

RRL/SE/25-26/33
December 01, 2025

To,
The Department of Corporate Services – CRD, National Stock Exchange of India Limited,
BSE Limited, Exchange Plaza, 5th Floor,
P.J. Towers, Dalal Street, Bandra-Kurla Complex,
Mumbai - 400 001. Bandra (East), Mumbai - 400 051.
Scrip Code: 544420 **Symbol: RAYMONDREL**

Dear Sir/Madam,

Sub: Raymond Realty Limited: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Press Release.

Ref: Raymond Realty Limited (ISIN: INE1SY401010).

Pursuant to Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (**'SEBI Listing Regulations'**), we enclose herewith the Press Release – ***"Raymond Realty Etches Luxury Living in the heart of BKC with the Launch of Invictus By GS, BKC"***.

This information shall also be made available on the website of the Company i.e. www.raymondrealty.in in terms of Regulation 30 and 46 of the SEBI Listing Regulations.

Kindly take the same on record and acknowledge.

Thanking You,

Yours faithfully,
For Raymond Realty Limited
(formerly known as Raymond Lifestyle Limited)

Hiren Sonawala
Company Secretary

Encl: a/a

Raymond Realty Etches Luxury Living in the heart of BKC with the Launch of Invictus By GS, BKC

The ultra-luxury project has an estimated revenue potential of INR 2,000 Cr

- Marking strategic expansion in Mumbai, Raymond Realty launches its most premium project ~2 acres land parcel
- **Invictus by GS, BKC** comprises **6 towers** featuring limited edition **3 and 4 BHK** ultra-luxury residences
- The project offers swift connectivity: **5 minutes** to Jio World Drive and **8 minutes** to the Bandra-Worli Sea Link
- Building on the legacy of delivering **8 towers** ahead of RERA timelines in Thane, the brand now brings its execution excellence to Bandra
- Residents will enjoy **30+ lifestyle amenities** including a skyline-facing **38-metre pool** and high-street retail

Mumbai, Monday, December 01 - Raymond Realty, one of India's fastest-growing real estate developers, has announced its expansion into the Mumbai Metropolitan Region's (MMR) most coveted corridor with the launch of 'Invictus by GS, BKC'. This ~2-acre marquee redevelopment marks a significant milestone in the company's journey. After setting unprecedented benchmarks in Thane with the success of TenX Habitat and The Address by GS, the launch of Invictus by GS, BKC further bolsters Raymond Realty's vision to cater to the ultra-luxury segment.

Speaking about this strategic launch, Harmohan Sahni, CEO, Raymond Realty, said, ***"The launch of Invictus by GS, BKC is a strategic milestone that marks our structural pivot into the ultra-luxury segment, unlocking a revenue potential of over ₹2,000 Crore from this project alone. This development serves as the cornerstone of our ₹14,000 Crore JDA portfolio and is a critical accelerator towards our ₹4,000 Crore annual topline target. By combining Raymond's legacy of trust with design-led excellence in BKC, we are not just building exclusive ecosystems, but aggressively expanding our footprint to ensure 50% of our future growth stems from such high-value projects by FY28."***

The project comprises **6 towers** rising to **23 habitable floors** with **4 basements**, designed to promote eco-responsible living with IGBC-aligned features. The distinctive location advantage should provide seamless access to South, Central, and Navi Mumbai. It is located just **5 minutes** from Jio World Drive, **8 minutes** from the Bandra-Worli Sea Link, and **15 minutes** from the airport. Complementing the prime location is a suite of **30+ lifestyle amenities**, including a curated sky lounge, immersive recreational zones, and a skyline-facing **38-metre pool**. The development also integrates high-street retail, ensuring a holistic living experience that resonates with the aspirations of the discerning clientele.

Since its inception in 2019, Raymond Realty has rapidly ascended to become a top 5 developer in the MMR region, driven by an execution-focused strategy that saw its maiden project Tenx Habitat delivered two years ahead of schedule. This rapid scaling has paralleled a decisive structural shift in homebuyer preferences, moving from aspirational housing to a robust demand for premium and luxury spaces. The company's portfolio has evolved to meet this appetite, transitioning from compact, efficient homes to sprawling residences with world-class amenities.

Raymond Realty is rapidly expanding its footprint across Mumbai through an asset-light Joint Development Agreement (JDA) model. This project is one of the six JDAs signed by Raymond, encompassing prime locations of Bandra, Mahin, Sion and Wadala. This strategic expansion represents a total Gross Development Value (GDV) of approximately ₹14,000 Crores. With additional projects currently under evaluation, this JDA-led approach underscores the company's commitment to scaling its presence in the Mumbai market beyond its Thane stronghold.

Outlining its future growth trajectory, Raymond Realty has announced a robust launch pipeline for the year 2025-26, which includes 2 new projects on its own land in Thane and 3 to 4 new JDA projects across Mumbai. The company is strategically pivoting towards a balanced portfolio mix, aiming for JDA projects to contribute **50% of annual pre-sales within the next 2 to 3 years (by FY28)**. This represents a significant shift from the FY25 mix, where Thane projects accounted for 78% and JDAs for 22%, underscoring the growing importance of the asset-light model in the company's long-term expansion.

Disclaimer: Forward-Looking Statements-

Certain information set forth in this press note constitutes "forward-looking information," including "future-oriented financial information" and "financial outlook," under applicable securities laws (collectively referred to herein as forward-looking statements). Except for statements of historical fact, this includes, but is not limited to: (i) projected revenue/financial performance of the Company; (ii) the expected development of the Company's business, projects, and joint development projects; (iii) execution of the Company's vision and growth strategy; and (iv) completion of the Company's projects that are currently underway, in development, or otherwise under consideration. Forward-looking statements are provided to allow potential investors the opportunity to understand management's beliefs and opinions in respect of the future so that they may use such beliefs and opinions as one factor in evaluating an investment.

These statements are not guarantees of future performance, and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial numbers in future periods to differ materially from any projections of future performance or results expressed or implied by such statements.

Although forward-looking statements contained in this press note are based upon what management of the Company believes are reasonable assumptions, there can be no assurance that these statements will prove to be accurate, as actual results and future events could differ materially from those anticipated. The Company undertakes no obligation to update forward-looking statements if circumstances or

management's estimates or opinions should change, except as required by applicable securities laws. The reader is cautioned not to place undue reliance on forward-looking statements.

About Raymond Realty

Raymond Realty Limited is one of India's fastest-growing real estate developers, headquartered in Mumbai and part of the iconic Raymond Group. Bringing the Group's century-long legacy of trust, quality, and excellence into the real estate sector, Raymond Realty is a focused, pure-play branded real estate developer with a strong presence across the Mumbai Metropolitan Region (MMR). Since its foray into real estate in 2019, the company has already carved position amongst the top 10 Real Estate players in the country and delivered landmark residential and commercial projects characterized by superior design, timely execution, and customer-centric innovation. With iconic aspirational, premium, and luxury residential brands (TenX, The Address by GS and Invictus), 100 acre owned land and 6 Joint Development Agreements, the company has an estimated gross development value of approximately ₹400 billion.

To know more, visit us here: <https://raymondrealty.in/>