

RRL/SE/26-27/01
April 02, 2026

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 Limited - Key Operational Updates - Q4FY26 & FY26.**

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

April 2, 2026

Key Operational Updates - Q4FY26 & FY26

Mumbai, April 2, 2026: Raymond Realty Limited today announced a landmark conclusion to FY26, delivering the most formidable operational performance in its history. Driven by a high-velocity final quarter, its Q4 performance effectively supercharged the fiscal year, with Pre-Sales for the quarter alone at ₹ 1,519 Cr close to the combined momentum of the previous nine months. This trajectory was fueled by a series of high-decibel launches and sustained sales velocity across the MMR—specifically within the **Ten X District 9 (Thane), Park Street (Thane), The Address by GS (Thane) (Wadala) & (Sion)**, and the ultra-luxury **Invictus by GS in BKC**.

Particulars (₹ Cr.)	Q4FY26	Q4FY25	YoY	FY26	FY25	YoY
Pre-Sales	1,519	636	139%	3,023	2,314	31%
Collections	515	496	4%	1725	1,887	(9%)

* These figures are strictly provisional and are subject to review.

Market Momentum & Sales Leadership

- **Exceptional Launch Momentum & Dominance:** We experienced an extraordinary acceleration in demand across our entire portfolio, headlined by the **record-setting debut of Ten X District 9 (Thane)**, which secured substantial bookings within the opening days of its launch. This high-velocity momentum extended into Mumbai's most coveted micro-markets; **The Address by GS (Wadala)** established its status as a market leader through exceptional sales traction, while **Invictus by GS (BKC)** captured excellent response from the city's elite, recording robust booking velocity in the ultra-luxury segment.

Strategic Expansion & Guidance Outperformance

- **Business Development:** In a major Q4 push, we secured a marquee project in **Kandivali (GDV ₹3,000 Cr)**.
- **MMR Pipeline Visibility:** Raymond Realty remains aggressively on track to activate its **₹43,000 Crs GDV pipeline** across the Mumbai Metropolitan Region over the next few years.

Financial Resilience

- **Disciplined Leverage:** Despite aggressive investment in high-value land and JDAs, Net Debt remains at **~₹605 Cr**, staying comfortably below the 1.0x Net Debt/Equity ceiling.
- **Liquidity & Cost of Debt:** With a **₹414 Cr liquidity buffer**, the company is fully funded for the next year of construction spend. The cost of debt remains stable at a competitive **~9.60%**.
- **Margins:** EBITDA margin for 9M FY26 was reported as 13%. In Q4 FY26 the company has improved the margin and therefore the Annual margin has also been improved.