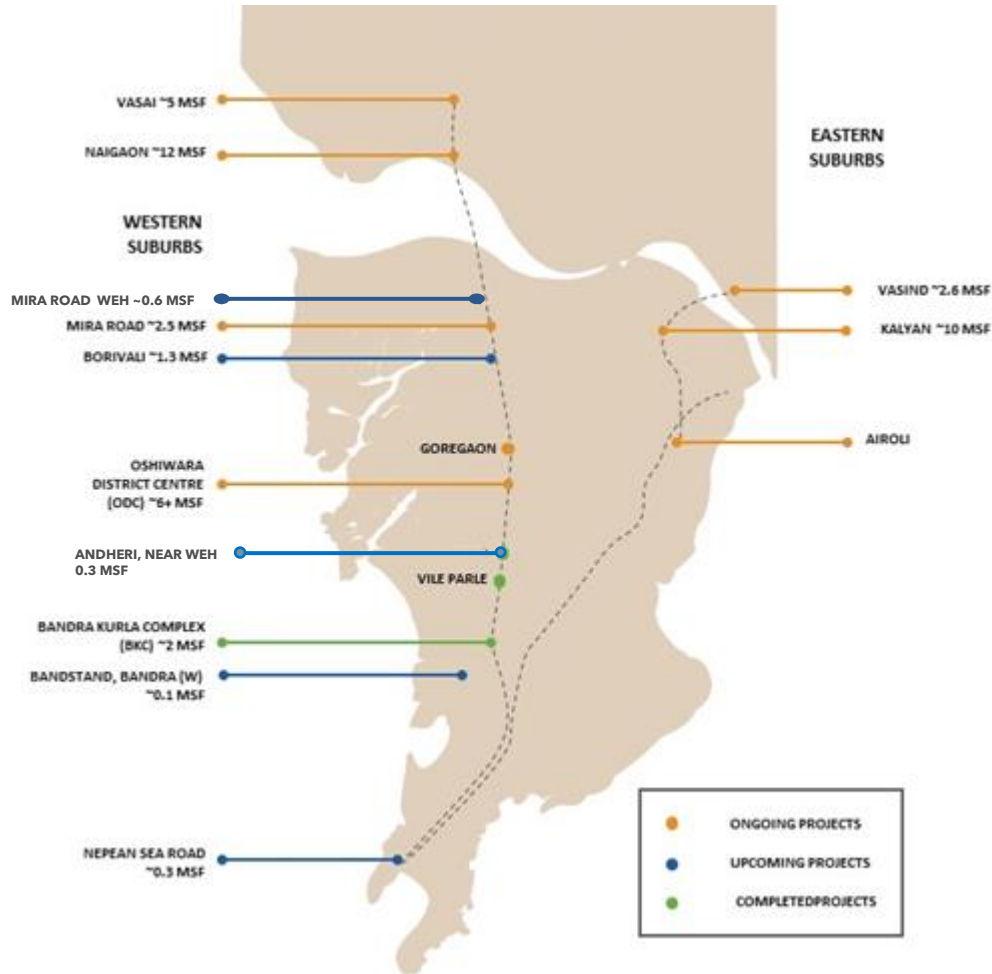


Well-timed capital allocation with JDA & outright model

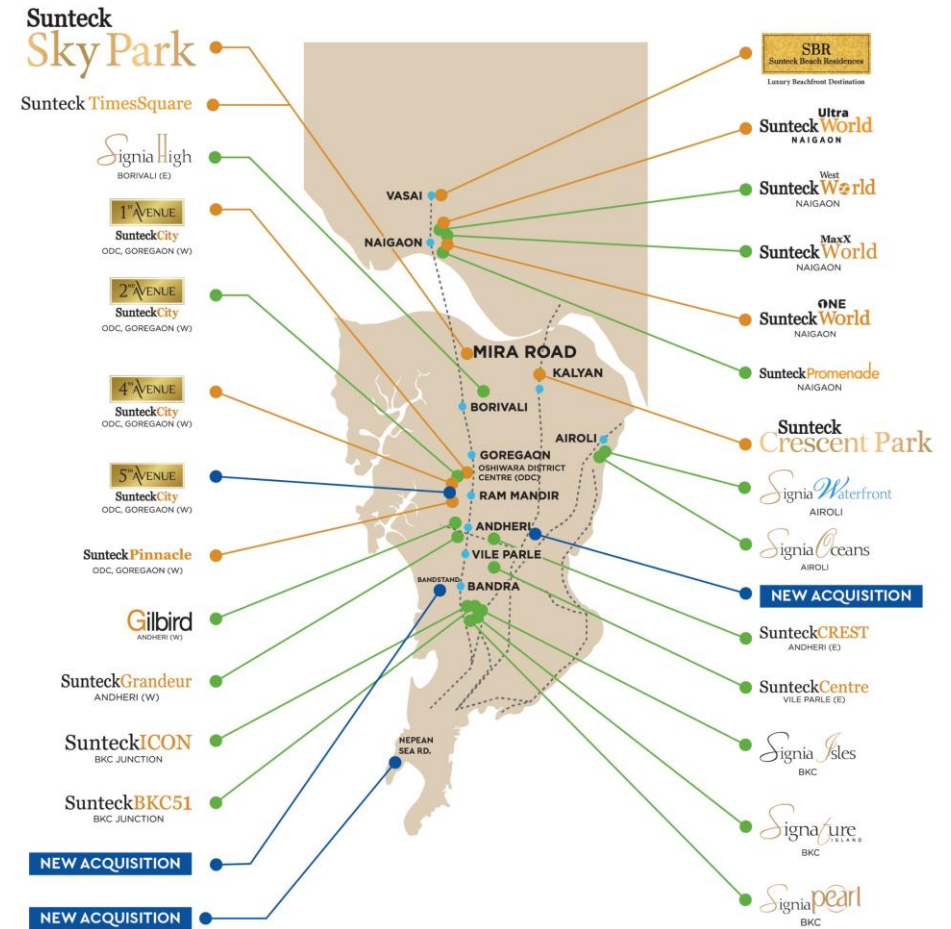
Strong Foothold in MMR Market

MMR-Focused Luxury Real Estate Developer (1/2)

By Location Volume



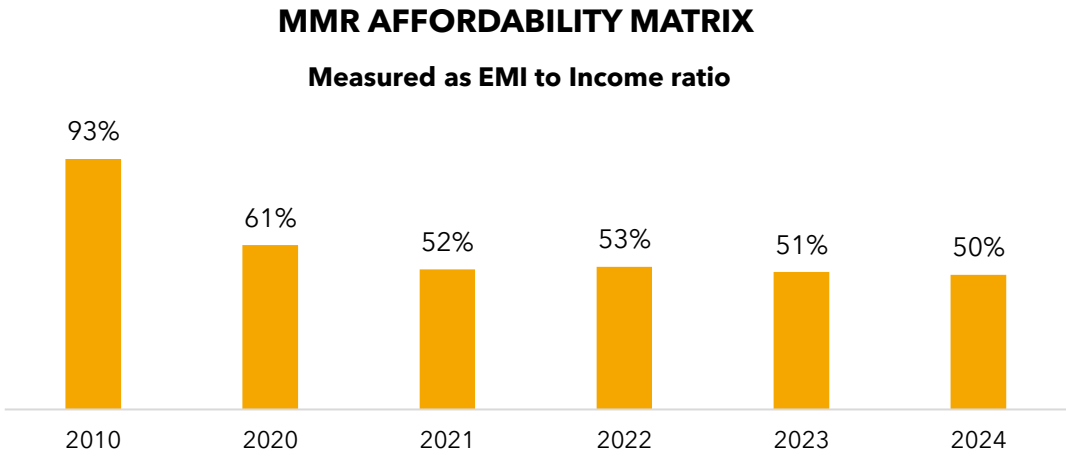
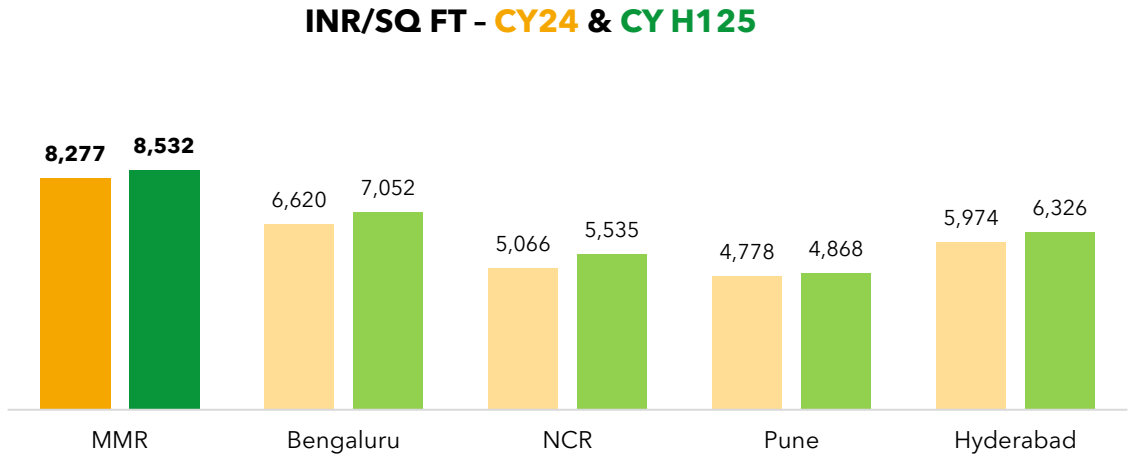
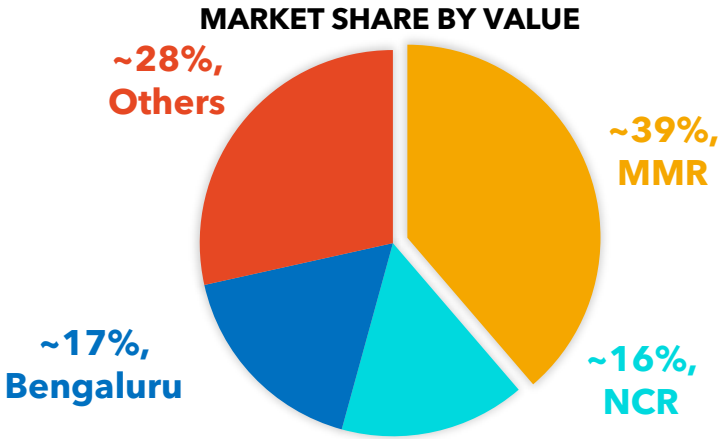
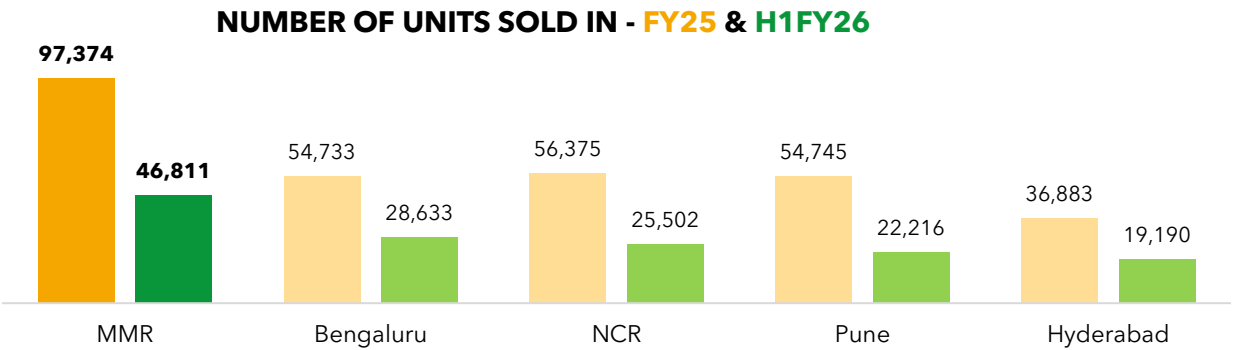
By Project Brands



1

Strong Foothold in MMR market

MMR is the most attractive real estate market in India (2/2)



Luxury portfolio in every segment & across micro-markets

From Uber Luxury to Aspirational Luxury

Premium positioning by creating different luxury brands across segments

Uber Luxury

(UHNI & HNI)

Signature

Signia

Premium Luxury

(Upper Mid-Income)

SunteckCity

Sunteck
Sky Park

Aspirational Luxury

(Lower Mid-Income)

SunteckWorld

Marquee Luxury

(Beach Residences)

SBR

Sunteck Beach Residences

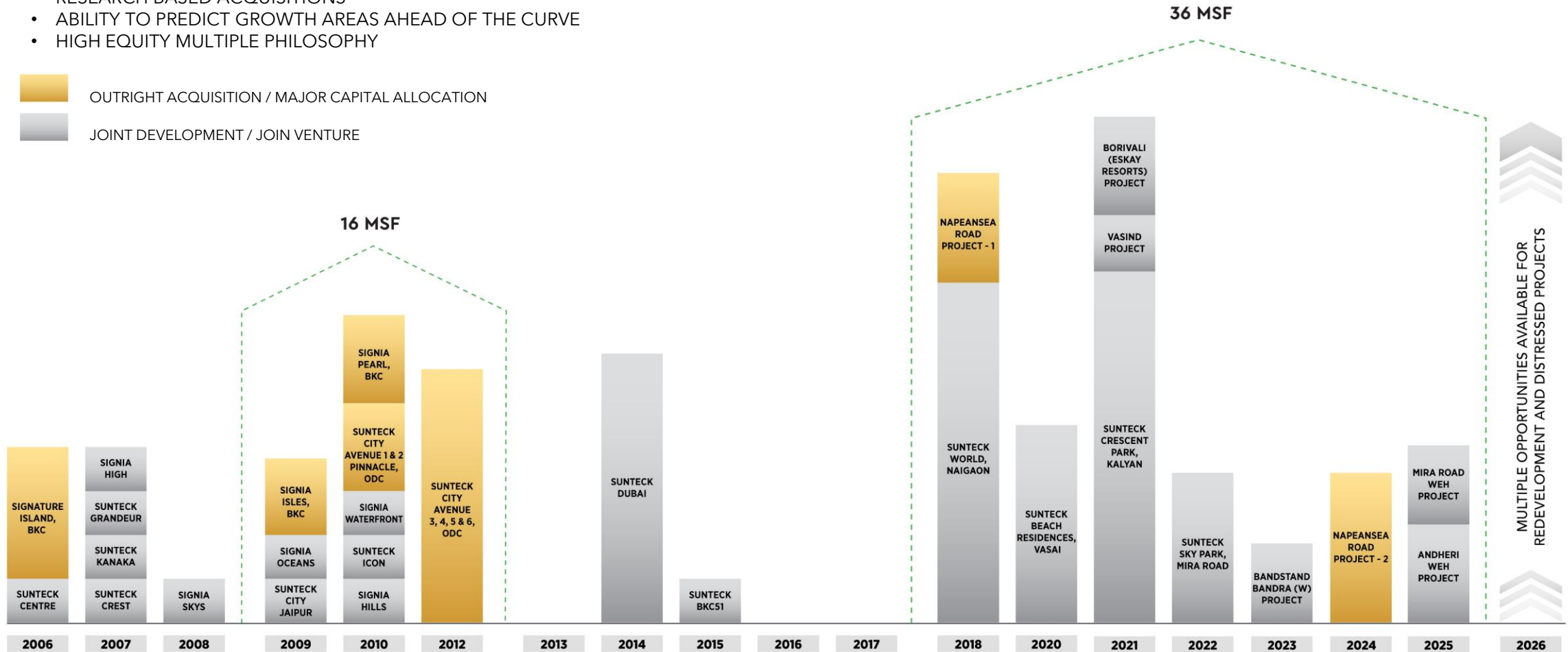
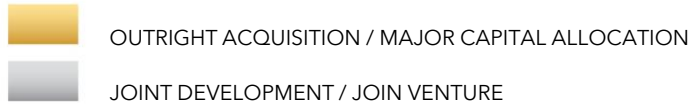
3

Well-timed Capital Allocation for acquisitions

Acquired more than ~50 mn sq ft & GDV of ~Rs.39,100 cr (1/3)

ACQUISITION STRENGTH

- RESEARCH BASED ACQUISITIONS
- ABILITY TO PREDICT GROWTH AREAS AHEAD OF THE CURVE
- HIGH EQUITY MULTIPLE PHILOSOPHY



3

Gross Development Value (GDV)

Achieved pre-sales growth of ~34% in Q2FY26 (2/3)

GDV is Balance Gross Development Value excluding, sales already done

- Launched
- Upcoming
- Newly Announced

ance Gross Development Value excluding, sales already done					H1FY26 GDV - ~Rs 39,100 cr			
					FY25 GDV - ~Rs 39,370 cr		Andheri, WEH Rs 1,100 cr	
					Nepean Sea Project - 2 Rs 2,400 cr		Nepean Sea Project - 2 Rs 2,400 cr	
					Bandra West Project Rs 1,000 cr		Bandra West Project Rs 1,000 cr	
					Burj Khalifa Community, Dubai Rs 9,000 cr		Burj Khalifa Community, Dubai Rs 9,000 cr	
					Nepean Sea Project - 2 Rs 2,210 cr		Nepean Sea Project - 2 Rs 1,690 cr	
					FY24 GDV - ~Rs 26,645 cr		Sunteck Crescent Park, Kalyan Rs 8,850 cr	
					Sunteck Sky Park, Mira Raod Rs. 2,450 cr		Sunteck Sky Park, Mira Raod Rs 1,890 cr	
					Sunteck Sky Park, Mira Raod Rs 1,650 cr		Sunteck Sky Park, Mira Raod 1,290 cr	
					FY23 GDV - ~Rs 19,345 cr		SBR, Vasai West Rs. 4,050 cr	
					SBR, Vasai West Rs 3,890 cr		SBR, Vasai West Rs 3,600 cr	
					SBR, Vasai West Rs 3,440 cr		SBR, Vasai West Rs 3,440 cr	
					Sunteck World, Naigaon Rs. 5,425 cr		Sunteck World, Naigaon Rs 5,200 cr	
					Sunteck World, Naigaon Rs 4,775 cr		Sunteck World, Naigaon Rs 4,410 cr	
					Sunteck World, Naigaon Rs 4,300 cr		Sunteck World, Naigaon Rs 4,300 cr	
					Sunteck City, ODC, Goregaon Rs. 6,600 cr		Sunteck City, ODC, Goregaon Rs 6,100 cr	
					Sunteck City, ODC, Goregaon Rs 5,750 cr		Sunteck City, ODC, Goregaon Rs 5,440 cr	
					Sunteck City, ODC, Goregaon Rs 5,380 cr		Sunteck City, ODC, Goregaon Rs 5,380 cr	
					Signature & Signia, BKC Rs. 1,625 cr		Signature & Signia, BKC Rs 1,545 cr	
					Signature & Signia, BKC Rs 1,310 cr		Signature & Signia, BKC Rs 850 cr	
					Signature & Signia, BKC Rs 700 cr		Signature & Signia, BKC Rs 700 cr	
					Pre-sales: ~Rs 1,303 cr		Pre-sales: ~Rs 1,602 cr	
					Pre-sales: ~Rs 1,915 cr		Pre-sales: ~Rs 2,531 cr	
					Pre-sales: ~Rs 1,359 cr		Pre-sales: ~Rs 1,359 cr	

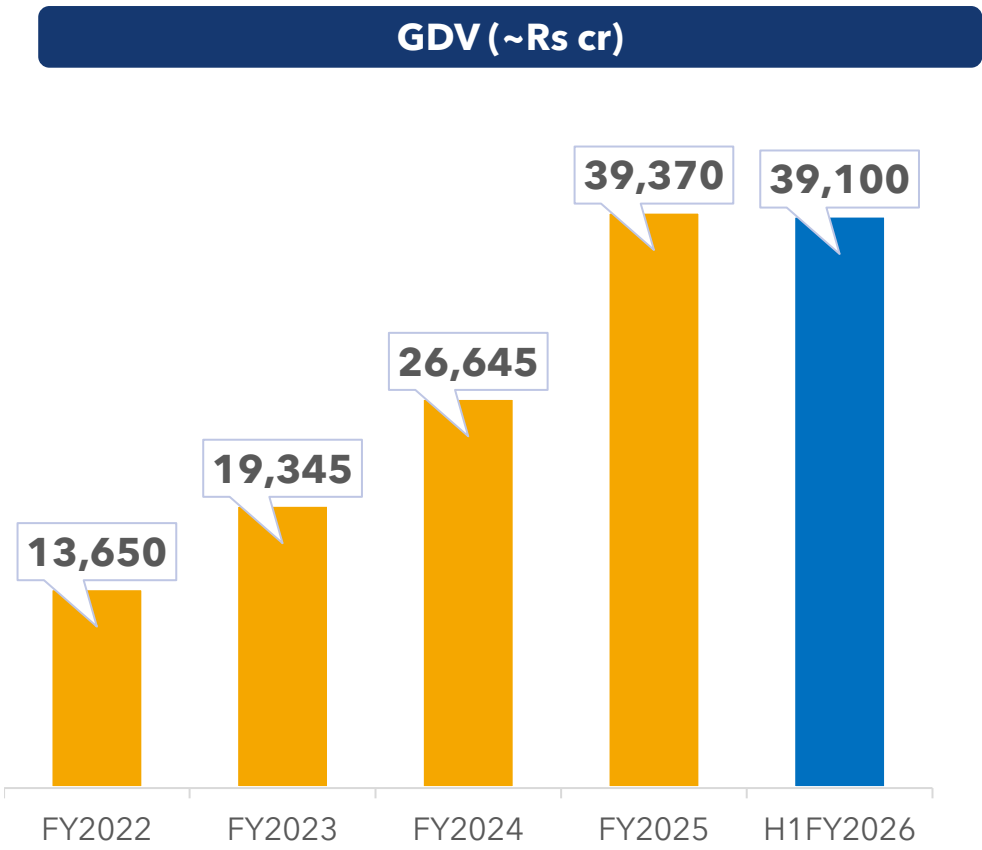
Rs 1 bn = Rs 100 cr

3

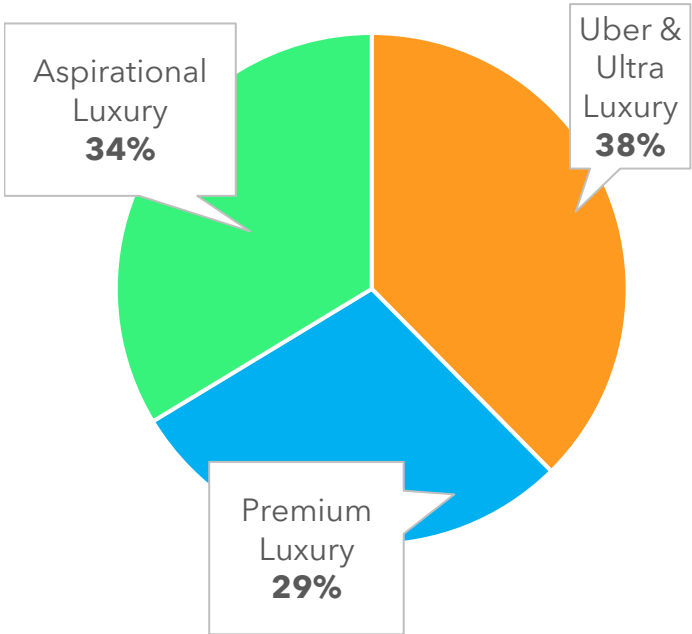
Gross Development Value (GDV)

Achieved pre-sales growth of ~34% in Q2FY26 (3/3)

GDV - Balance Gross Development Value excluding sales already done



GDV Segment (H1 FY25)



Uber & Ultra Luxury

- Projects:**
- Signature Island, Signia Isles & Signia Pearl - BKC
 - Nepean Sea
 - Downtown Dubai
 - Bandra West

Premium Luxury

- Projects:**
- Sunteck City - ODC, Goregaon (W)
 - Sunteck Beach Residences - Vasai (W)
 - Sunteck Sky Park - Mira Road
 - Andheri, WEH Project

Aspirational luxury

- Projects:**
- Sunteck World - Naigaon
 - Sunteck Crescent Park - Kalyan

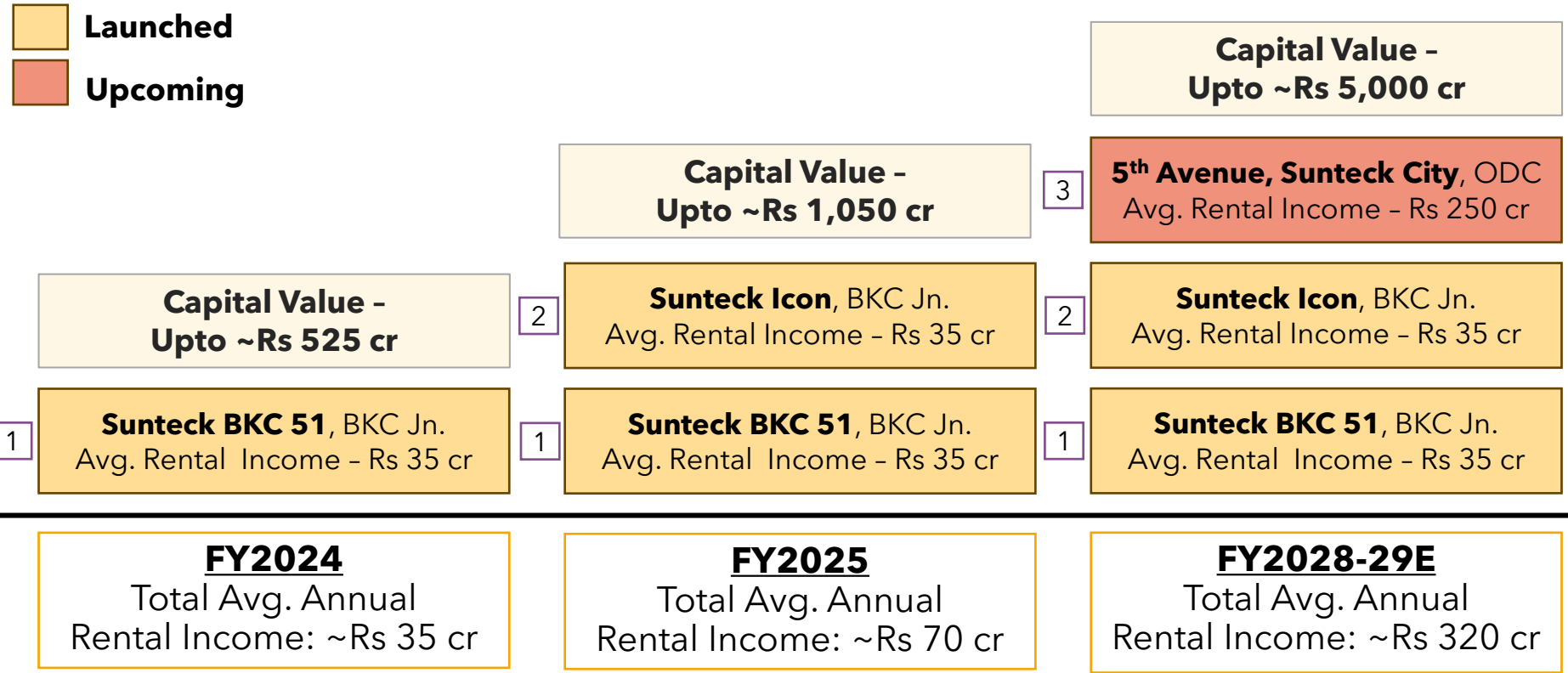
4

Expanding Annuity Income Portfolio

Rs 300 cr+ rental, capital value creation of upto ~Rs 5,000 cr

Sunteck Icon and Sunteck BKC 51 at BKC Junction has been pre-leased for a tenure of 29 years

Both commercial assets have generated an Avg. ROIC of ~30%



Strong Financial Performance

Amongst industry best financials



Pre-sales growth
@~**34%** of **Q2FY26**



~**20%+**
Cashflow RoCE of past
3 years



Net Debt to
Equity @ **0.04x**



AA Long term
credit rating from
India Ratings
(Fitch)



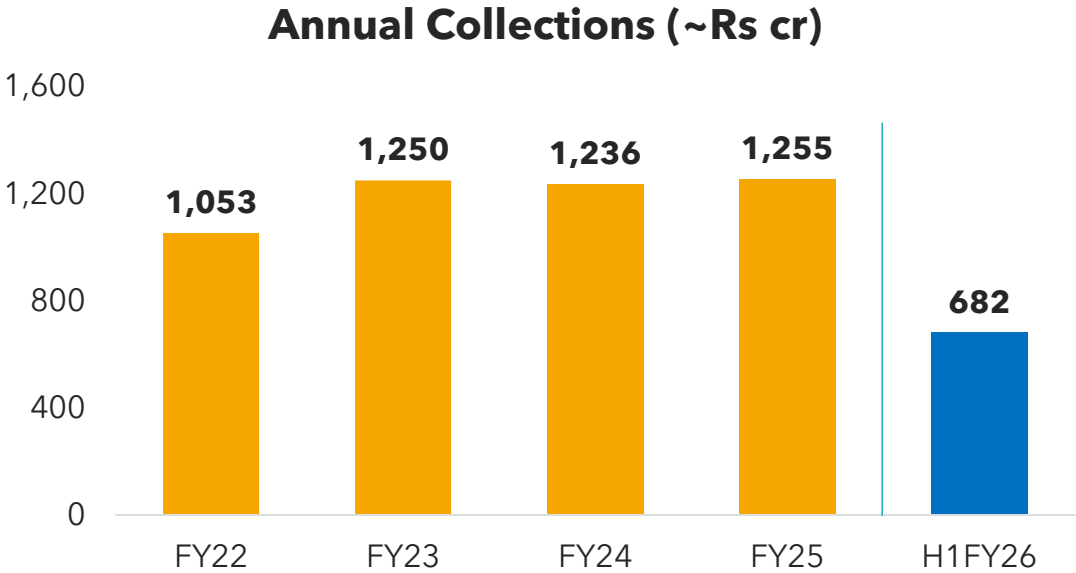
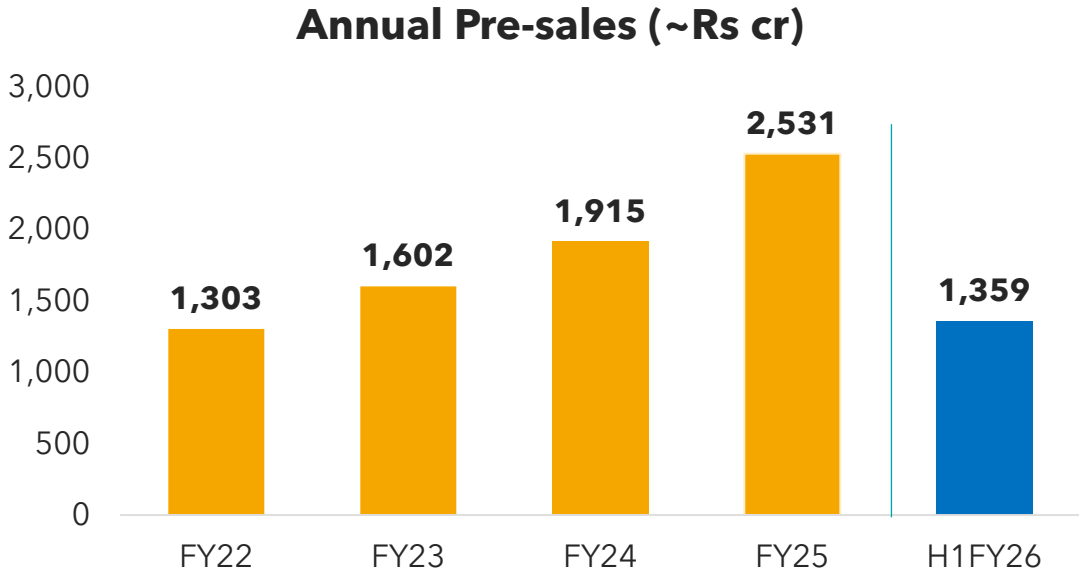
Rs. 750 cr
partnership with
IFC - World Bank
Group

5

Strong Financial Performance

Pre-sales and Collections registering strong growth (1/4)

Operational Trend	Q2 FY26	Q2 FY25	H1 FY26	H1 FY25
Pre-Sales	702	524	1,359	1,026
Collections	331	267	682	609

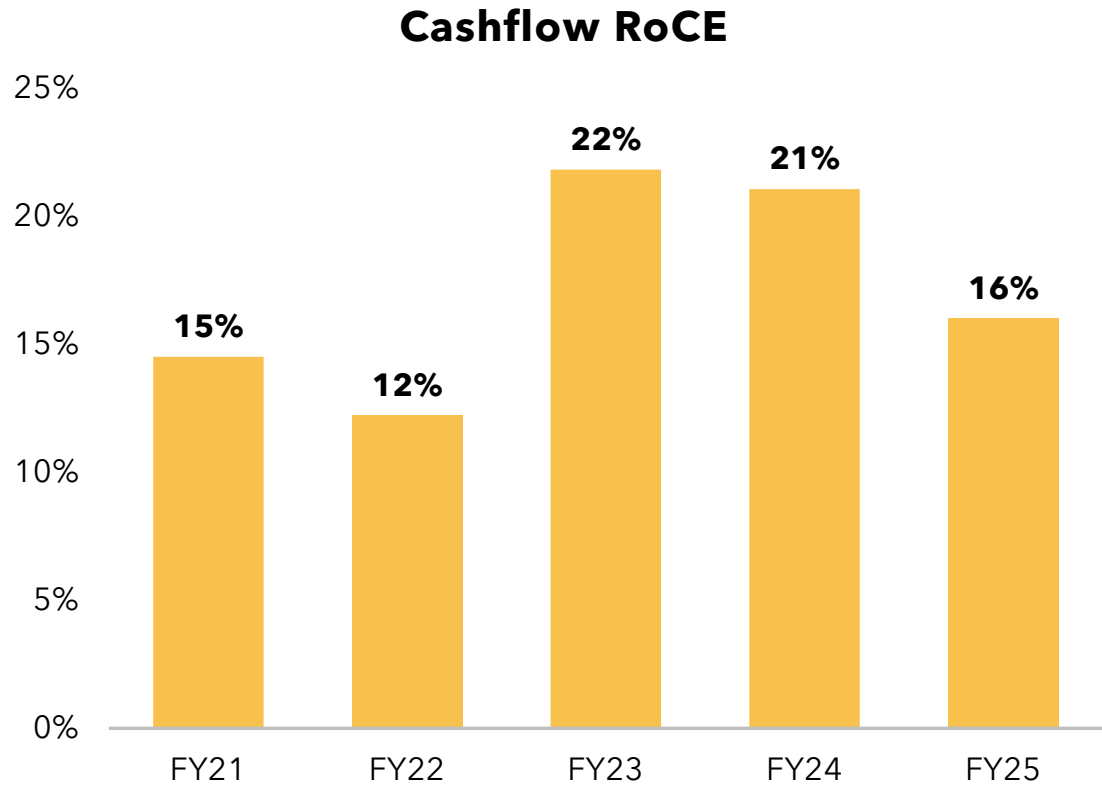
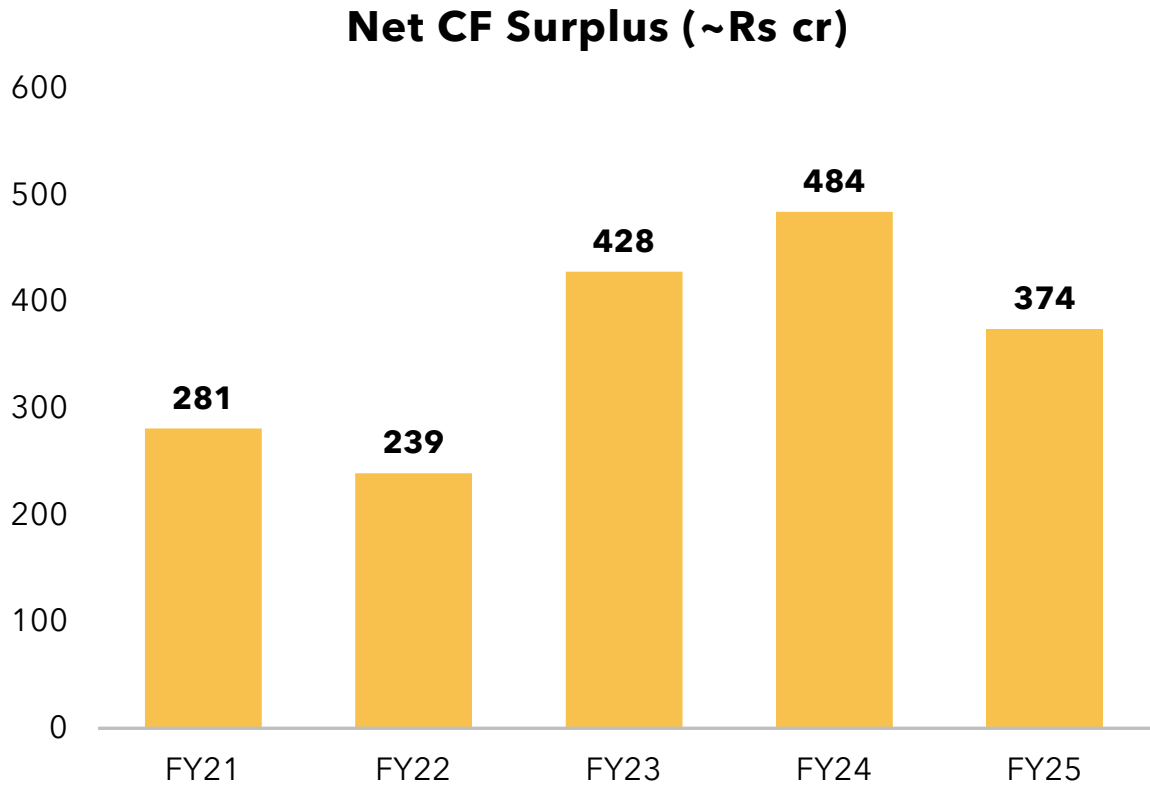


Rs 1 cr = Rs 10 mn

5

Strong Financial Performance

Cashflow RoCE @~16% (2/4)



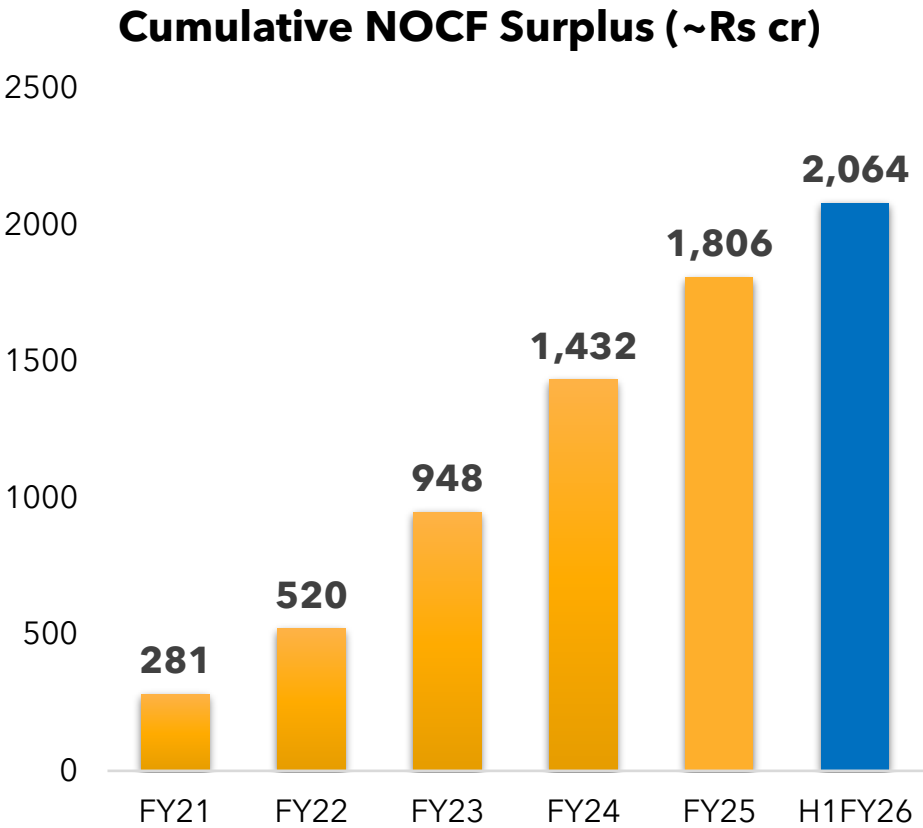
- As the company follows Project Completion Method of Accounting, **Cashflow RoCE** (Net CF Surplus / Adjusted Network) is considered
- Adjusted Network for FY25 (~Rs 2,367 cr) = Total Average Equity (~Rs 3,192 cr) - Capital Reserve (~Rs 825 cr)

5

Strong Net Cash Flow Surplus

Cashflow surpasses ~Rs 2,000 cr (3/4)

Particulars (~Rs cr)	H1 FY26	H1 FY25
Gross Collections	682	609
Less: Project Expenses	287	303
Less: JDA Revenue Share	20	44
Gross Operating Cash Flow Surplus	376	262
Less: Other Expenses	118	71
Net Operating Cash Flow Surplus	258	191
Amount spent on BD/LO/JDA Cost	427	97



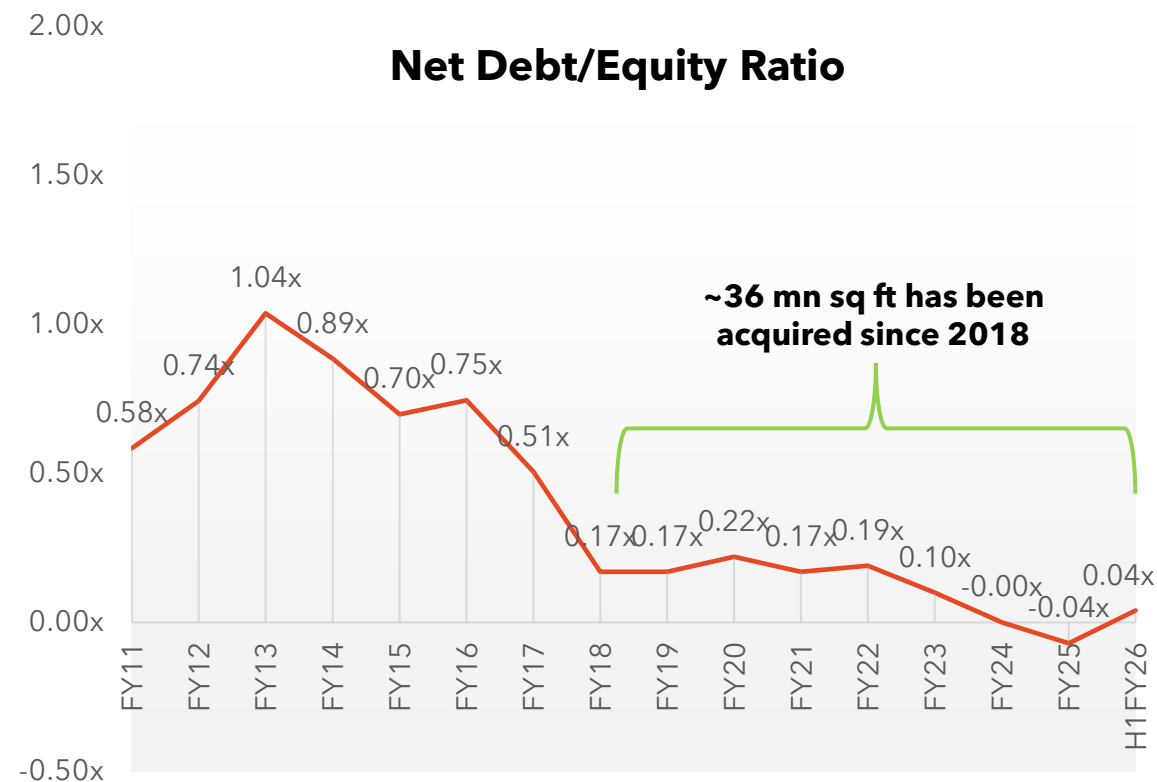
Rs 1 cr = Rs 10 mn

Strong Financial Performance

Net Debt to Equity @ 0.04x

Sunteck's Long-Term Credit Rating at AA from India Ratings (Fitch) (4/4)

Particulars (~Rs cr)	FY23	FY24	FY25	H1FY26
Gross Debt	593	295	336	483
Less: Cash & Cash Equivalents	158	106	203	63
Less: Loans to JDA partners	155	198	259	294
Net Debt	280	-8	-125	126
Net Worth	2,788	3,124	3,260	3,335
Net Debt / Equity	0.10x	-0.00x	-0.04x	0.04x
Quasi-Equity and Others*	93	79	51	42
Adjusted Net Debt	373	72	-74	168
Adj. Net Debt / Equity	0.13x	0.02x	-0.02x	0.05x



*With effect from 9th March, 2020, Starlight Systems (I) LLP became a wholly owned subsidiary of SRL pursuant to the retirement of PDL Realty Private Limited (Retired Partner). The Retired Partner's balance of current capital and fixed capital in the SSILLP, aggregating to ~910 mn have been converted into a loan. The said loan will be in the form of 1% secured Non-Convertible Debentures (NCDs), which will be redeemed at premium out of the future free cash flow from the specified projects only with a tenure of 20 years.

Successful Equity Partnerships

Recent Partnership



• **Sunteck & IFC - World Bank Group form Joint Investment Platform of up to ~Rs 750 cr**

• **Key highlights of the partnership**

- MMR focused platform to build high-quality green urban large-scale housing projects targeting the mid-income demographic
- Up to 4 to 6 green housing projects - developing around 12,000 units
- Highlights SRL's capability to develop high quality large-scale housing projects in the MMR

Past Partnerships

• **With Ajay Piramal Group**

- **India REIT** invested at **Signature Island, BKC** in **2006** and exited at **>20% IRRs within ~3 years**
- **50:50 JV - Piramal Sunteck Realty Pvt. Ltd. (PSRPL)** formed in **2007** to undertake multiple projects

• **With Kotak Realty Fund**

- **Kotak Real Estate Fund (KREF)** has invested in the listed entity in the past
- **KREF** has done multiple PE SPV investment - **Signia Isles, BKC** in **2009** and **Sunteck City, ODC** in **2012**, and exited at **>20% IRRs**



Annexure Q2 & H1 FY26 Financial Results

P&L Statement

Strong Revenue & PAT growth

Rs in cr

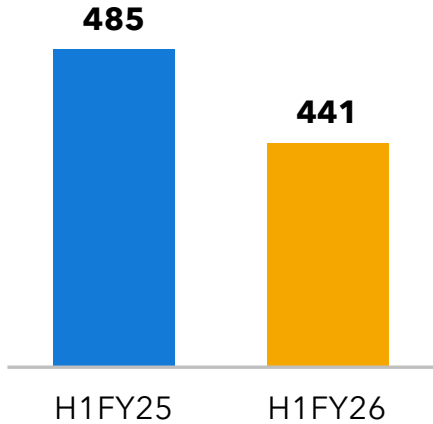
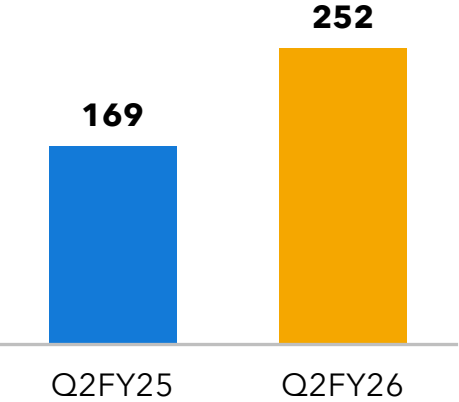
PROFIT & LOSS STATEMENT (Consolidated)				
Particulars	Q2 FY26	Q2 FY25	H1 FY26	H1 FY25
Operating Revenue	252	169	441	485
EBITDA	78	37	126	69
- Margin (%)	31%	22%	28%	14%
PBT	65	37	107	66
Net Income	49	35	82	57
- Margin (%)	19%	20%	19%	12%

Financial Performance – Quarterly & Year to date

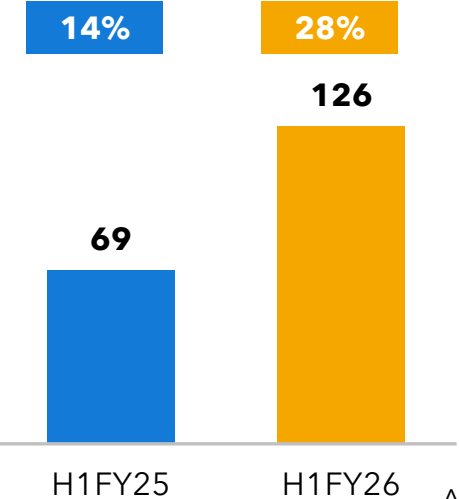
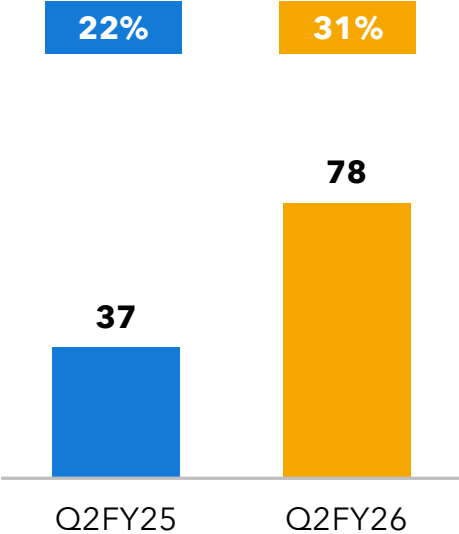
Quarterly

Year-to-Date

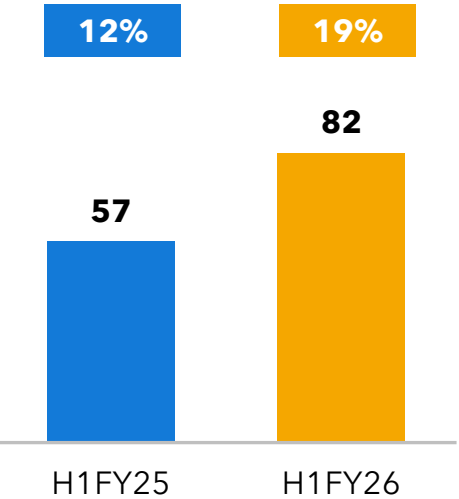
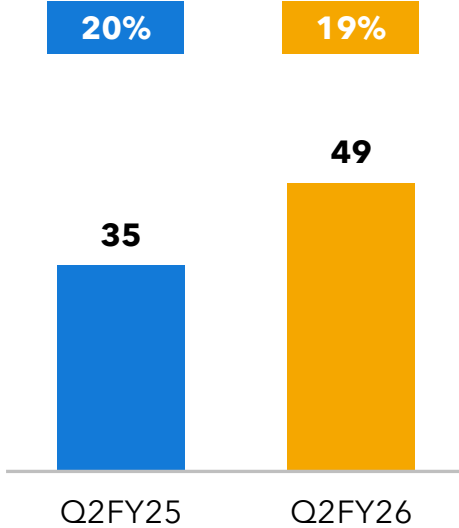
Revenue from Operations



EBITDA & EBITDA Margin (%)



PAT & PAT Margin (%)



Amount in chart are Rs in cr

Balance Sheet

Strong Credit Rating of AA by India Ratings (Fitch)

Rs in cr

BALANCE SHEET (Consolidated)					
Liabilities	Sept '25	Mar '25	Assets	Sept '25	Mar'25
Networth	3,335	3,260	Receivables	174	117
Borrowings	525	387	Inventories	6,372	6,206
Non-Current Liabilities	16	17	Loans & Advances	388	347
Current Liabilities	1,347	1,219	Cash & Bank	63	203
Others Liabilities	3,494	3,444	Others Assets	1,720	1,453
Total	8,717	8,327	Total	8,717	8,327

Rs 1 cr = Rs 10 mn

Operational Performance Break-up

Rs in cr

	Q2 FY26	H1 FY26
Segment	Pre-sales (~Rs cr)	Pre-sales (~Rs cr)
Uber Luxury	280	660
Premium Luxury	331	557
Aspirational Luxury	67	112
Others	24	30
Total	702	1,359

Rs 1 cr = Rs 10 mn



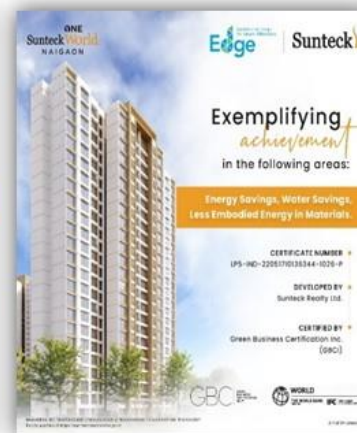
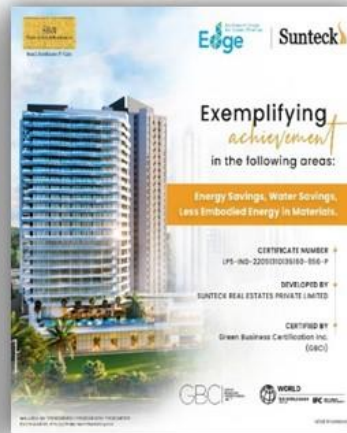
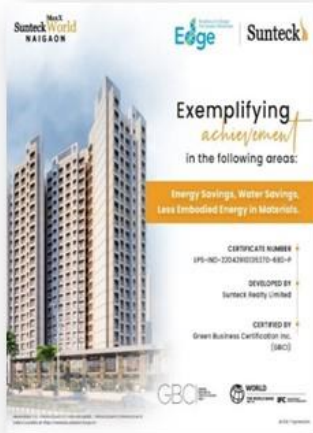
Annexure ESG & Awards

2025 GRESB Development Benchmark Report



Sunteck Realty Limited has earned an exceptional **GRESB (Global Real Estate Sustainability Benchmark)** score of **99**, along with a prestigious **5-star** rating for **FY25**.

Green Building Initiatives



- **Four** projects, **4th Avenue, SunteckCity, ODC Goregaon W; Sunteck Maxxworld & Sunteck Oneworld, Naigaon** and **Sunteck Beach Residences (SBR), Vasai W** has been awarded with **EDGE (Excellence in Design for Greater Efficiencies)** Pre-certification (*IFC-International Finance Corporation -The World Bank Group*).
- **Three** of our commercials buildings; **BKC51, Icon and Crest** has been awarded EDGE -IFC pre certification
- Our HO **Sunteck Centre** has been awarded **LEED GOLD certification** by US Green building council

Awards



Thank you
ir@sunteckindia.com
