RRL/SE/25-26/42
January 21, 2026

To,

The Department of Corporate Services – CRD,
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai - 400 001.
Scrip Code: 544420

National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Bandra-Kurla Complex,
Bandra (East), Mumbai - 400 051.
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 Redefines Central Mumbai Living with the Launch of 'The Address by GS, Wadala'.***

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 Jaidev Sonawala
Digitally signed by Hiren Jaidev Sonawala
Date: 2026.01.21 14:25:37 +05'30'

Hiren Sonawala
Company Secretary

Encl: a/a

Raymond Realty Redefines Central Mumbai Living with the Launch of 'The Address by GS, Wadala'

The landmark redevelopment spans 5.62 acres offering ~1.7 lac sq.ft of recreational area, with an estimated revenue potential of ₹5,000 crore

- Positioned as "The Glittering Crown of SoBo Central," the project re-centres Mumbai's luxury geography
- Offers ~ 1.7 lakh square feet of total recreational area spread across the project, offering over 50 lifestyle amenities.
- Offers spacious 2 & 3 BHK residences along with high-street retail spaces.
- Strategically connected to Eastern Freeway, MTHL, Monorail and upcoming Metro Lines 4 & 11.

Mumbai, January 21: Raymond Realty, one of India's fastest-growing real estate developers, today announced the launch of **'The Address by GS, Wadala'**, a marquee residential redevelopment that marks the brand's strategic entry into one of Mumbai's most centrally connected and rapidly evolving neighbourhoods. Spread across a **5.62-acre land parcel**, the project carries an estimated **revenue potential of ₹5,000 crore** and reinforces Raymond Realty's ambition to redefine luxury living beyond traditional South Mumbai corridors.

Harmohan Sahni, the CEO of Raymond Realty, said, ***"The launch of The Address by GS, Wadala, represents a decisive step in our strategy to expand beyond established luxury micro-markets and actively shape Mumbai's next growth corridors. With an estimated revenue potential of over ₹5,000 crore, this development significantly strengthens our long-term value creation pipeline while reinforcing our asset-light expansion model. Wadala's unparalleled central connectivity, combined with our focus on large-format lifestyle ecosystems, positions this project to deliver strong end-user demand as well as sustained investor returns. As we continue to scale our portfolio across high-quality urban locations, our objective remains clear — to compound growth with execution excellence and disciplined capital deployment."***

Positioned as "The Glittering Crown of SoBo Central," The Address by GS, Wadala represents a tectonic shift in Mumbai's luxury landscape — where the timeless sophistication of South Bombay converges with the rising energy of the central suburbs. Designed as a holistic lifestyle ecosystem, the development integrates expansive open spaces, curated leisure zones, and architectural scale that elevates both liveability and long-term asset value. The project is RERA approved.

The development features **31-storey towers offering premium 2 and 3 BHK luxury residences**, complemented by a **~10,500 sq. ft. high-street retail space** that enhances everyday convenience while activating the neighbourhood fabric. An outstanding feature of the project is its **generous recreational area spanning approximately 1.7 lac sq.ft**. This includes a captivating club house design covering **45,000 sq. ft**., complemented by more than **50 premium lifestyle** amenities.

Key amenities include an expansive pool and lounge deck, golf simulator, mini theatre, badminton and squash courts, bowling alley, banquet spaces, and multiple social and wellness zones. Over 2 acres of dedicated recreational spaces create a unique low-density luxury experience in central Mumbai.

From a connectivity standpoint, the project offers seamless access to the **Eastern Freeway and the Mumbai Trans Harbour Link (MTHL)**, enabling rapid connectivity to business districts and the airport across the harbour. Direct proximity to **Monorail and upcoming Metro Lines 4 & 11** further enhances multi-modal mobility, making the location especially attractive for professionals working in **BKC, Lower Parel and South Mumbai**, as well as HNIs and investors seeking high-growth rental micro-markets. The project is also aligned with **Indian Green Building Council (IGBC)** sustainability standards, reinforcing Raymond Realty's commitment to responsible urban development.

Building on a legacy of over **100 years of brand trust**, Raymond Realty has rapidly emerged as one of the fastest-growing developers in the Mumbai Metropolitan Region within just seven years of operations. The company currently has over **10 million sq. ft. under development** and has delivered and sold more than **5,500 homes**, reflecting strong market acceptance across premium residential segments. With successful project launches in Thane and Bandra, the company continues to demonstrate its ability to execute design-led developments across diverse urban contexts. The Wadala launch marks a significant strategic milestone as the brand deepens its footprint in central Mumbai.

This expansion builds on the momentum created by Raymond Realty's recent ultra-luxury launch **Invictus by GS, BKC**, which marked the company's structural pivot into higher-value developments across prime city corridors. Invictus by GS, BKC project reinforced the brand's execution credibility, design leadership, and asset-light expansion strategy through joint development partnerships, strengthening its long-term growth engine in Mumbai's premium micro-markets.

With a robust launch pipeline and a growing portfolio of strategic JDAs, Raymond Realty continues to scale with capital efficiency while deepening its brand equity in aspirational, premium, and luxury housing segments. The Address by GS, Wadala further positions the company as a category creator — not merely responding to demand, but actively shaping the future geography of Mumbai living.

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 by GS), 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/