April 11, 2023

To,

The Manager (Listing Department)
National Stock Exchange of India Limited
SME Exchange
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai 400051
Maharashtra

Re,

SECURITY	NSE SYMBOL	ISIN
Equity Shares	HOMESFY	INE0N7F01017

Dear Sir / Madam,

Sub: **Disclosure under Regulation 30 of the SEBI (LODR) Regulations, 2015 for Real Estate Operations Update for the year ended March 31, 2023**

In reference to the subject matter described above, please find enclosed a statement containing a yearly update on the Company's real estate operations for March 31, 2023.

We request you to take the aforementioned information on record for disclosure on your website.

Thanking You.
Yours sincerely,
For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2023.04.11 14:56:02 +05'30'

Ashish Kukreja
Chairman and Managing Director
DIN: 03068422

Operational update – FY 2022-23

The increasing sales and new launches indicate that the Indian housing sector is growing significantly. This is particularly notable in light of the challenging global environment and the rising cost of home loans in the domestic market. In the last quarter, January-March 2023, sales rose to 85,850 units across eight cities from 70,630 units in the Q4 of the previous financial year. New launches grew 86% to 1,47,780 units — the highest in a quarter — from 79,530 units. (source REA India)

With this in the background, we are pleased to share our first performance update since listing on NSE Emerge. Homesfy Realty Ltd. has achieved its highest-ever presales value of ₹1787 Crores for FY23.

In Q4 of FY23, the company recorded its presales quarter with a value of ₹599 Crores. Achieved highest ever quarterly sales value, up by 51% over Q3-FY23 and 15% compared to Q4-FY22. Top developers in FY23 include Lodha, Runwal Group, Prestige, Godrej, and L&T, significant contributors to high sales value and volume growth.

In FY23, there has been a substantial increase in user engagement on the broker aggregation platform mymagnet.io by 76% compared to FY22.



The summarized operational performance for year ended March 31, 2023, is given below:

	Q4-23	Q3-23	Q4-22	H2-23	H2-22	FY-23	FY-22
Units	659	434	593	1083	1094	1967	1607
Sales Value	599	396	522	975	960	1,787	1,359

***Sales value no of FY- 23 & Q4-23 are Presales numbers**
***Sales Value (₹ in Crores)**

Key Operational Highlights

- FY23 presales value rise by 32% to ₹1,787 Crore
- Achieved highest ever quarterly sales value - ₹599 Crore (Q4-FY23), up by 51% over Q3-FY23 - ₹396 Crore and 15% compared to Q4-FY22 - ₹522 Crore
- Presales value contribution by our broker aggregation platform mymagnet.io grew 53% to ₹222 Crore from ₹145 Crore
- The average unit price improved by 8% to ₹91 Lakhs vis-a-vis FY22.
- Mumbai sales volume was up by 42% compared to FY22
- Bangalore sales volume was up by 37% compared to FY22
- Collections have increased by 51% to ₹47.38 Crore

For more information write to us at: investors@homesfy.in

Homesfy Realty Limited

Formerly known as Craft Financial Advisors Pvt. Ltd.
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