

RRL/SE/26-27/76
October 27, 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: Investor Presentation on the Unaudited Financial Results (Standalone and Consolidated) for the Second Quarter and Half Year ended September 30, 2026.

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 Investor Presentation on the Unaudited Financial Results (Standalone and Consolidated) for the Second Quarter and Half Year ended September 30, 2026.

The Meeting of the Board of Directors commenced at 03:40 P.M. and concluded at 05:00 P.M.

This intimation 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
Date: 2026.10.27
18:01:11 +05'30'

Hiren Sonawala
Company Secretary

Encl: a/a



INVESTOR PRESENTATION

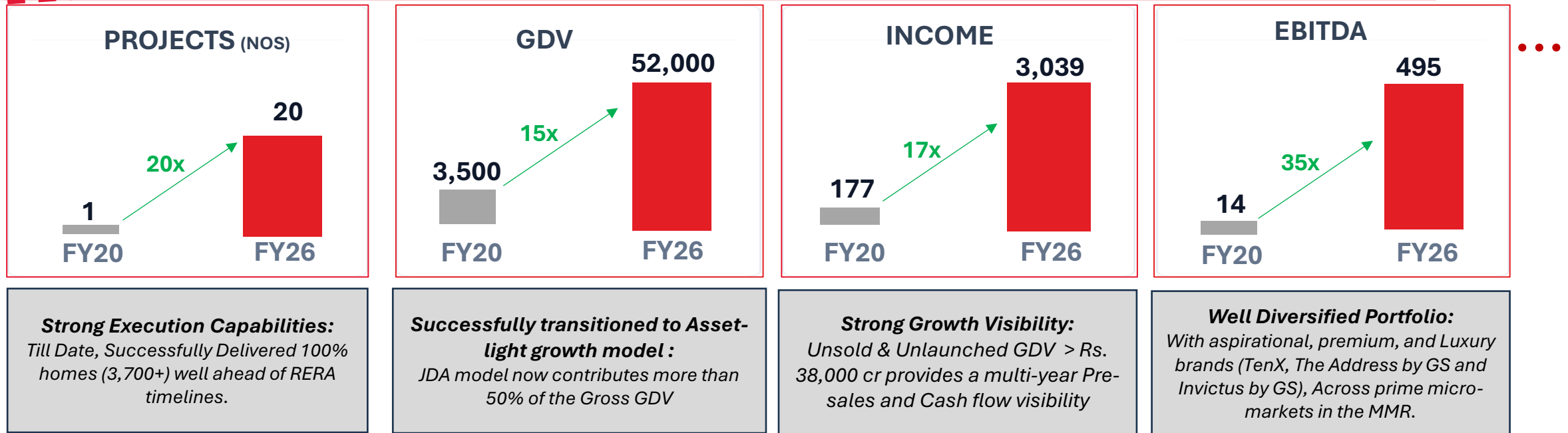
Q2 & H1 FY27 October 27th 2026

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**Delivering an unprecedented growth, setting a new industry benchmark for speed and scale in Indian real estate.
Currently Positioned amongst the Top 10 Real Estate players in the country !!**

GDV Breakup: Twin Engine Growth

₹ In Crs

GDV	TOTAL	ENGINE 1: OWN LAND	ENGINE 2: JDAs
Total	₹ 52,000	₹ 25,000	₹ 27,000
Project Launched	₹ 28,000	₹ 16,500	₹ 11,500
Sold	₹ 13,200	₹ 9,770	₹ 3,430
Revenue Recognized	₹ 9,500	₹ 7,570	₹ 1,930
Balance Revenue	₹ 3,700	₹ 2,200	₹ 1,500
Unsold **	₹ 14,800	₹ 6,730	₹ 8,070
Project yet To be Launched	₹ 24,000	₹ 8,500	₹ 15,500

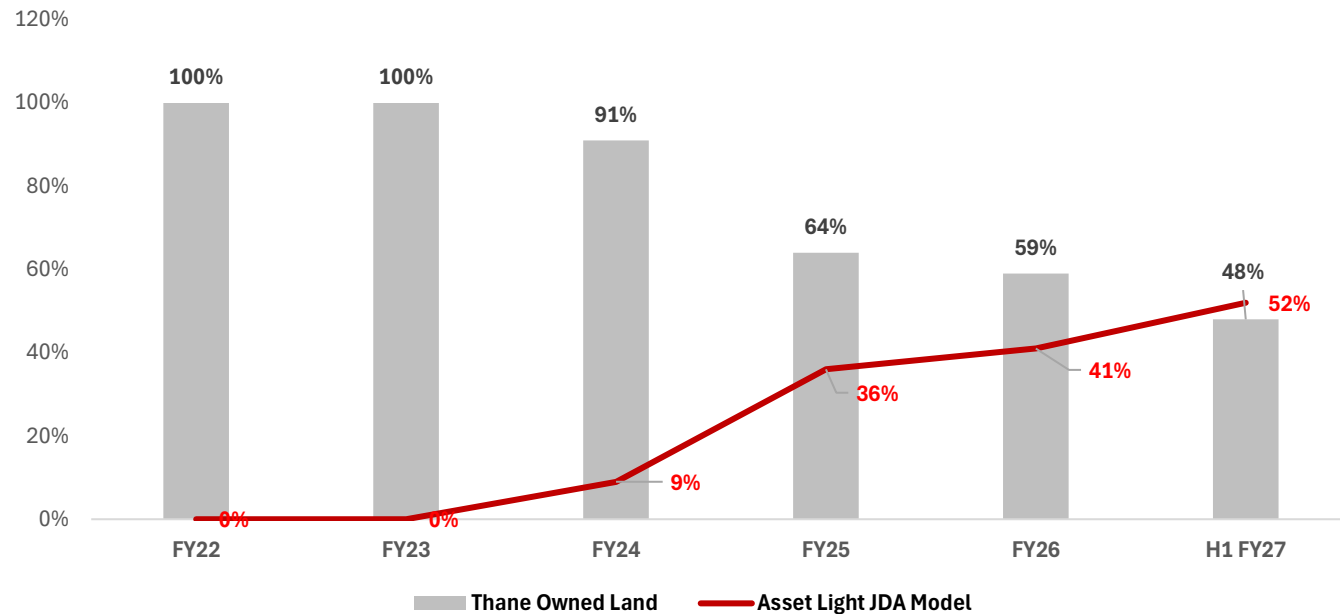
Note: Project wise details are mentioned in "Project Details" section starting Slide No 24

** : Unsold also includes Unlaunched Inventory of the Launched Projects

| Raymond Realty : Transitioned into an Asset light MMR platform

Scaling Through an Asset-Light JDA Model : Rapid JDA scale-up and premium realisation

GDV Share % : Own Land vs Asset Light JDA



- While JDAs represent 36% of total area, they account for 52% of portfolio GDV due to significantly higher realisation in micro markets.
- Current Non Thane Realizations average ~INR 35,000/sq ft (~1.5x Thane), led by marquee corridors like Bandra, BKC, Sion and Wadala.
- Realizations will further improve as new launches are planned in Prime Micro markets like Mahim and Parel. Therefore, Absolute EBIDTA per sq. ft shall improve even though the Margins in % terms may appear lower as compared to Own-Land Thane projects.



Brand Portfolio: Launched, Sold & Unsold

₹ In Crs

ASPIRATIONAL



Launched	Sold	Unsold
₹7,100	₹5,300	₹1,800

PREMIUM



Launched	Sold	Unsold
₹17,300	₹6,800	₹10,500

LUXURY

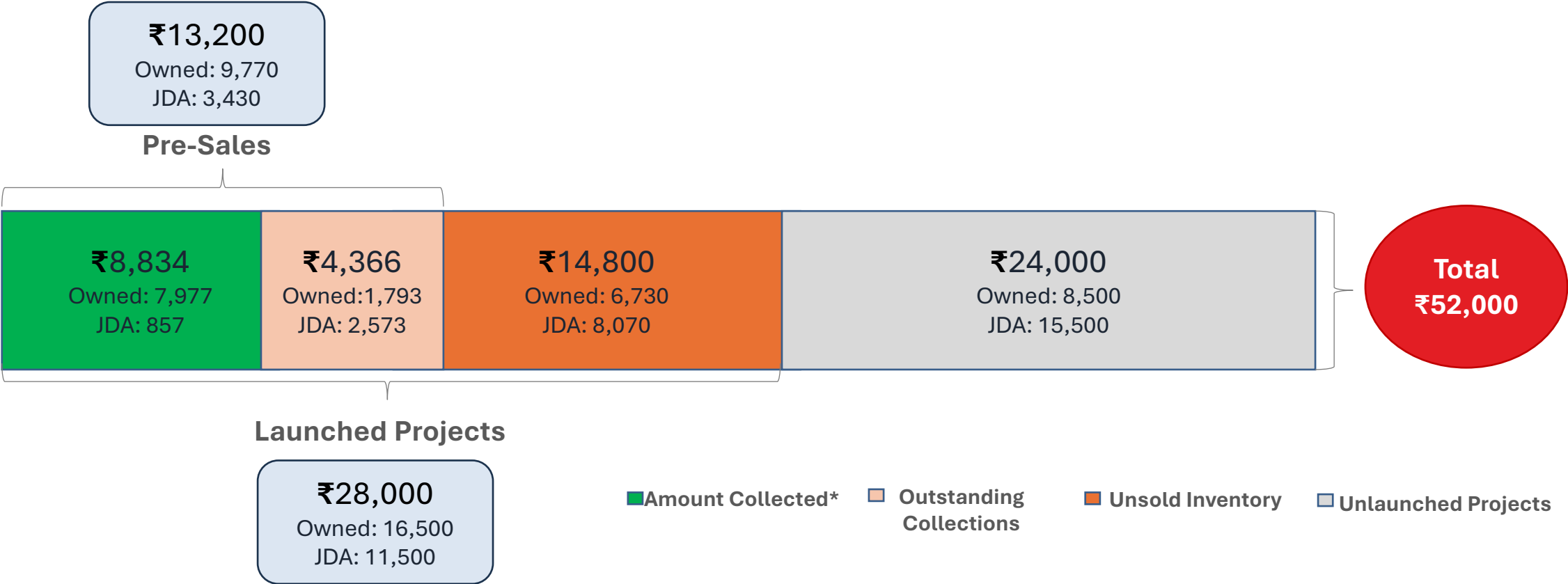


Launched	Sold	Unsold
₹3,600	₹1,100	₹2,500

Well diversified Portfolio offering across Price brackets

|GDV Cash Realization Profile

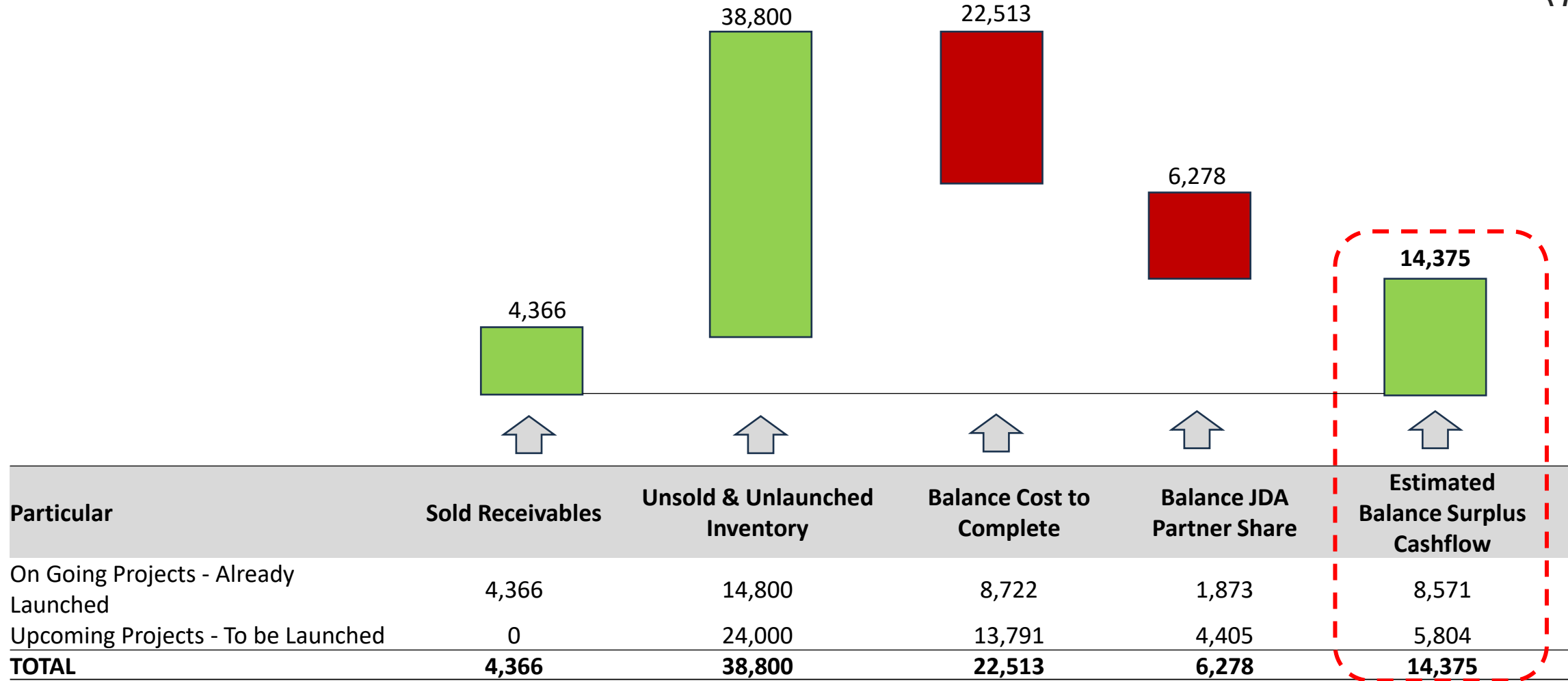
₹ in Crs



Note: * Amount Collected also includes GST Amount

| Strong Projected Cashflows from our Planned Project Launches

₹ In Crs



Overall Project portfolio (Ongoing + Upcoming) estimated to generate over ₹ 14,375 crore net surplus Project level cash flows !

Notes: Project cashflows calculation: Cost to complete includes Construction cost, approval costs. Selling & Marketing expenses would be additional approx. 5-6% of the Revenue.
 Estimated sales value is based on management estimates, Construction costs are based on management estimates and includes land/Approval/FSI related costs

| Going Forward Guidance FY27

PRE-SALES GROWTH

~20%

ROCE

~20%

EBITDA MARGIN

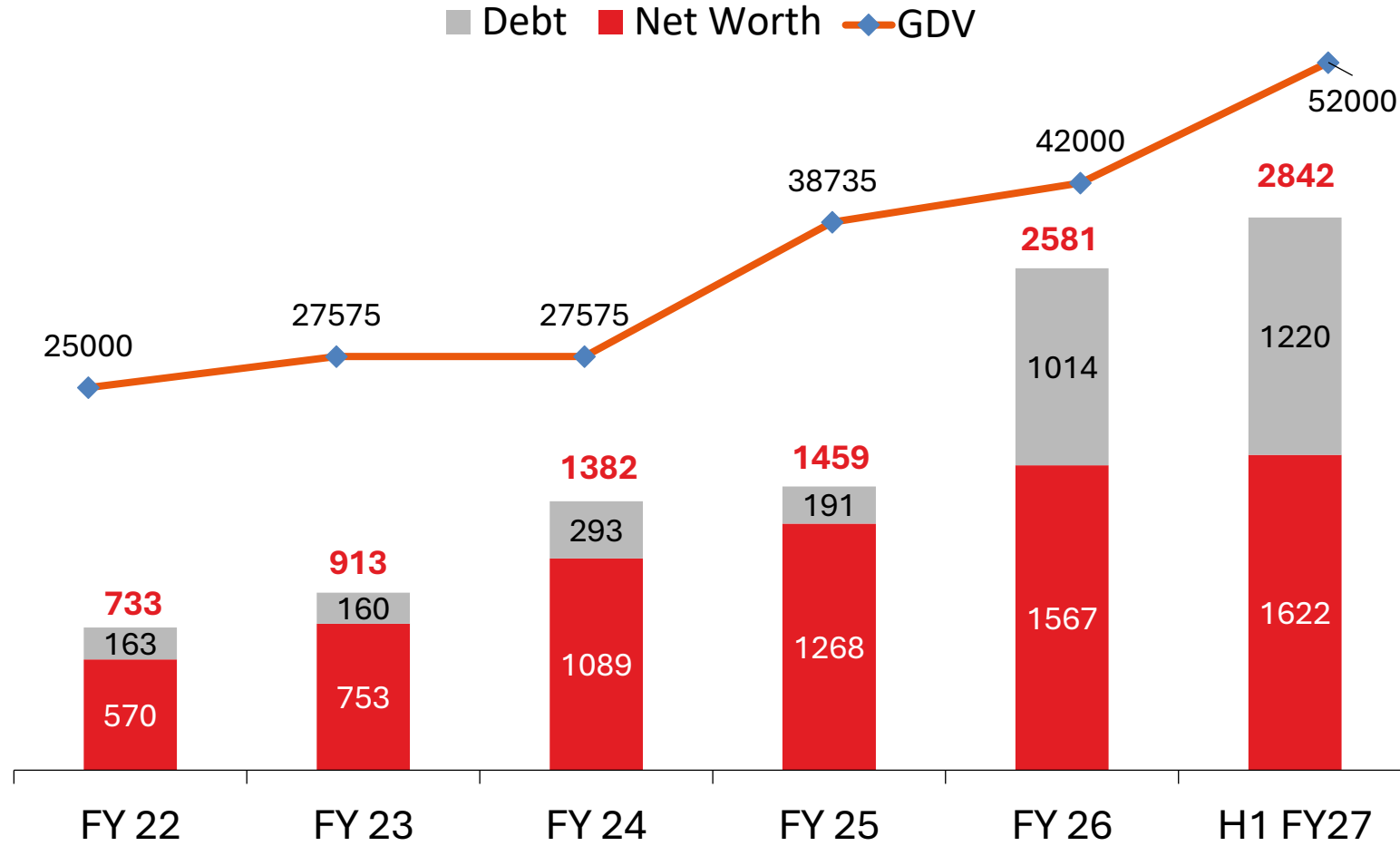
~ 17-19%

PAT MARGIN

~ 9-10%

|Capital Profile, End Use & Returns

₹ in Crs



Avg. ROE

24%

H1 FY27 DEBT/EQUITY

0.8

Cost of Debt

9.6 %

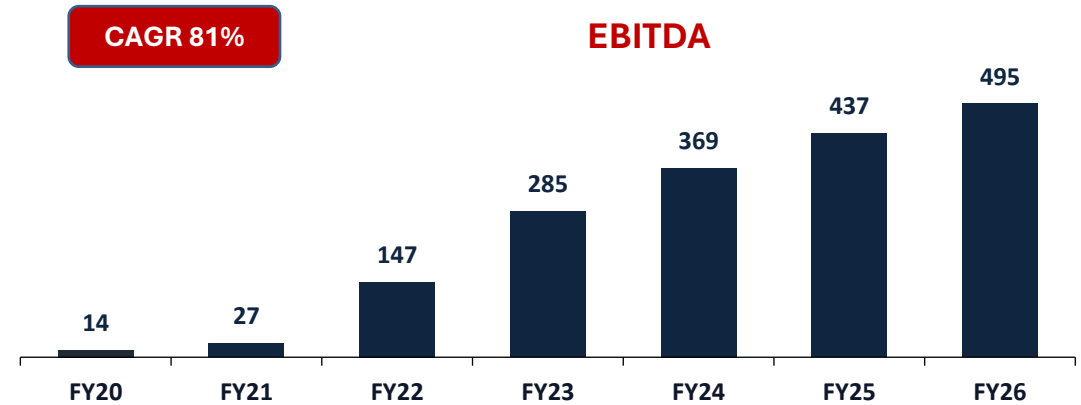
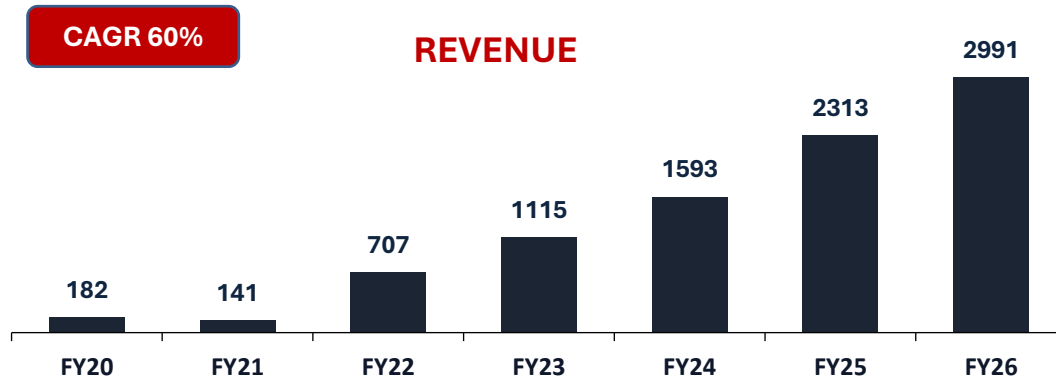
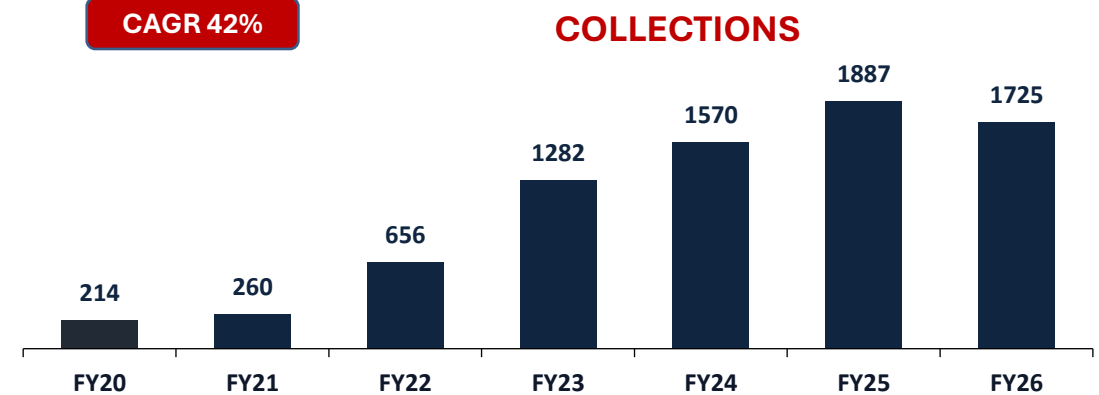
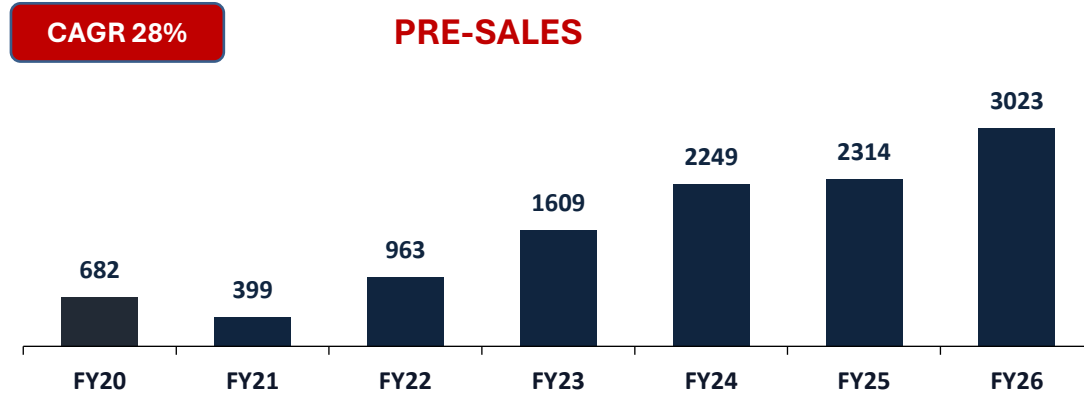
Credit Rating

CARE A+; Stable

Profitable growth delivered with financial discipline.

| Strong Track Record

₹ in Crs



Management Team

Driving Growth Through Strong Governance & Independent Oversight

- **Board Independence : 100%** i.e. All the Board Committees are chaired by Independent Director.
- Audit Committee – 100% Independent Directors and Chaired by Independent Director.
- Nomination & Remuneration Committee – 100% Independent Directors and Chaired by Independent Director.
- **Related Party Transactions** - Independent 3rd party review & certification by M/s. E&Y LLP.
- **Statutory Auditor** : Walker Chandiok & Co LLP (Grant Thornton) and Chaturvedi & Shah LLP



GAUTAM HARI SINGHANIA
Chairman

Led Raymond for over 35 yrs. Under his leadership, the Group strategically diversified into real estate and continues to scale new growth avenues.



HARMOHAN SAHNI
Managing Director

30+ years of experience in the Real Estate & Core Sectors.
Ex- ECL Finance Limited (Edelweiss Group) & G Corp Developers Pvt. Ltd.



KUMMAMURI NARASIMHA MURTHY
Independent Director

40+ years of Finance & Governance experience across public & private sectors.
Ex- Axis Bank, IDBI Bank, Max Healthcare, LIC Housing Finance & the National Stock Exchange (NSE)



GAUTAM TRIVEDI
Non - Executive Director

30+ years of experience in Investment Banking and Capital Markets.
Ex- Religare Capital & Goldman Sachs



ASHISH KAPADIA
Non - Executive Independent Director

~20 years of experience across diverse business sectors, currently serving as the Managing Director of Delta Corp Limited.



DIPALI SHETH
Independent Director

25+ years of leadership experience across HR, Strategy, and Transformation in Global Organizations.
Ex- Standard Chartered, RBS, Protean eGov Technologies Ltd., and Procter & Gamble



BHARAT KHANNA
Independent Director

~25 years of real estate experience, currently serving as the Managing Director of Greenoak India Investment Advisors.
Ex- Morgan Stanley & Och-Ziff Asia Real Estate



VIRENDRA SINGH
Independent Director

40+ years of experience on Civil & Criminal side in the District and Sessions Court.
Ex- Judge, Bombay High Court and Judicial Member & HOD of National Company Law Tribunal (NCLT)

| Our Leadership Team



HARMOHAN SAHNI

Managing Director

A qualified Chartered Accountant with over 30 years of formidable experience in Real Estate and Core Sectors.



SANDEEP MAHESHWARI

Chief Operating Officer

A qualified Civil Engineer & MBA with over 35 years experience in Real Estate. He brings deep expertise in Contracts, Procurement, Design, liaising and execution



ANKUR JINDAL

Chief Financial Officer

A qualified Chartered Accountant with over 24 years of experience across Real Estate, Automotive, and IT.



VISHAL SHARMA

Chief Sales & Marketing Officer

A qualified MBA in Marketing with over 21 years of cross-industry experience across Real Estate, Aviation, and Media; overseeing multiple geographies across South Asia.



VIRAL MEHTA

Head - Business Development

A qualified MBA in Finance with over 20 years of experience in Business Development and Strategy Formulation.



PRASHANT RATHOD

Head - Liaisoning

A qualified Civil Engineer with over 25 years of experience in liaisoning, approvals and dealing with Government Agencies.

| Our Leadership Team



SHILPA SHINDE

Head - Design Development

A qualified Architect with over 20 years of experience across Residential, Retail, IT, and Commercial design.



KHOJESHWAR KAUSHIK

Head - Contracts & Procurement

A qualified Civil Engineer & MBA in Finance, with over 30 years of experience in Operations, Contracts, and Procurement.



ULHAS BHOSALE

Head - Legal

A qualified lawyer with over 25 years of experience in Real Estate Litigation, Non-litigation, and Arbitration.



SAMEER KHANNA

Head - IT

A qualified postgraduate in IT with over 27 years of experience across IT Services, Product Development, Real Estate & Pharmaceuticals.



DAVIS JOHN

Head - Human Resources

A qualified MBA with over 22 years of experience across Real Estate, Retail, Media & HR consulting.



ULLAS VERMA

Head - Strategy

A qualified MBA in Sales & Marketing with 25 years of experience across Real Estate & Banking.

ESG Performance

Environment Footprint FY26 (Measured Annually)

- FY26: Scope 1 & 2 Emissions: 738 tCO₂e
- 15% reduction in total Energy Consumption from FY25 to FY26
- 36% reduction in water consumption from FY25 to FY26

Green Mobility

- Q2FY27: Operating 3 Electric Vehicles (EVs) for site-to-site travel to ensure sustainable transit, saving ≈ 2,200 kg of CO₂e.
- 75% of company-owned vehicles transitioned to electric vehicles

Green Building Initiatives

- Q2FY27: Awarded IGBC Green Homes Silver Certification for TenX Habitat (Phase 1)
- Installed solar hot water panels on building sites to reduce grid energy use and lower carbon footprint

Health & Safety

- Achieved 100% Health & Safety training coverage for construction workers, supporting a sustained zero-fatality record from FY20 through Q2 FY 27.

Diversity

- Achieved 31% Female Workforce
- 100% Women-Led ESG team
- India's best Workplace for Women certified

Value Chain

- 24% of Suppliers were MSMEs / Small Producers
- Provided ESG Training to critical suppliers

Human Capital

- 100% Employees trained on Human Rights and Skill Upgradation
- 100% Employees covered under Health and Accident Insurance



ESG Committee

- Established an company level ESG Committee chaired by an Independent Director

External Communication

- Launched a dedicated ESG microsite to enhance external communication of the Company's ESG governance, initiatives, performance, and sustainability progress

Independent Oversight Across Board Committees

- All Board Committees, including Audit, NRC, SRC, RMC, and CSR, are chaired by Independent Directors

Q2 & H1 FY27 HIGHLIGHTS

| Q2FY27 & H1FY27 Highlights

Pre-Sales

- **Strong Pre-Sales Trajectory** : Q2 FY27 Pre-Sales **up 98% YoY** to ₹902 Cr; H1 FY27 Pre-Sales **up 111% YoY** to ₹1,602 Cr
- Driven by **strong sustenance sales** across ongoing projects, validating the deep homebuyer trust and premium positioning of the Raymond Realty brand.

Customer Collections

- **Robust Customer Collections**: Q2 FY27 Collections **up 67% YoY** to ₹682 Cr; H1 FY27 Collections **up 57% YoY** to ₹1,233 Cr

Total Income

- Total Income of ₹ **757 Cr.** in **Q2FY27** a steady **7% YoY growth**, inline with our expectations.
- Notably, this growth was achieved with **no new project launches during the quarter**, driven entirely by sustained sales velocity within the existing "Address by GS" portfolio.

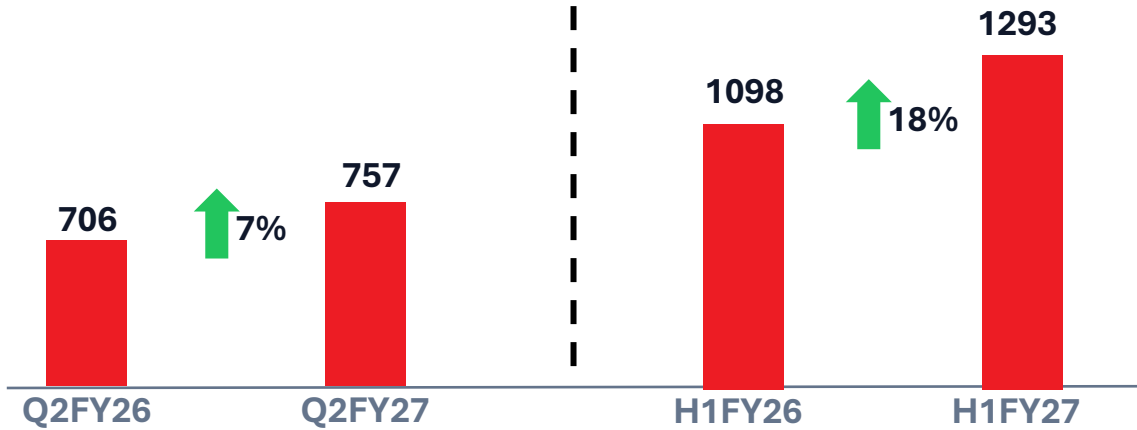
EBITDA

- Reported an EBITDA of ₹ **115 Cr.** In **Q2FY27 up 14% YoY**, ₹ **185 Cr.** In **H1FY27 up 30% YoY**
- **Driven by an optimized product mix**, EBIDTA margin of **15%** in **Q2FY27 (14% margin in Q2FY26)**

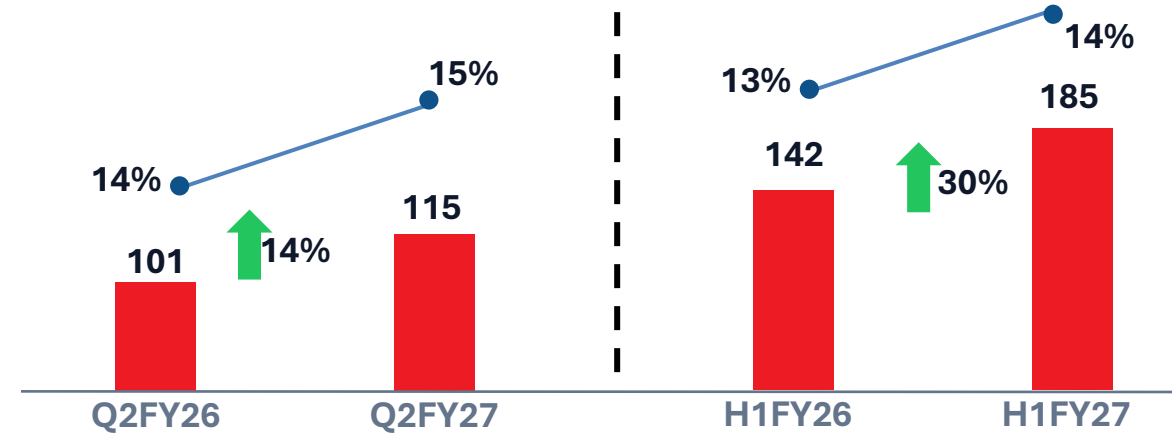
| Q2 & H1 FY27 Highlights

₹ in Crs

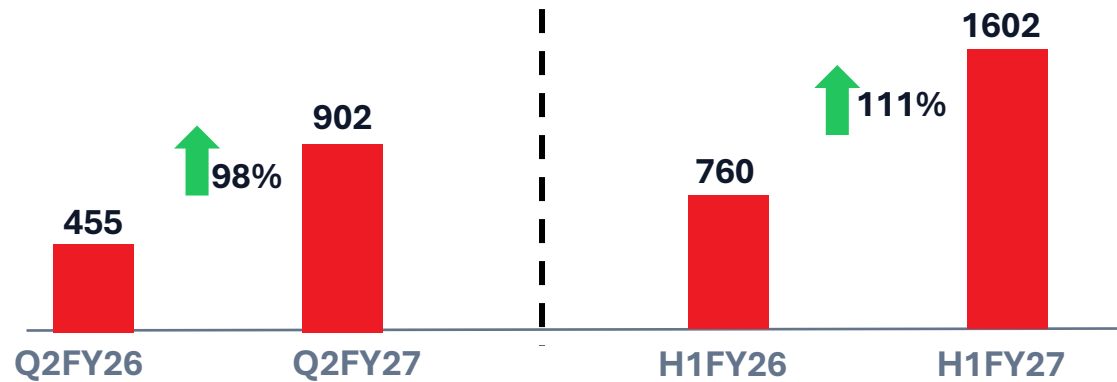
INCOME



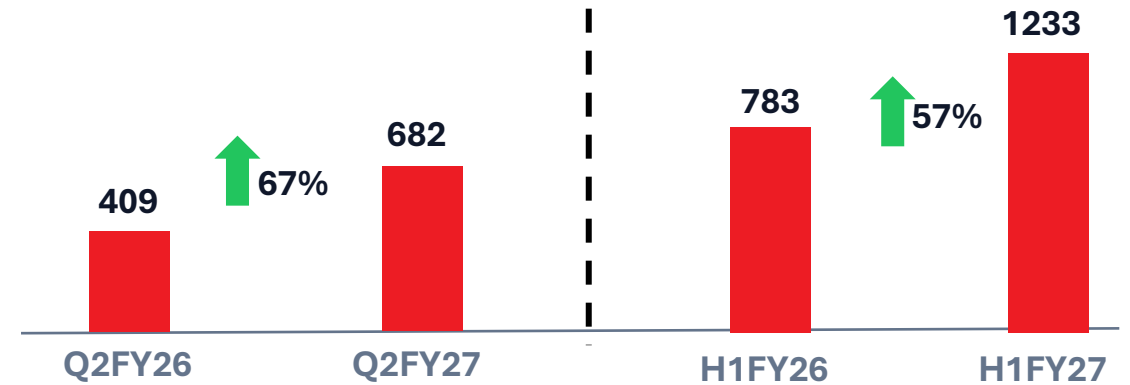
EBITDA & MARGIN (%)



PRE SALES



CUSTOMER COLLECTIONS



FINANCIALS

Financial Performance

Q2 & H1 FY27

In ₹ Crs

Profit & Loss Statement	Q2FY27	Q2FY26	Y-o-Y
Revenue from operations	749	697	7%
Other income	8	9	
Total Income	757	706	7%
Expenses	642	605	
EBITDA	115	101	14%
EBITDA Margin %	15%	14%	
Depreciation	5	5	
Interest Expense **	44	26	
PBT	66	70	(6%)
PBT Margin %	8.8%	9.9%	
Taxes	13	10	
Net Profit	53	60	(12%)

H1FY27	H1FY26	Y-o-Y
1,275	1,077	18%
18	21	
1,293	1,098	18%
1,108	956	
185	142	30%
14%	13%	
13	10	
91	40	
81	92	(12%)
6.3%	8.4%	
15	15	
66	77	(14%)

Notes:**

Interest Expense Break-up	Q2FY27	Q2FY26
Interest on Bank Borrowing	27	16
Interest to Government authorities : BMC/TMC / MHADA	17	10

H1FY27	H1FY26
55	24
36	16

Financial Position

H1FY27

In ₹ Crs

Balance Sheet (Abridged)	H1FY27	FY26
Non-Current Assets	137	108
Current Assets	7,775	6,954
Total Assets	7,912	7,062
Equity	1,622	1,567
Non-Current Liabilities	804	751
Current Liabilities	5,486	4,744
Total Liabilities	7,912	7,062

Cash Flow Position

H1FY27

In ₹ Crs

H1 FY27 CASHFLOW BREAK-UP				
Particulars	Existing Mature Projects	Newly / Recently Launched	Yet to be Launched	H1 FY27 Total Cash Flow
	More than 2 years Old - Launched before Sept-24	Launched in last 2 years after Sept 24	Not launched yet	
Opening Balance	250	91	17	358
Inflow	982	274	1	1,257
Outflow	(618)	(410)	(185)	(1,212)
Approval	(228)	(150)	(178)	(555)
Construction & Design	(357)	(193)	(7)	(557)
S&M Exp	(33)	(67)	(0)	(100)
Operating Cash Flow - Project Level	364	(135)	(184)	45
Corporate Level & Statutory Expenses				
Employee Cost				(75)
Admin & Other Exp				(62)
Finance, Legal & IT Cost				(26)
Statutory Payments				(87)
Net Operating Cash Flow				(205)
Bank Loan				155
Closing Balance				308

Project Details

Ongoing Launched Projects Summary

₹ In Crs

Launched Portfolio Summary - Q2 FY27

Sr. No.	Project Name	Category (Owned / JDA)	Total Estimated GDV (In Rs. Cr.)	Economic Interest	Launch Date	Estimated Completion Date**	RERA Area (in mn sq. ft.)	Area Booked till date (mn sq ft)	% Sold	Booking Value till Date (In Rs. Cr)	Revenue Recognized Till Date (In Rs. Cr)	Collections Till date* (In Rs. Cr)
1	TenX Habitat^^	Owned	3,500	100%	Q4 FY19	Q4 FY27	1.73	1.71	99%	3,501	3,439	3,746
2	The Address by GS	Owned	1,600	100%	Q3 FY22	Q4 FY28	0.69	0.70	99%	1,512	1,509	1,555
3	Ten-X ERA	Owned	1,400	100%	Q4 FY23	Q4 FY29	0.63	0.59	92%	1,257	922	973
4	Invictus by GS & The Address by GS-II	Owned	2,400	100%	Q2 FY24	Q4 FY29	0.97	0.85	89%	1,968	1,072	1,201
5	Park Avenue I	Owned	400	100%	Q2 FY24	Q4 FY29	0.09	0.08	97%	397	385	255
6	Invictus by GS & The Address by GS-III	Owned	4,700	100%	Q2 FY26	Q2 FY32	1.76	0.16	38%	395	62	69
8	Ten-X District 9	Owned	1,800	100%	Q4 FY26	Q1 FY33	0.75	0.12	23%	249	31	78
9	Park Street	Owned	300	100%	Q4 FY26	Q1 FY33	0.05	0.04	90%	246	81	
10	Raymond Retail	Owned	500	100%	Q1 FY27	Q1 FY33	0.14	0.03	58%	159	28	13
11	The Address by GS - Bandra	JDA	2,600	91%	Q4 FY24	Q1 FY31	0.67	0.42	71%	1,616	1,345	582
12	Invictus by GS- BKC	JDA	2,300	100%	Q3 FY26	Q2 FY32	0.32	0.09	30%	521	577	64
13	Invictus by GS- BKC - Retail	JDA		100%	Q3 FY26	Q2 FY32	0.01					
14	The Address by GS - Sion	JDA	1,500	100%	Q4 FY26	Q2 FY31	0.41	0.06	24%	229	242	36
15	The Address by GS - Wadala	JDA	5,000	62%	Q4 FY26	Q4 FY31	1.41	0.32	61%	1,071	385	175
Total			28,000				9.63	5.17		13,200^	10,078	8,834^

Notes: * Includes GST and Other Possession Charges

^^ - Also Includes TenX vibes Retail

**RERA Completion date

^: This includes Rs. 84 cr and Rs. 87 cr of Booking value and Collections respectively regarding an EWS project done in Thane

Future Launch Pipeline Summary

₹ In Crs

Launch Pipeline for Upcoming Projects							
Sr. No.	Project Name	Category (Owned / JDA)	Economic Interest	Estimated Launch Date	Estimated Completion Date	Estimated Saleable Area (in mn Sq. ft)	Expected Booking Value (In Rs. Cr)
1	Mahim-2 (Residential)	JDA	82.4%	Q3 FY27	FY31	0.39	2,300
2	Mahim-1 (Residential)	JDA	100.0%	Q4 FY27	FY30	0.41	1,800
3	Kandivali (Residential + Retail)	JDA	70.2%	Q2 FY28	FY34	1.06	3,000
5	Parel (Residential)	JDA	55.0%	Q2 FY28	FY36	1.72	8,500
6	Thane Owned Land Parcel	Owned	100.0%	Q2 FY28	FY36	4.65	8,500
Total						8.23	24,000

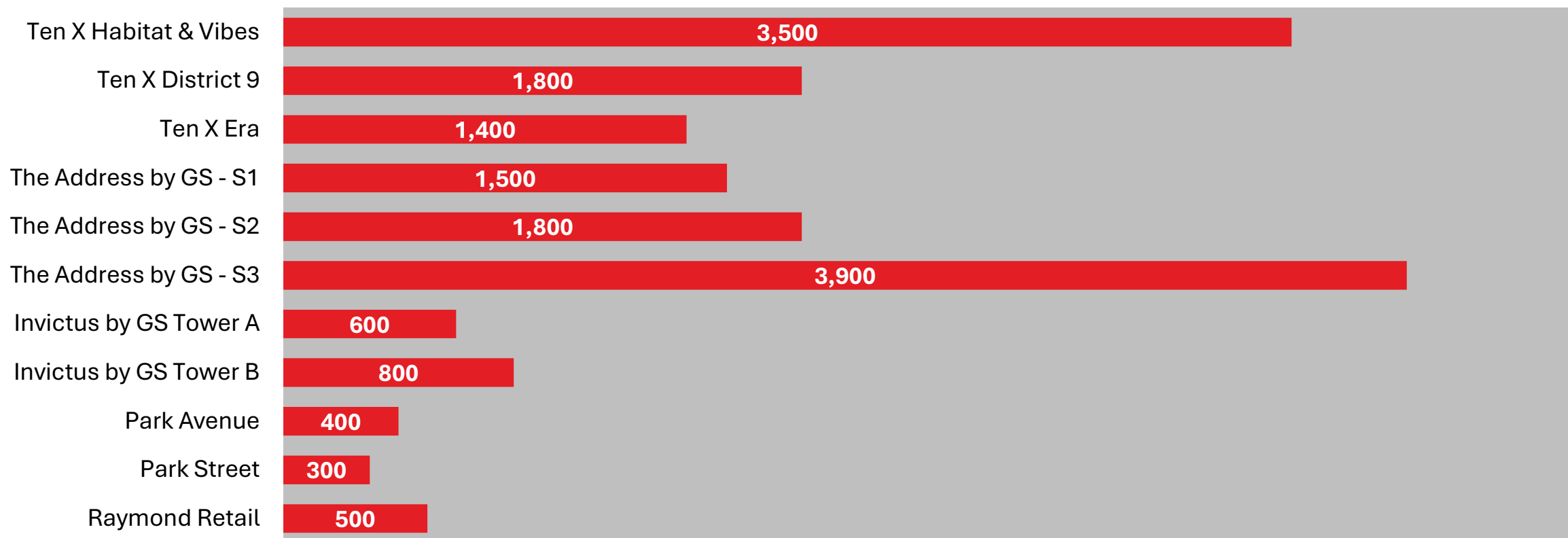
Own Land Portfolio

₹ in Crs

TOTAL GDV
₹25,000 Cr

TOTAL GDV LAUNCHED
₹16,500 Cr

TOTAL GDV TO BE LAUNCHED
₹8,500 Cr



Aspirational: TenX Habitat



RERA Carpet Area ~1.7 Mn sq.ft. (10 towers)	Particulars	Project Till Date	% UNITS SOLD ~99%
Total Units Planned: 3103 (2BHK: 2463 1BHK: 640)	No of Bookings	3,085	
	RERA Carpet Area (In Mn)	1.68	
	Value of Bookings (Cr.)	3,362	
	Customer Collections (Cr.)	3,604	
	Revenue Recognised (Cr.)	3,300	

KEY HIGHLIGHTS:

- 5-acre landscape
- 10 towers offering 1 & 2 BHK apartments with cross-ventilation
- 25,000+ sq.ft. clubhouse
- 1,00,000 sq. ft. rooftop sporting facility
- 50+ amenities

PROJECT STATUS:

- OC received for all towers

Total Rera Carpet Area: ~1.7 msf

Delivered 3000+ homes

Aspirational: TenX District 9



KEY HIGHLIGHTS:

- 3 towers offering premium 2 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower A & C – Excavation WIP
- Tower B – PCC & Surface Dressing WIP

RERA Carpet Area ~0.8 Mn sq.ft. (3 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~23%
Total Units Planned: 1113 (2BHK: 1113)	No of Bookings	0	21	56	169	
	RERA Carpet Area (In Mn)	0	0.01	0.04	0.12	
	Value of Bookings (Cr.)	0	31	80	249	
	Customer Collections (Cr.)	0	29	19	78	
	Revenue Recognised (Cr.)	0	7	13	31	

Aspirational: TenX Era



RERA Carpet Area ~0.6 Mn sq.ft. (3 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% UNITS SOLD ~92%
Total Units Planned: 905 (3BHK: 301 2BHK: 604)	No of Bookings	51	9	9	831	
	RERA Carpet Area (In Mn)	0.03	0.01	0.01	0.59	
	Value of Bookings (Cr.)	72	13	13	1,257	
	Customer Collections (Cr.)	75	46	64	973	
	Revenue Recognised (Cr.)	89	68	59	922	

KEY HIGHLIGHTS:

- 3 towers, centrally located next to Lakeshore Mall (Viviana)
- Efficiently planned 2 and 3 BHK Vaastu compliant homes
- 26,500 sq.ft. clubhouse
- 40+ indoor and outdoor amenities

PROJECT STATUS:

- Tower (A) – Finishing WIP
- Tower (B) – Finishing WIP
- Tower (C) – Finishing WIP

Premium: The Address by GS, Season 1



KEY HIGHLIGHTS:

- 1.4 acres of landscape
- 2 towers offering premium 3, 4, 5 & 6 BHK apartments
- 45,000 sq.ft. clubhouse
- Host of amenities

PROJECT STATUS:

- Tower (A) – OC Received
- Tower (B) - OC Received

RERA Carpet Area ~0.7 Mn sq.ft. (2 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% UNITS SOLD ~99%
Total Units Planned: 552 (5BHK+: 42 4BHK: 188 3BHK: 322)	No of Bookings	0	3	2	548	
	RERA Carpet Area (In Mn)	0.00	0.01	0.02	0.7	
	Value of Bookings (Cr.)	0	14	33	1,512	
	Customer Collections (Cr.)	50	31	118	1,555	
	Revenue Recognised (Cr.)	105	28	42	1,509	

Premium: The Address by GS, Season 2



KEY HIGHLIGHTS:

- 3 towers offering premium 3, 4, 5 & 6 BHK apartments with expansive decks
- Podium top landscape amenities

PROJECT STATUS:

- Tower (C) – 37th floor slab WIP
- Tower (D) – 28th floor slab WIP
- Tower (E) – 5th floor slab WIP

RERA Carpet Area ~0.7 Mn sq.ft. (3 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~89%
Total Units Planned: 583 (5BHK+: 27 4BHK: 244 3BHK: 312)	No of Bookings	12	7	17	515	
	RERA Carpet Area (In Mn)	0.02	0.01	0.03	0.64	
	Value of Bookings (Cr.)	53	31	63	1,464	
	Customer Collections (Cr.)	72	95	74	907	
	Revenue Recognised (Cr.)	67	56	66	770	

Premium: The Address by GS, Season 3



KEY HIGHLIGHTS:

- 4 towers offering premium 3, 4, 5 & 6 BHK apartments
- Podium top landscape amenities
- ~14,500 sq.ft. of High Street Retail

PROJECT STATUS:

- Tower (F) –Foundation WIP

RERA Carpet Area ~1.5 Mn sq.ft. (4 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~46%
Total Units Planned: 1112 (5BHK+: 36 4BHK: 412 3BHK: 664)	No of Bookings	27	8	19	102	
	RERA Carpet Area (In Mn)	0.03	0.01	0.02	0.12	
	Value of Bookings (Cr.)	67	21	58	276	
	Customer Collections (Cr.)	4	14	11	52	
	Revenue Recognised (Cr.)	3	6	16	44	

Luxury: Invictus by GS – Tower A



KEY HIGHLIGHTS:

- 4.5 - BHK home spaces
- Exclusive Tower Amenities
- 25,000 sq.ft. clubhouse

PROJECT STATUS:

- 28th floor slab WIP

RERA Carpet Area ~0.2 Mn sq.ft. (1 tower)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% UNITS SOLD ~91%
Total Units Planned: 102 (4.5BHK: 102)	No of Bookings	3	3	2	93	
	RERA Carpet Area (In Mn)	0.01	0.01	0.00	0.21	
	Value of Bookings (Cr.)	16	17	10	503	
	Customer Collections (Cr.)	29	12	31	294	
	Revenue Recognised (Cr.)	24	20	29	302	

Luxury: Invictus by GS Tower B



KEY HIGHLIGHTS:

- 4.5 - Bed home spaces
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower (B) – Foundation
WIP

RERA Carpet Area ~0.3 Mn sq.ft. (1 tower)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~20%
Total Units Planned: 133 (4.5BHK: 133)	No of Bookings	5	2	0	20	
	RERA Carpet Area (In Mn)	0.01	0.00	0.00	0.05	
	Value of Bookings (Cr.)	29	12	0	118	
	Customer Collections (Cr.)	2	5	1	17	
	Revenue Recognised (Cr.)	0	4	3	18	

High Street Retail: Park Avenue



RERA Carpet Area ~0.08 Mn sq.ft.	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date
Total Units Planned: 64	No of Bookings	4	2	3	62
	RERA Carpet Area (In Mn)	0.01	0	0.01	0.08
	Value of Bookings (Cr.)	19	7	21	397
	Customer Collections (Cr.)	2	46	173	255
	Revenue Recognised (Cr.)	30	17	20	385

% UNITS SOLD
~97%

PROJECT STATUS:

- Phase 1A - OC Received
- Phase 1B – Finishing & MEP WIP

High Street Retail: Park Street



RERA Carpet Area ~0.05 Mn sq.ft.	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date
Total Units Planned: 62	No of Bookings	0	11	0	56
	RERA Carpet Area (In Mn)	0	0.01	0	0.04
	Value of Bookings (Cr.)	0	48	0	246
	Revenue Recognised (Cr.)	0	19	2	81

% UNITS SOLD
~90%

PROJECT STATUS:

- Excavation WIP

High Street Retail: Raymond Retail



RERA Carpet Area ~0.15 Mn sq.ft.	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~58%
Total Units Planned: 65	No of Bookings	0	12	16	28	
	RERA Carpet Area (In Mn)	0	0.01	0.02	0.03	
	Value of Bookings (Cr.)	0	55	104	159	
	Customer Collections (Cr.)	0	3	11	13	
	Revenue Recognised (Cr.)	0	8	20	28	

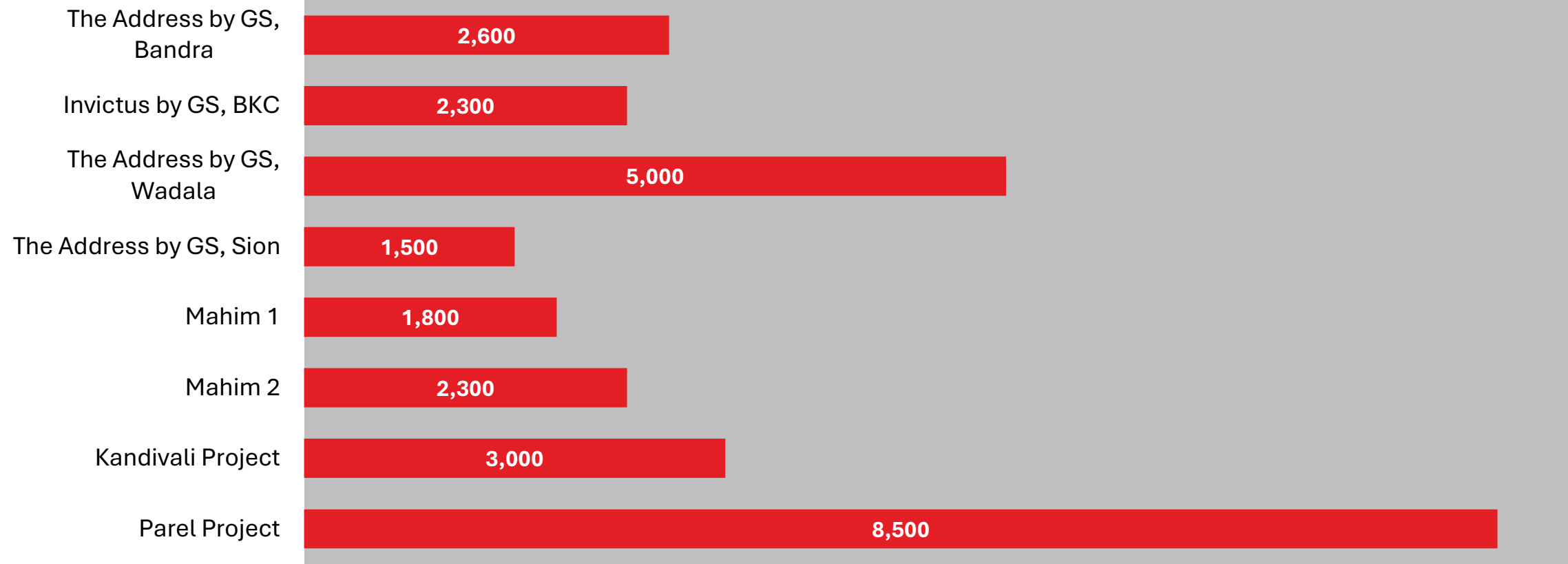
JDA Portfolio

₹ in Crs

TOTAL GDV
₹27,000 Cr

TOTAL GDV LAUNCHED
₹11,500 Cr

TOTAL GDV TO BE LAUNCHED
₹15,500 Cr



Premium: The Address by GS (Bandra)



KEY HIGHLIGHTS:

- 8 towers offering opulent 2, 3 & 4 BHK apartments with Private Sundeck
- Portuguese-inspired architecture design features
- 30+ landscape & clubhouse amenities

PROJECT STATUS:

- Towers Launched: A to G
- Tower (A) – 8th floor slab WIP
- Tower (B) – 4th floor slab WIP
- Tower (C) – 4th floor slab WIP
- Tower (D) – Part B1 Slab 3 WIP

RERA Carpet Area ~0.7 Mn sq.ft. (8 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~71%
Total Units Planned: 802 (4BHK+: 69 3BHK: 195 2BHK: 527 Retail: 11)	No of Bookings	59	27	29	514	
	RERA Carpet Area (In Mn)	0.05	0.02	0.02	0.42	
	Value of Bookings (Cr.)	194	76	85	1,616	
	Customer Collections (Cr.)	65	77	84	582	
	Revenue Recognised (Cr.)	130	133	97	1,345	

Luxury: Invictus by GS (BKC)



KEY

HIGHLIGHTS:

- 6 towers offering premium 3 & 4 BHK apartments –
- Exclusive Tower Amenities

PROJECT STATUS:

- Shore piling work in progress

RERA Carpet Area ~0.3 Mn sq.ft. (6 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~30%
Total Units Planned: 263 (4.5BHK+: 108 3BHK: 128 2BHK: 3 Shops: 24)	No of Bookings	0	(1)	14	66	
	RERA Carpet Area (In Mn)	0	0	0.01	0.09	
	Value of Bookings (Cr.)	0	-6	123	521	
	Customer Collections (Cr.)	0	15	7	64	
	Revenue Recognised (Cr.)	175	32	54	577	

Note: In Q2FY27, 13 Units of Retail have also been launched, and 11 Units have been sold.

Premium: The Address by GS (Wadala)



KEY HIGHLIGHTS:

- 8 towers offering premium 2, 3 & 4 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower A & B – Excavation WIP
- Tower C & D – Sub-Structure WIP

RERA Carpet Area ~1.4 Mn sq.ft. (8 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~61%
Total Units Planned: 1591 (4BHK+: 61 3BHK: 602 2BHK: 908 Retail: 20)	No of Bookings	0	96	95	377	
	RERA Carpet Area (In Mn)	0	0.08	0.08	0.32	
	Value of Bookings (Cr.)	0	269	264	1,071	
	Customer Collections (Cr.)	0	59	60	175	
	Revenue Recognised (Cr.)	0	81	142	385	

Premium: The Address by GS (Sion)



KEY HIGHLIGHTS:

- 5 towers offering premium 2, 3 & 4 BHK apartments
- Exclusive Tower Amenities

PROJECT STATUS:

- Shore Pilling WIP

RERA Carpet Area ~0.4 Mn sq.ft. (5 towers)	Particulars	Q2FY26	Q1FY27	Q2FY27	Project Till Date	% LAUNCHED UNITS SOLD ~24%
Total Units Planned: 437	No of Bookings	0	24	14	55	
(4BHK+: 29 3BHK: 170 2BHK: 224 Retail: 14)	RERA Carpet Area (In Mn)	0	0.03	0.01	0.06	
	Value of Bookings (Cr.)	0	109	46	229	
	Customer Collections (Cr.)	0	16	14	36	
	Revenue Recognised (Cr.)	0	42	35	242	

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