

RRL/SE/26-27/28
July 03, 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 - Operational Update: Q1 FY27 Performance & Strategic Outlook.**

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

Operational Update: Q1 FY27 Performance & Strategic Outlook

Mumbai, July 3, 2026: Raymond Realty Limited today released its provisional operational and financial updates for the first quarter of the financial year 2027. Coming off a milestone fiscal year 2026—which concluded with the launch of 7 projects, including 4 highly anticipated launches in the final quarter alone—the company has sustained its exceptional growth velocity into the new fiscal year as well, and is on track to deliver stellar Year-over-Year (YoY) growth across core performance metrics.

Provisional Operational Metrics

(₹ Cr.)

Particulars	Q1FY27	Q1FY26	YoY
Pre-Sales	700	306	129%
Collections	550	374	47%

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

Q1 FY27 Operational Highlights:

- Exceptional Pre-Sales Trajectory:** Our pre-sales for the quarter reached **₹700 Cr**, marking an outstanding **129% growth** over the ₹306 Cr recorded in Q1 FY26. This exceptional performance validates the strong, underlying organic demand for our premium residential offerings, even in a quarter without new Residential Project launches. The resulting sales momentum achieved across the Mumbai Metropolitan Region (MMR), emphasizes the deep consumer trust and powerful brand equity which Raymond Realty commands in the market. This performance was driven by sustained velocity in our Address by GS portfolios, alongside strong price realization across the MMR ecosystem.
- Resilient Cash Collections:** Maximizing cash pipeline efficiency, our quarterly collections rose **47% YoY to reach ₹550 Cr**. This sustained inflow ensures excellent liquidity generated directly from our operational base.
- Prudent Capital Allocation:** Capital deployment during the quarter included **₹ 198 Cr** of borrowings, primarily channeled to fulfil construction and working capital requirements for the project launches initiated in FY26. Total outstanding borrowings as of June 30, 2026, stood at **₹1,097 Cr** (compared to **₹380 Cr** as on June 30, 2025), reflecting peak-cycle construction drawdowns for the 7 projects launched in FY26. These investments are heavily backed by our robust collection pipeline and are positioned to unlock significant revenue milestones over the next 12–18 months. The liquidity as on June 30th, 2026 was **₹270 Cr**, resulting in a Net Debt position of **₹827 Cr**.

Financial Resilience & Management outlook

- Disciplined Capital Structure:** Raymond Realty continues to maintain a highly conservative and disciplined balance sheet. Our Net Debt/Equity ratio remains comfortably below our strict 1.0x internal ceiling.

- **Understanding the Cyclical Margin Profile:** In alignment with the structural dynamics of the real estate development lifecycle, our margins are historically variable and depend upon the project stage including the timing of project launches. In line with statutory revenue recognition frameworks, profitability milestones reflect the front-loaded nature of launch-phase marketing and initial construction setups. Margins will progressively normalize over subsequent quarters as project construction crosses revenue-recognition thresholds. While the margin profile for Q1 FY27 reflects this expected seasonality and is in line with Q1 FY26, the performance is **entirely according to our financial forecasts and expectations**. We remain firmly on track to meet our **EBITDA margin guidance of 17% - 19% for the FY27**.

About Raymond Realty

Raymond Realty 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 a 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 super premium residential brands (**TenX, The Address by GS** and **Invictus by GS**), 100 acre owned land and 7 Joint Development Agreements, the company currently has an estimated gross development value of approximately ₹ 420 billion.

Disclaimer:

Certain statements in this document may be forward-looking statements. Such forward looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Raymond Realty Limited will not in any way be responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

To know more, visit us today at www.raymondrealty.in

For further information, please contact:

Email: rrl.secretarial@raymond.in