RUNWAL ENTERPRISES

November 13, 2026

To,

The Listing Department **The National Stock Exchange of India Limited ("NSE")** Exchange Plaza, C-1, Block G Bandra-Kurla Complex, Bandra (East) Mumbai – 400 051 Symbol: **RUNWALENTR**	**The Department of Corporate Services** **BSE Limited ("BSE")** Phiroze Jeejeebhoy Towers, Dalal Street Mumbai – 400001 Scrip Code: **544959**

Subject: Investor Presentation for Unaudited Financial Results for Quarter and half year ended September 30, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the Investor Presentation for the Unaudited Financial Results for quarter and half year ended September 30, 2026.

The same is also available on website of the Company at www.runwalenterprises.com

Kindly take the same on your record.

Thanking You,

For Runwal Enterprises Limited

ABHISHEK KUMAR JAIN
Digitally signed by ABHISHEK KUMAR JAIN
Date: 2026.11.13 20:02:11 +05'30'

Abhishek Kumar Jain
Company Secretary & Compliance officer

Runwal Enterprises Ltd. Results Presentation Q2FY27

November 2026

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The data and opinion expressed herein with respect to the Company is based on a number of assumptions and is subject to a number of known and unknown risks, which may cause the Company's actual results or performance to differ materially from any projected future results or performance expressed or implied by such statements. This Presentation is based on information regarding the Company and the economic, regulatory, market and other conditions as in effect on the date hereof. Subsequent developments may affect the information contained in this Presentation, which neither the Company, the BRLMs nor any of their Representatives are under an obligation to update, revise or affirm. This Presentation and its contents are confidential and may not be taken away, copied, published, disseminated, or reproduced or redistributed or passed on directly or indirectly to any other person, whether within or outside your organization or firm, or published in whole or in part, for any purpose by recipients directly or indirectly to any other person. By receiving this Presentation, you are agreeing to be bound by the foregoing and below restrictions. Any failure to comply with these restrictions may constitute a violation of applicable securities laws. Any unauthorized use, disclosure or public dissemination of information contained herein is prohibited. This document is a Presentation and is not and should not be construed as an offer letter, offering circular, offering document, draft red herring prospectus, red herring prospectus, invitation, advertisement or prospectus as defined under the Indian Companies Act, 2013 as amended and the SEBI ICDR Regulations, as amended or any other applicable law in India.
The Company is proposing, subject to receipt of requisite approvals, market conditions and other considerations, an initial public offering of its equity shares ("IPO") and has filed the draft red herring prospectus dated March 31, 2025 ("DRHP") with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange of India Limited (collectively, "Stock Exchanges"). The DRHP is available on the website of SEBI at www.sebi.gov.in, on the website of the Company at https://runwalenterprises.com/investor-relations and the websites of the BRLMs i.e., ICICI Securities Limited and Jefferies India Private Limited at www.icicisecurities.com and www.jefferies.com, respectively. Any potential investors should note that investment in equity shares involves a degree of risk and for details relating to the same, please refer to the Red Herring Prospectus ("RHP"), including the section "Risk Factors" of the RHP, when available. Potential investors should not rely on the DRHP filed with SEBI for making any investment decision.
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All capitalised terms used but not defined herein shall have the meanings ascribed to them under the DRHP and RHP.
This Presentation contains information from the report titled "Overview of India's Real Estate Market" dated September 11, 2026 prepared by JLL ("JLL Report"), which has been prepared exclusively for the purpose of understanding the industry in connection with the Offer and commissioned and paid for by our Company.

The BRLMs, directly and/or through their affiliates, are acting for the Company and not the recipient of this document and the receipt of this document by any recipient is not to be taken as the giving of investment advice by the BRLMs or their respective affiliates to that recipient, nor to constitute such person a customer or client of the BRLMs or their respective affiliates. Accordingly, the BRLMs and their respective affiliates will not be responsible in any manner whatsoever to the recipient for, including but not limited to, providing protections afforded to their customers or clients or advising the recipient in relation to any potential transaction.
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Company Overview

Runwal Enterprises: Overview

16+ Years In Operation

13.5 msf[1]+ Area Developed

13,300+ Units Developed

#3[2] Largest Player

RUNWAL ENTERPRISES

20 Completed Projects[3]

2 Integrated Townships

60 Projects in Development Pipeline[4]

74.55 msf Development Pipeline[5]

Core Business Philosophy

- Customer Centricity
- Quality
- Trust
- Transparency
- Innovation



Real Estate Company of the Year – MMR Region
Hurun India 2026

Great Place To Work
February 2026 to February 2027

International Safety Award - Runwal Gardens, Pinnacle, Forests, 7 Mahalaxmi
British Safety Council in 2025

EHS Team of the Year – Runwal City Centre
UBS Forums Sustainability Summit and Awards 2025

Best Residential Township of the Year – Runwal Garden City
Economic Times Real Estate Awards in 2024

Note: 1) msf stands for million square feet; 2) On the basis of new launches and sales of residential units in Mumbai between January 2023 and March 2026 as per JLL Research; 3) As of September, 2026; 4) Number of Ongoing Projects and Upcoming Projects; 5) Area under Ongoing Projects and Upcoming Projects

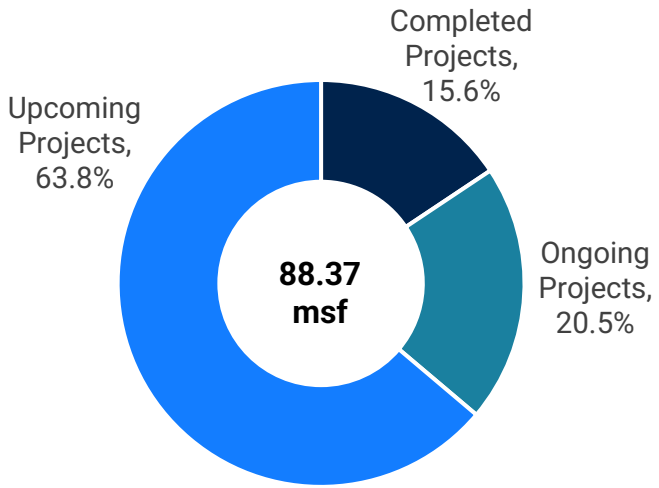
3rd Largest Residential Real Estate Developer[1] In Mumbai Metropolitan Region

Mumbai Metropolitan Region	Eastern Suburbs	Kalyan Dombivli
Ranked 3rd Residential **New Sales[1] in Mumbai (Market share 2.46%)**	**Ranked 1st** Residential **New Sales[1] in Eastern Suburbs Submarket (Market share 7.88%)**	**Ranked 2nd** Residential **New Sales[1] in Kalyan Dombivli Submarket (Market share 6.33%)**
Ranked 3rd Residential **New Launches[1] in Mumbai (Market share 2.33%)**	**Ranked 4th** Residential **New Launches[1] in Eastern Suburbs Submarket (Market share 2.46%)**	**Ranked 1st** Residential **New Launches[1] in Kalyan Dombivli Submarket (Market share 11.41%)**

Note:
1) Basis new launches & sales of residential units between CY 2023 and Q1 CY 2026; For the purposes of this presentation, Mumbai includes Mumbai city, Mumbai suburbs, Thane city, Kalyan-Dombivli, and Navi Mumbai; Source: JLL Updated Industry Report

Products Across Full Spectrum Of Real Estate Development With Specialization In Residential Affordable, Mid-Income & Luxury Segments

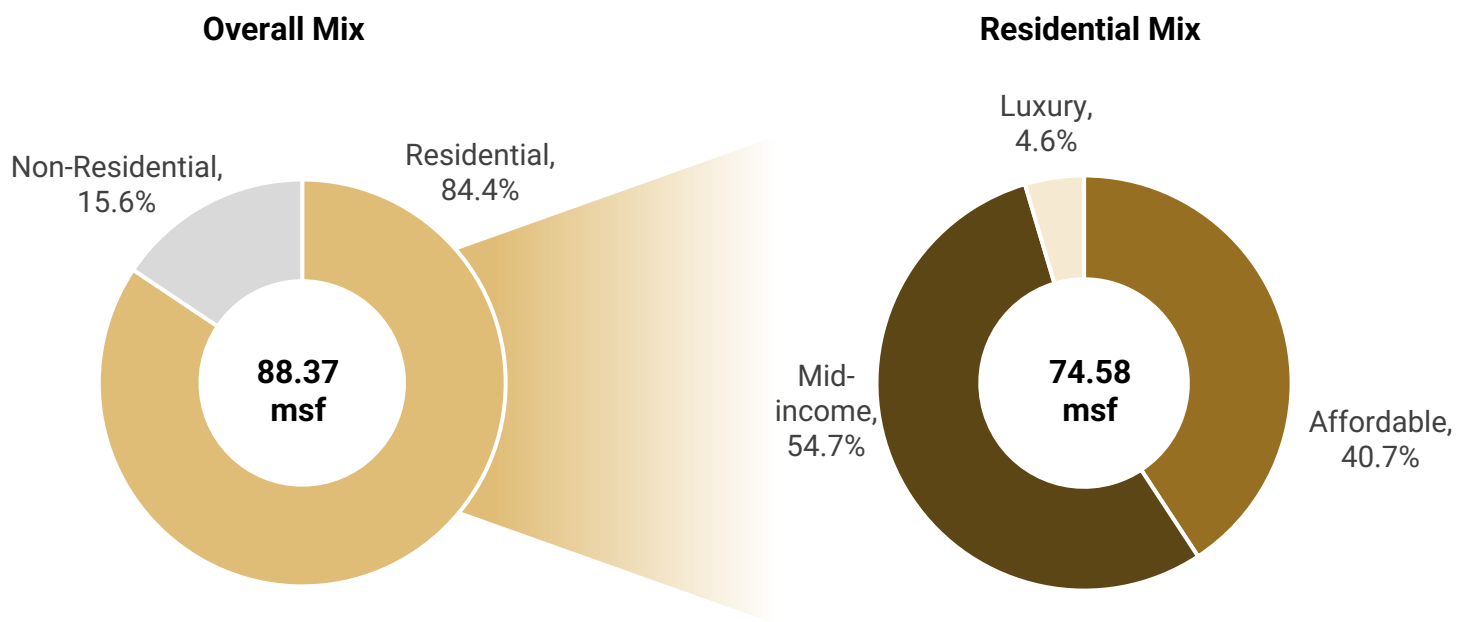
Portfolio Completion Status



Developable Area

56.41 msf	18.14 msf	13.82 msf

Portfolio Product Mix

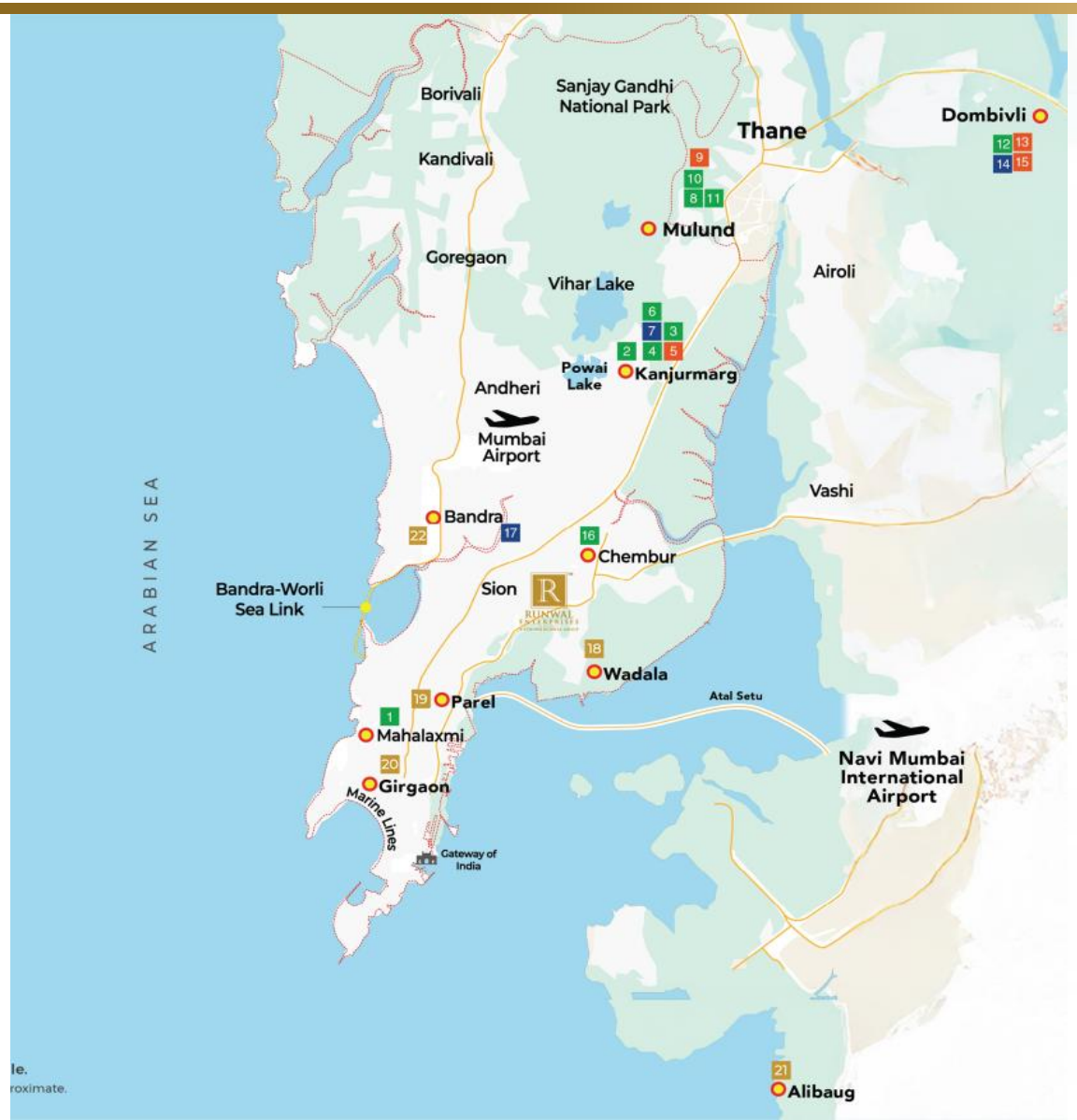


Developable Area

74.58 msf	13.80 msf	30.38 msf	40.76 msf	3.43 msf

Note: Data in the slide as of September 2026

Our Presence In Mumbai



OUR PRESENCE IN MUMBAI

1.	7 Mahalaxmi	(Mahalaxmi)
2.	Runwal Forests	(Kanjurmarg West)
3.	Runwal Bliss	(Kanjurmarg East)
4.	Runwal Avenue	(Kanjurmarg East)
5.	Fifth Avenue	(Kanjurmarg East)
6.	Runwal Meadows	(Kanjurmarg East)
7.	Runwal Commerz	(Kanjurmarg East)
8.	Runwal Greens	(Mulund West)
9.	R Galleria	(Mulund West)
10.	Runwal Pinnacle	(Mulund West)
11.	Runwal Chestnut	(Mulund West)
12.	Runwal Garden City	(Dombivli East)
13.	R Galleria	(Dombivli East)
14.	Runwal Edge	(Dombivli East)
15.	R Mall	(Dombivli East)
16.	Runwal Woods	(Chembur East)
17.	Runwal BKC	(BKC Annex)
18.	Runwal Wadala	(Wadala)
19.	Runwal Parel	(Parel)
20.	Runwal Marine Lines	(Girgaon)
21.	Runwal Alibaug	(Alibaug)
22.	Runwal Nutan Nagar	(Bandra West)

RESIDENTIAL
RETAIL / MALL
OFFICE
UPCOMING PROJECTS

- #1 developer in the Eastern Suburbs in terms of sales[1]
- Expanding into South Mumbai, Central Mumbai, and the Western Suburbs
- Focusing on expanding portfolio of annuity projects such as commercial leasing and hospitality assets

Note: Presence as of March 31, 2026; 1) Ranked 1st in terms of sales during CY2023 – Q1 CY2026 as per JLL Research

Led By Experienced Promoter, Promoter Group And Board Of Directors And Backed By Credible Financial Partners

Led By Experienced Promoter & Promoter Group



Subhash Suganlal Runwal[1]

Established Runwal Group in 1978



Subodh Subhash Runwal[2]

31 years of experience



Sidharth Subodh Runwal[1]

...And Guided By Board Of Directors With Extensive Expertise



Subodh Subhash Runwal
Chairman & Managing Director

- Responsible for the overall direction of the Company, including setting long-term goals and objectives



Lucy Roychoudhury
Non-Executive Director

- Prior experience - Holiday Inn - Bombay, The Bombay Dyeing and Manufacturing Company, Oberoi Realty, Shapoorji Pallonji and Company



Pradumna Kanodia
Non-Executive Director

- Prior experience - Welspun One Logistics Parks Development Management, Sobha Developers, Premsagar Hotels, Market City Resources



Mukesh Gupta
Non-Executive Independent Director

- Prior experience - Managing Director in the central office of Life Insurance Corporation of India, Mumbai
- Also serves as a director at ITC Hotels



Sidharath Kapur
Non-Executive Independent Director

- Prior experience – CEO[3] - Airports at Adani Ports & SEZ and COO[4] at Bahrain Financial Harbour Holding Company B.S.C.; also associated with GMR Airports, ACME Solar Holdings



Aparna Chaturvedi
Non-Executive Independent Director

- Prior experience - UTI Asset Management

Credible Financial Partners & Investors

ICICI Bank Ltd

Kotak Mahindra Bank Ltd

HDFC Capital

Genkai Capital Secured Investment Pte. Ltd

IndusInd Bank Ltd

Tata Capital Housing Finance Ltd

Nexus Select Trust

Nishi Nippon Railroad Co. Ltd.

Piramal Capital And Housing Finance Ltd

Note: 1) Part of Promoter Group; 2) Promoter of the company; 3) Chief Executive Officer; 4) Chief Operating Officer

Professional And Experienced Management Team With Notable Experience In The Real Estate Development Industry



Chanakya Chakravarti

Senior Advisor – Annuity Business

Prior experience: Ivanhoe Cambridge, JP Morgan Chase & Co., BlueLife Limited, Actis Capital, Cushman & Wakefield



Saurabh Shankar Natu

CEO – Township and Premium Projects

Prior experience: Camlin, Parle Agro, Puranik Builders, Van Melle Confectionary India, Dabur Ayurvedic Specialties, Runwal Residency



Dr. Rakesh Setia

CEO – Luxury Segment & Head – Sales, Marketing, CRM

Prior experience: Rustomjee, Vodafone, idea Cellular, Hutchinson, Luxor, Reebok, Kodak



Amit Pandey

Chief Business Development Officer & CEO – Wadala Project

Prior experience: Kanakia Group, Sheth Creators, Ahuja Group



Shashi Bhushan

Chief Financial Officer

IIT Delhi + IIM Ahmedabad
Prior experience: Waaree ESS, Indian Oil Corporation, Accenture Services, Kotak Mahindra Capital, SR Constructions & others



Milind Kelkar

Chief Operating Officer

Prior experience: Prestige Group, Kalpataru, Bombay Realty, Damac Properties, Lodha Group, Sembcorp



Balwinder Singh Reen

Chief Sales & Marketing Officer

Prior experience: Artha Real Estate, Macrotech Developers, Larsen and Toubro, Runwal Residency



Rakesh Dogra

President – Projects

Prior experience: Dhanshree Builders, Kalpataru Construction Overseas, Keystone Realtors, Rustomjee Evershine Joint Venture, Wheelabrator Alloy Castings, Horizon Projects & others



Abhishek Kumar Jain

Company Secretary and Compliance Officer

Prior experience: Aamby Valley City, Sahara Hospitality, Wheelabrator Alloy Castings & others



Joy Ekka

Chief Human Resources Officer

Prior experience: Godrej Properties, Lodha Group, Mahindra Lifespaces, Reliance Industries



Neeta Ajay Shendge

Senior Vice President – Human Resources

Prior experience: Runwal Residency, SR Constructions, Runwal Homes, Runwal Developers, Sheth Corp, Runwal CapitaLand India and Atco Industries & others





Operational Updates

Q2 FY27: Performance Highlights

₹6,093 mn
Sales Value
+7.5% YoY

₹5,501 mn
Collections
+23.5% YoY

₹14,097 / sq ft
Average selling price
+11.8% YoY

0.90 msf
Area delivered

₹4,117 mn
Revenue from operations
-38.5% YoY

₹1,042 mn
Gross margin
25.32% margin

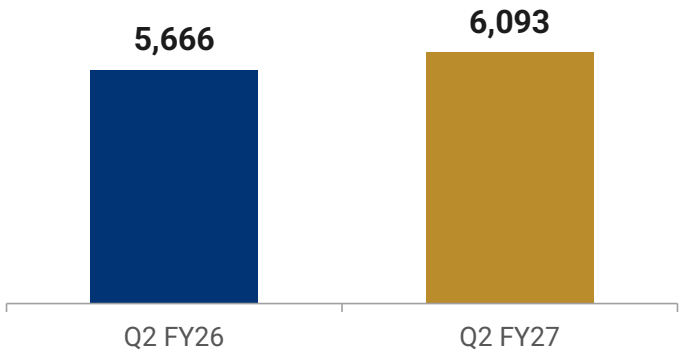
1.51x
Net Debt to equity ratio

₹58 mn
Profit after tax

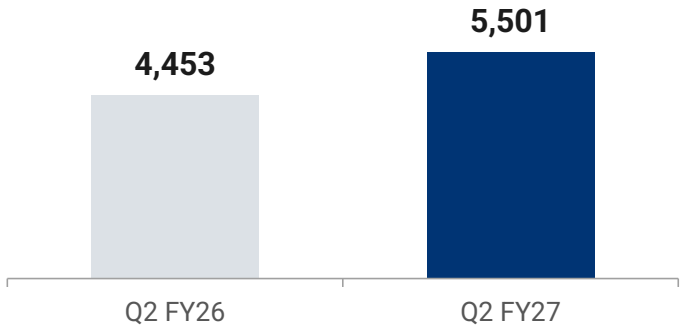
1) Sales value is calculated as the sum of the agreement value of units sold in residential, retail and commercial projects (net of cancellations) during such period for which agreements have been entered into and the booking amount has been received, but does not include taxes, other charges, stamp duty and registration charges.
2) Gross collections are calculated as the sum of collections against agreement value from sale of units (net of cancellations) but do not include taxes and other charges.
3) Deliveries refers to million square feet of area of inventory where occupation certificate has been received.
4) Average sale price is calculated as sales value divided by the sales area (Saleable).

Q2 FY27 Operating KPIs

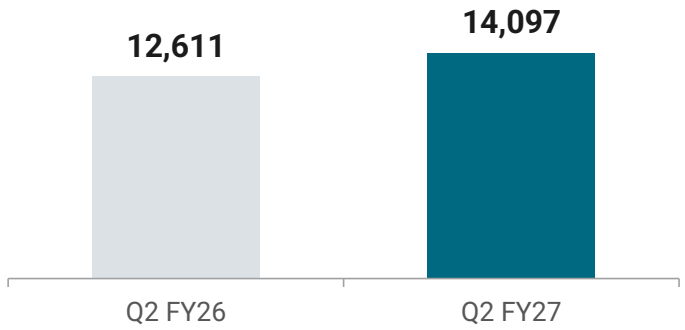
Sales Value (₹ mn)



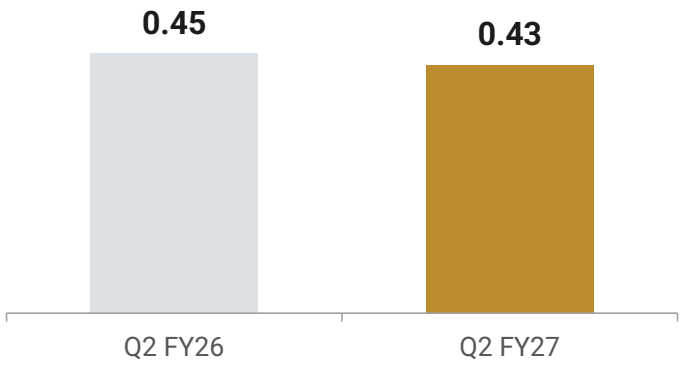
Collections (₹ mn)



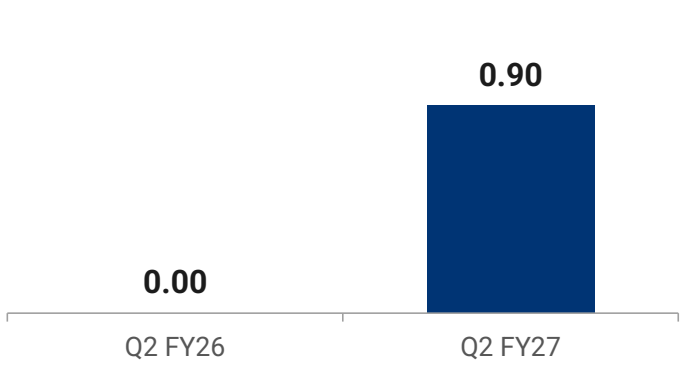
Average selling price (₹ / sq ft)



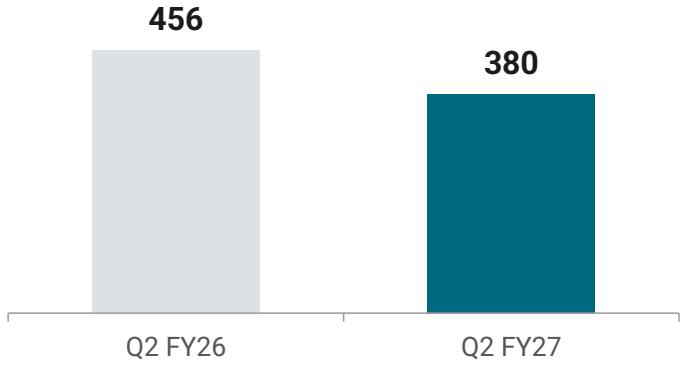
Sales area (msf)



Area delivered (msf)



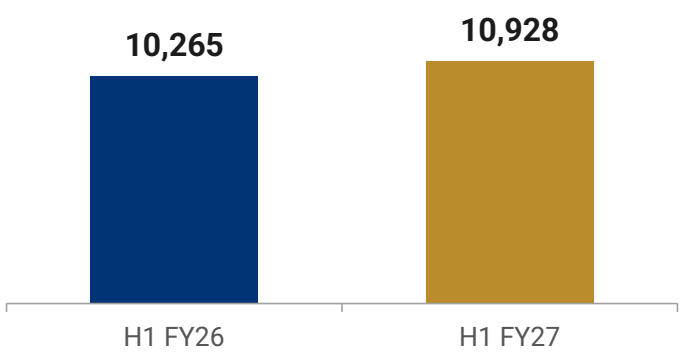
Units sold



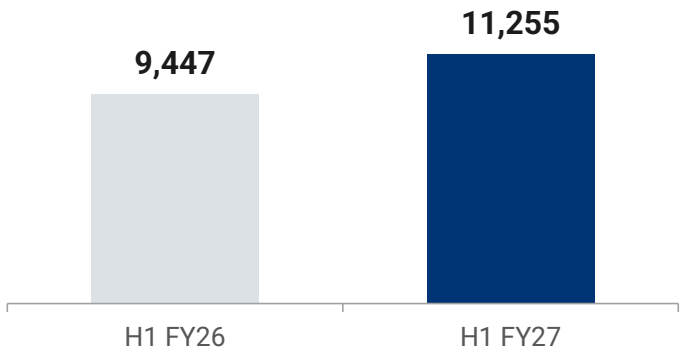
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H1 FY27 Operating KPIs

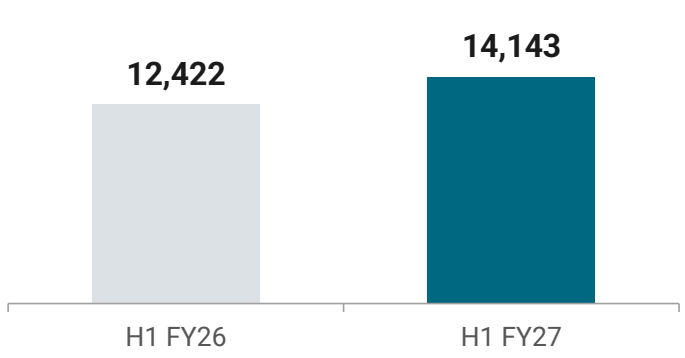
Sales Value (₹ mn)



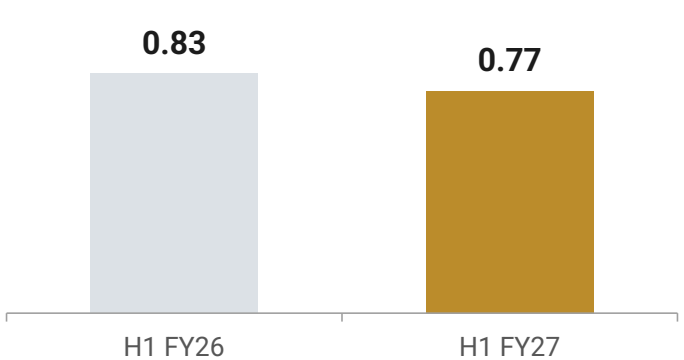
Collections (₹ mn)



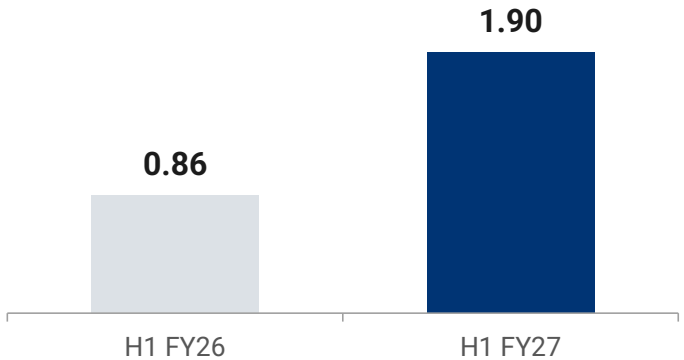
Average selling price (₹ / sq ft)



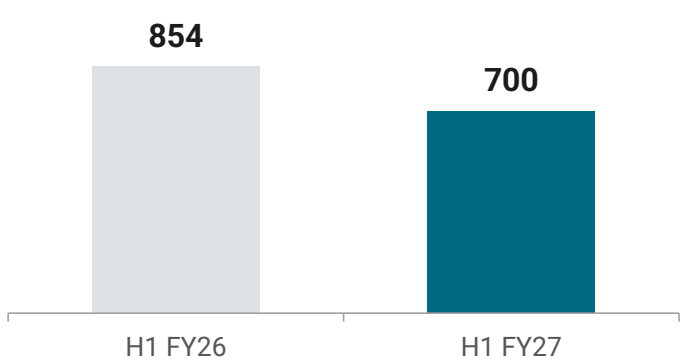
Sales area (msf)



Area delivered (msf)



Units sold



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Financial Updates

Quarterly & Half Yearly Financial Performance

₹ Mn

Particulars (₹ Mn)	Q2FY27	Q1FY27	QoQ	Q2FY26	YoY	H1FY27	H1FY26	YoY	FY26
Revenue from Operations	**4,116.9**	**3,381.6**	**21.7%**	**6,694.0**	**(38.5%)**	**7,498.5**	**11,155.6**	**(32.8%)**	**17,989.5**
Cost of construction & development	3,074.6	2,040.3	50.7%	4,410.4	(30.3%)	5,114.9	7,138.7	(28.4%)	11,966.6
Gross Profit	**1,042.4**	**1,341.3**	**(22.3%)**	**2,283.7**	**(54.4%)**	**2,383.7**	**4,016.9**	**(40.7%)**	**6,022.9**
Gross Margin (%)	**25.3%**	**39.7%**		**34.1%**		**31.8%**	**36.0%**		**33.5%**
Other Income	232.7	378.8	(38.6%)	75.9	206.6%	611.5	245.8	148.8%	518.4
Operating expenses	828.9	677.0	22.4%	1,004.9	(17.5%)	1,505.9	1,581.8	(4.8%)	3,043.3
Depreciation	26.2	29.5	(11.4%)	14.6	79.7%	55.7	29.8	87.1%	107.2
Interest	229.4	257.4	(10.8%)	267.8	(14.3%)	486.8	536.0	(9.2%)	1,151.6
Profit Before Tax	**190.5**	**756.3**	**(74.8%)**	**1,072.4**	**(82.2%)**	**946.8**	**2,115.1**	**(55.2%)**	**2,239.2**
Tax	132.8	258.7	(48.7%)	127.3	4.3%	391.5	158.6	146.9%	371.0
Profit After Tax	**57.8**	**497.5**	**(88.4%)**	**945.1**	**(93.9%)**	**555.3**	**1,956.6**	**(71.6%)**	**1,868.2**
PAT Margins (%)	**1.4%**	**14.7%**		**14.1%**		**7.4%**	**17.5%**		**10.4%**
EBITDA	**446.2**	**1,043.1**	**(57.2%)**	**1,354.7**	**(67.1%)**	**1,489.3**	**2,680.9**	**(44.4%)**	**3,498.1**
EBITDA Margin (%)	**10.8%**	**30.8%**		**20.2%**		**19.9%**	**24.0%**		**19.4%**
Adjusted EBITDA	**963.2**	**1,640.4**	**(41.3%)**	**2,062.1**	**(53.3%)**	**2,603.6**	**3,851.9**	**(32.4%)**	**5,922.6**
Adjusted EBITDA Margin (%)	**23.4%**	**48.5%**		**30.8%**		**34.7%**	**34.5%**		**32.9%**

1) Gross Margin is revenue from operations less (i) cost of construction and development and (ii) changes in inventories of finished goods (incl. stock-in-trade) and work-in-progress; Gross Margin (%) = Gross Margin / revenue from operations.
2) EBITDA is profit / (loss) before exceptional items, tax and share of profit in associates and joint ventures, plus depreciation and amortisation and finance costs; EBITDA Margin (%) = EBITDA / revenue from operations.
3) Adjusted EBITDA is EBITDA plus project finance costs and project depreciation and amortisation charged to cost of construction and development; Adjusted EBITDA Margin (%) = Adjusted EBITDA / revenue from operations.
4) Net Debt refers to the sum of non-current borrowings, current borrowings, interest payable reduced by cash and cash equivalents.
5) Net Debt / Equity Ratio is calculated as net debt divided by total equity for the relevant period.

Balance Sheet (1/2)

₹ Mn

Particulars	H1FY27	% to Total	FY26	% to Total
Assets				
Non-current assets				
Property, plant and equipment	953.16	0.8%	1,035.27	1.0%
Investment property	720.92	0.6%	371.77	0.4%
Investment property under construction	4,379.55	3.9%	3,422.80	3.3%
Intangible assets and right-of-use assets	489.55	0.4%	509.83	0.5%
Investments accounted for using the equity method	1.12	0.0%	1.12	0.0%
Non-current financial assets (loans and others)	1,423.18	1.3%	839.47	0.8%
Income tax and deferred tax assets (net)	1,769.28	1.6%	1,825.15	1.8%
Other non-current assets	80.92	0.1%	89.44	0.1%
Total non-current assets	**9,817.68**	**8.7%**	**8,094.85**	**7.9%**
Current assets				
Inventories	86,151.14	76.7%	84,508.35	82.4%
Trade receivables	9.75	0.0%	1.35	0.0%
Cash and cash equivalents	2,567.69	2.3%	2,012.64	2.0%
Bank balances other than cash and cash equivalents	1,030.33	0.9%	739.41	0.7%
Current loans, investments and other financial assets	3,065.05	2.7%	1,977.79	1.9%
Other current assets	9,712.87	8.6%	5,210.58	5.1%
Total current assets	**1,02,536.83**	**91.3%**	**94,450.11**	**92.1%**
TOTAL ASSETS	**1,12,354.51**	**100.0%**	**1,02,544.96**	**100.0%**

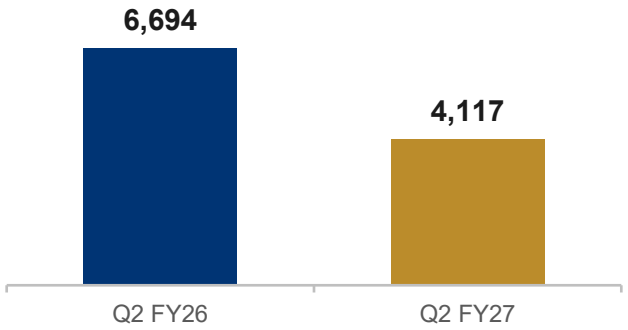
Balance Sheet (2/2)

₹ Mn

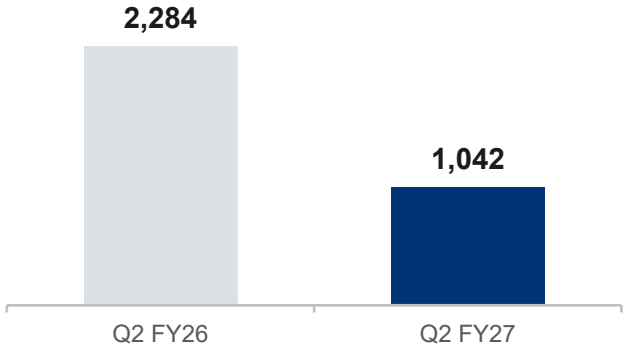
Particulars	H1FY27	% to Total	FY26	% to Total
Equity and liabilities				
Equity				
Share capital	295.58	0.3%	250.10	0.2%
Other equity	15,400.98	13.7%	8,085.27	7.9%
Attributable to owners of the Parent	**15,696.56**	**14.0%**	**8,335.37**	**8.1%**
Non-controlling interest	(37.74)	(0.0%)	112.79	0.1%
Total equity	**15,658.82**	**13.9%**	**8,448.16**	**8.2%**
Non-current liabilities				
Borrowings	18,056.49	16.1%	16,275.05	15.9%
Lease liabilities	220.19	0.2%	213.99	0.2%
Other non-current liabilities, provisions and DTL	403.75	0.4%	398.77	0.4%
Total non-current liabilities	**18,680.43**	**16.6%**	**16,887.81**	**16.5%**
Current liabilities				
Borrowings	7,851.47	7.0%	12,816.23	12.5%
Lease liabilities	9.85	0.0%	9.61	0.0%
Trade payables	4,053.71	3.6%	4,652.66	4.5%
Other current financial liabilities	1,777.60	1.6%	1,869.87	1.8%
Advances from customers and other current liabilities	61,707.13	54.9%	56,406.42	55.0%
Provisions and current tax liabilities (net)	2,615.50	2.3%	1,454.20	1.4%
Total current liabilities	**78,015.26**	**69.4%**	**77,208.99**	**75.3%**
TOTAL EQUITY AND LIABILITIES	**1,12,354.51**	**100.0%**	**1,02,544.96**	**100.0%**

Q2 FY27 Financial KPIs

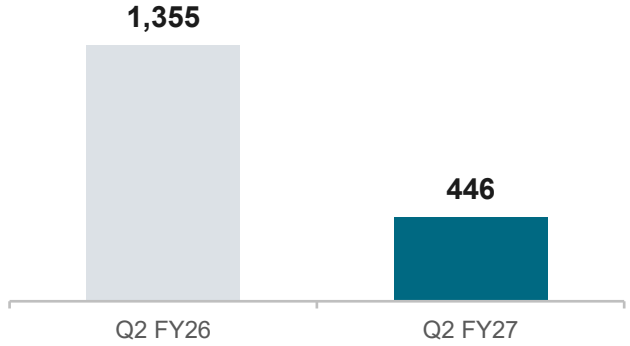
Revenue from Operations (₹ mn)



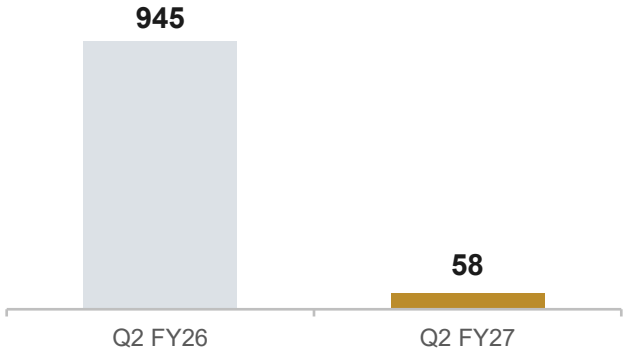
Gross Profit (₹ mn)



EBITDA (₹ mn)



Profit after tax (₹ mn)

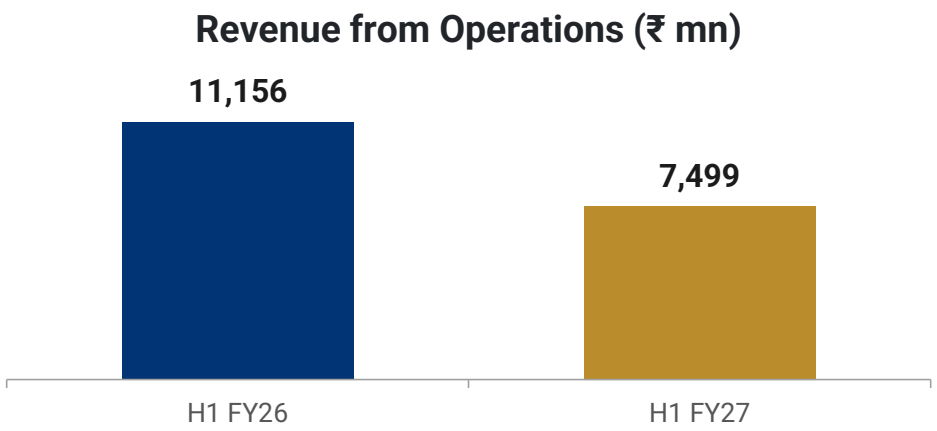


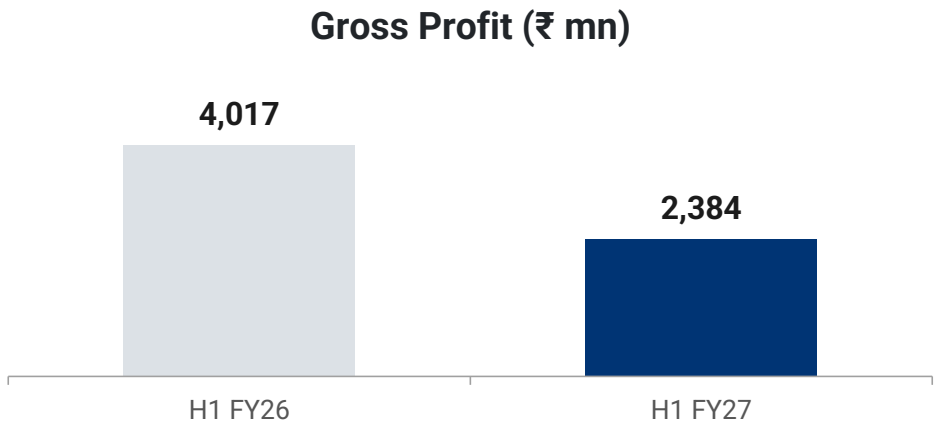
Revenue from Operations (₹ mn)

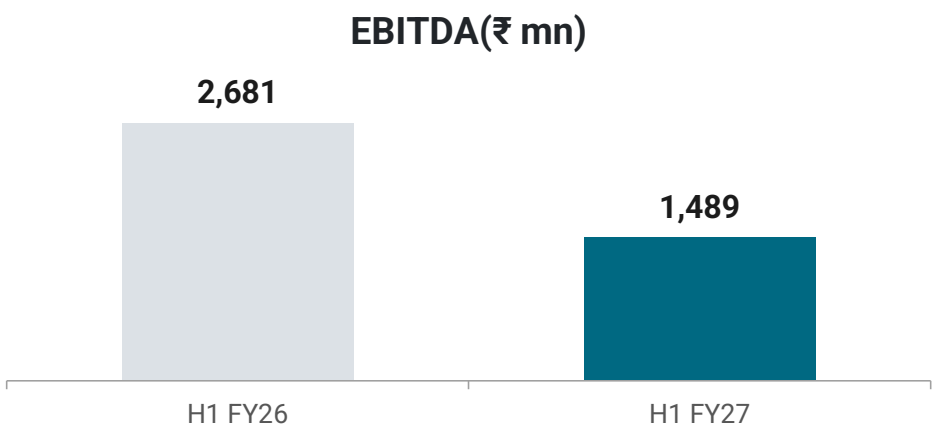
Particulars (₹ Mn)	Q1	% of Total	Q2	% of Total	Total (H1 FY27)	% of Total
Runwal Gardens	631	18.7%	2,118	51.4%	**2,749**	**36.7%**
Runwal My City	479	14.2%	1,473	35.8%	**1,952**	**26.0%**
Runwal Avenue	373	11.0%	162	3.9%	**535**	**7.1%**
Runwal Forests	107	3.2%	282	6.8%	**389**	**5.2%**
Runwal Bliss	115	3.4%	61	1.5%	**176**	**2.3%**
Sub-total	**1,705**	**50.4%**	**4,096**	**99.5%**	**5,801**	**77.4%**
Sale of Land (MMC Collection)						
Runwal Gardens	1,132	33.5%	-	-	**1,132**	**15.1%**
Runwal My City	527	15.6%	-	-	**527**	**7.0%**
Other operating Income	17	0.5%	21	0.5%	**38**	**0.5%**
Total	**3,382**	**100.0%**	**4,117**	**100.0%**	**7,499**	**100.0%**

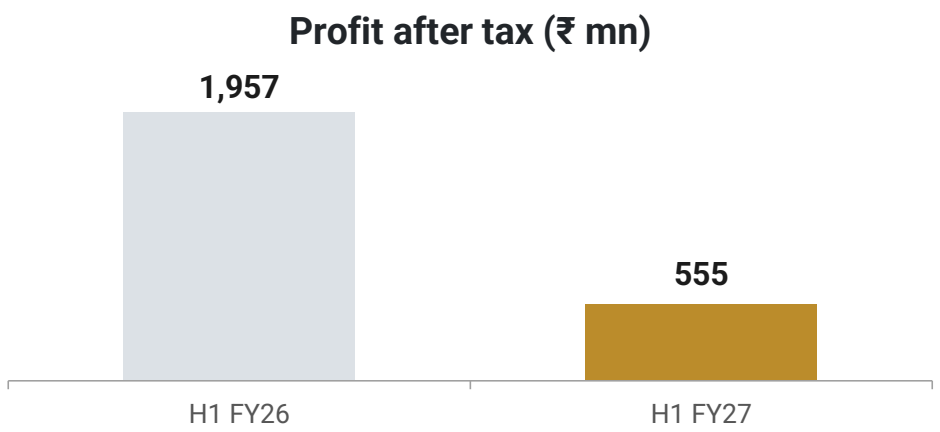
1) Gross Margin is revenue from operations less (i) cost of construction and development and (ii) changes in inventories of finished goods (incl. stock-in-trade) and work-in-progress; Gross Margin (%) = Gross Margin / revenue from operations.
2) EBITDA is profit / (loss) before exceptional items, tax and share of profit in associates and joint ventures, plus depreciation and amortization and finance costs; EBITDA Margin (%) = EBITDA / revenue from operations.

H1 FY27 Financial KPIs









1) Gross Margin is revenue from operations less (i) cost of construction and development and (ii) changes in inventories of finished goods (incl. stock-in-trade) and work-in-progress; Gross Margin (%) = Gross Margin / revenue from operations.
2) EBITDA is profit / (loss) before exceptional items, tax and share of profit in associates and joint ventures, plus depreciation and amortization and finance costs; EBITDA Margin (%) = EBITDA / revenue from operations.

Net Debt to Equity Movement – Q1 to Q2 FY27

NET DEBT & EQUITY MOVEMENT

(₹ in Million)

Particulars	Jun-26 (Q1 FY27)	Sep-26 (Q2 FY27)	Change (QoQ)
Non-current Borrowings	17,629.1	18,056.5	427.4
Current Borrowings	10,846.0	7,851.5	(2,994.6)
Gross Debt	**28,475.1**	**25,908.0**	**(2,567.2)**
Interest Payable on ICD	107.9	160.7	52.8
Interest Payable on CCD / NCD	722.9	146.4	(576.5)
Total Debt	**29,305.8**	**26,215.0**	**(3,090.8)**
Less: Cash and Cash Equivalents	1,465.6	2,567.7	1,102.1
Net Debt* **	**27,840.3**	**23,647.3#**	**(4,193.0)**
Equity attributable to Owners	8,923.5	15,696.6	6,773.1
Non-Controlling Interest	52.2	(37.7)	(89.9)
Total Equity	**8,975.6**	**15,658.8**	**6,683.2**
Net Debt / Equity Ratio	**3.10x**	**1.51x**	**(1.59x)**
Gross Debt / Equity Ratio**	3.17x	1.65x	(1.52x)

KEY HIGHLIGHTS

3.10x → 1.51x

Net Debt / Equity more than halved during Q2 FY27

₹4,193 Mn

Reduction in Net Debt during Q2 FY27:

- Conversion of CCDs into equity of ₹2,170 Mn*
- Net repayment of debt of ₹1,067 Mn
- Increase in cash and cash equivalents of ₹1,102 Mn

₹6,683 Mn

Increase in Total Equity, mainly on account of:

- Conversion of CCDs of ₹2,170 Mn*
- Fresh equity infusion of ₹5,000 Mn, less issue expenses of ₹576.3 Mn
- Profit for Q2 FY27 of ₹57.8 Mn

* Conversion of CCDs of ₹2,170 Mn comprises principal of ₹1,500 Mn and interest on CCDs of ₹670 Mn.

** Gross Debt / Equity is computed on borrowings (non-current and current) excluding interest payable.

*** Net debt includes loans from related parties of ₹3,648 Mn at the end of Q2 FY27 and ₹3,662 Mn at the end of Q1 FY27.

Net debt as at quarter ending September 2026 includes ₹1,061 Mn of construction finance and ₹1,150 Mn of non-convertible debt towards annuity projects.





Appendix
Details of Project Portfolio

Ongoing Residential Projects (1/2)

Project	Location	Category	Developable Area (sq. ft.)	Start Date	End Date	Economic Interest
Runwal Forests Phase 2 (T9 to 11)*	Kanjurmarg West, Mumbai	Mid-income	1,151,544	03/07/2015	30/06/2027	100%
Runwal Bliss Phase 1 (Garden Heights)	Kanjurmarg East, Mumbai	Mid-income	91,220	22/06/2021	31/03/2027	100%
Runwal Bliss Phase 2 (F, G and H)	Kanjurmarg East, Mumbai	Mid-income	1,076,740	19/01/2022 for Tower F, and 22/04/2022 for Towers G and H	01/07/2029 for Tower F, 31/12/2027 for Tower G and 30/06/2028 for Tower H	100%
Runwal Avenue: Residential	Kanjurmarg East, Mumbai	Mid-income	1,630,915	28/08/2020	30/06/2027 for Towers J and K, 31/12/2027 for Towers L and N, 20/04/2028 for Tower I and 18/10/2028 for Tower M	100%
Runwal Pinnacle	Mulund West, Mumbai	Mid-income	1,261,371	13/06/2019	30/12/2028	100%
Runwal Gardens Phase 4	Dombivli	Affordable	2,226,555	15/07/2022	31/05/2027 for T33–34, 31/12/2026 for T31–32, 30/03/2027 for T35–36, 30/06/2027 for T37 and 30/12/2027 for T38	100%
Runwal Gardens Phase 5A	Dombivli	Affordable	918,145	15/07/2022	30/06/2028	100%
Runwal Gardens Phase 6A	Dombivli	Affordable	714,770	09/05/2023	02/06/2029	100%

** Part OC received for some towers*

Ongoing Residential Projects (2/2)

Project	Location	Category	Developable Area (sq. ft.)	Start Date	End Date	Economic Interest
Runwal Gardens Phase 8	Dombivli	Affordable	574,095	17/10/2022 (Amended to 14/05/2024)	30/09/2028 for Buildings 43 and 45, and 31/12/2028 for Building 44	100%
Runwal My City Cluster 5*	Dombivli	Affordable	2,075,962	08/09/2022	31/12/2027 for Part II	100%
Runwal My City Cluster 6 (T6 to T9)	Dombivli	Affordable	1,103,130	23/06/2023	31/03/2029	100%
Runwal My City EWS	Dombivli	Affordable	509,535	23/06/2023	30/06/2029	100%
7 Mahalaxmi - Phase 1	Mahalaxmi, Mumbai	Luxury	998,610	15/07/2024	31/10/2031	50% Profit Share
Runwal Bliss Phase 3: Residential (T6 and 8)	Kanjurmarg East, Mumbai	Mid-income	657,887	19/03/2026	31/07/2033	100%
Runwal Woods, Chembur	Chembur	Mid-income	895,333	18/12/2025	31/07/2031	83% revenue share
Runwal My City Cluster 1 (T1 and 2)	Dombivli	Affordable	488,470	10/03/2026	18/07/2032	100%

** OC received for Part I and Part III*

Ongoing Retail & Commercial Projects

Ongoing Commercial Projects

Project	Location	Category	Developable Area (sq. ft.)	Start Date	End Date
Runwal Gardens Phase 5B: Commercial	Village Usarghar, Dombivli	Commercial	185,237	30/11/2022	30/06/2027
Runwal Gardens School	Village Usarghar, Dombivli	School	174,688	08/07/2022 (Amended to 21/08/2023)	30/12/2029
Runwal My City Edge 2	Village Usarghar, Dombivli	Commercial	126,142	8/2/2025	30/06/2029
Runwal BKC	Kurla West, Mumbai	Commercial	310,000	18/12/2025	31/12/2028
TOTAL			**~ 0.80 msf**		

Ongoing Retail Projects

Project	Location	Developable Area (sq. ft.)	Start Date	Expected Completion Date as per RERA
Runwal Bliss Phase 2: Retail (Towers G and H)	Kanjurmarg East, Mumbai	91,185	22/04/2022	31/12/2027
Runwal Gardens Phase 5B - Retail	Village Usarghar, Dombivli	6,748	30/11/2022	30/09/2027
Runwal Gardens Phase 6A - Retail	Village Usarghar, Dombivli	5,847	9/5/2023	02/06/2029
Runwal Gardens R Mall	Village Usarghar, Dombivli	747,880	15/12/2021	31/12/2027
Runwal My City Retail Shops Cluster 5	Village Usarghar, Dombivli	15,513	8/9/2022	30/06/2027
Runwal My City R Galleria 2	Village Usarghar, Dombivli	83,253	6/12/2024	30/06/2029
Runwal Woods, Chembur	Chembur	22,257	18/12/2025	31/07/2031
TOTAL		**~ 0.97 msf**		

Upcoming Residential Projects

Project	Location	Category	Estimated Developable Area (sq. ft.)	Start Date (Estimate)	End Date (Estimate)	Economic Interest
Runwal Bliss Phase 3: Residential (Towers 1 to 5, Tower 7 and Towers 9 to 12)	Kanjurmarg East, Mumbai	Mid-income	3,412,624	FY2027 - 2028	FY 2039-2040	100%
7 Mahalaxmi – Phase 2	Mahalaxmi, Mumbai	Luxury	1,892,105	FY2026 - 2027	FY 2031-2032	50% profit share
Runwal Gardens Phase 7A	Village Usarghar, Dombivli	Affordable	916,952	FY2026 - 2027	FY2030 -2031	100%
Runwal Gardens Phase 9	Village Usarghar, Dombivli	Affordable	535,290	FY2029 - 2030	FY2033 - 2034	100%
Runwal Gardens Phase 10	Village Usarghar, Dombivli	Affordable	526,695	FY2027 - 2028	FY2031 - 2032	100%
Runwal Gardens: EWS 3	Village Usarghar, Dombivli	Affordable	248,624	FY2027 - 2028	FY2030 - 2031	100%
Runwal My City Cluster 6 (Towers 1 to 5)	Village Usarghar, Dombivli	Affordable	1,268,556	FY2027 - 2028	FY2031 - 2032	100%
Runwal My City Cluster 7	Village Usarghar, Dombivli	Affordable	2,811,626	FY2029 - 2030	FY2034 - 2035	100%
Runwal My City Cluster 8	Village Usarghar, Dombivli	Affordable	188,372	FY2026 - 2027	FY2028 - 2029	100%
Runwal My City Cluster 9	Village Usarghar, Dombivli	Affordable	1,673,261	FY2028 - 2029	FY2033 - 2034	100%
Runwal My City Cluster 10	Village Usarghar, Dombivli	Affordable	492,129	FY2027 - 2028	FY2033 - 2034	100%
Runwal My City Cluster 11	Village Usarghar, Dombivli	Affordable	475,899	FY2027 - 2028	FY2033 - 2034	100%
Runwal My City Cluster 12	Village Usarghar, Dombivli	Affordable	1,057,796	FY2029 - 2030	FY2033 - 2034	100%
Runwal My City Cluster 13	Village Usarghar, Dombivli	Affordable	1,577,283	FY2030 - 2031	FY2034 -2035	100%
Runwal My City Cluster 14	Village Usarghar, Dombivli	Affordable	252,204	FY2028 - 2029	FY2033 - 2034	100%
Runwal My City Cluster 15	Village Usarghar, Dombivli	Affordable	1,430,384	FY2030 - 2031	FY2035 - 2036	100%
Runwal Gardens Phase 6B	Village Usarghar, Dombivli	Affordable	989,123	FY2029 - 2030	FY2033 - 2034	100%
Runwal Kranti Nagar (Tentative)	Girgaum	Luxury	537,507	FY2027 - 2028	FY 2031-2032	50% profit share
Runwal Gardens Phase 6	Village Usarghar, Dombivli	Affordable	173,975	FY2029 - 2030	FY2033 - 2034	100%
Runwal SOBO – Residential (Tentative)	Mithagar, Murud	Mid-income	24,459,372	FY2026 - 2027	FY2037 - 2038	100%
TOTAL			~ 44.92 msf			

Upcoming Retail & Commercial Project

Upcoming Commercial Projects

Project	Location	Category	Estimated Developable Area (sq. ft.)	Start Date (Estimate)	End Date (Estimate)	Economic Interest
Runwal Gardens Business Office	Dombivli	Commercial	1,719,687	FY2028 - 2029	FY2033 - 2034	100%
Runwal My City Commercial 2	Dombivli	Commercial	1,134,526	FY2028 - 2029	FY2032 - 2033	100%
Runwal My City Commercial 3	Dombivli	Commercial	568,776	FY2027 - 2028	FY2031 - 2032	100%
Runwal My City Commercial 4	Dombivli	Commercial	849,064	FY2027 - 2028	FY2032 - 2033	100%
Runwal Woods, Chembur	Chembur, Mumbai	Commercial	17,664	FY2027 - 2028	FY2032 - 2033	83% revenue share
Runwal Lakeview	Bandra, Mumbai	Commercial	316,496	FY2026 - 2027	FY2032 - 2033	100%
Runwal Commerz	Kanjurmarg East, Mumbai	Commercial	1,145,026	FY2026 - 2027	FY2028 - 2029	100%
Runwal My City Townhall, Hospital, Community Market (Town level amenities)	Village Usarghar, Dombivli	Mix	302,812	FY2026 - 2027	FY2030 - 2031	100%
TOTAL			~ 6.05 msf			

Upcoming Retail Projects

Project	Location	Estimated Developable Area (sq. ft.)	Start Date (Estimate)	End Date (Estimate)	Economic Interest
Runwal Bliss Phase 3: Retail	Kanjurmarg East, Mumbai	261,009	FY2026 - 2027	FY2032 - 2033	100%
Runwal Gardens MLCP 2 Retail	Village Usarghar, Dombivli	13,974	FY2029 - 2030	FY2031 - 2032	100%
Runwal My City Retail Shops Cluster 6	Village Usarghar, Dombivli	17,167	FY2026 - 2027	FY2028 - 2029	100%
Runwal Lakeview	Bandra, Mumbai	127,650	FY2026 - 2027	FY2031 - 2032	100%
Runwal SOBO – Retail (Tentative)	Mithagar, Murud	5,016,683	FY2027 - 2028	FY2032 - 2033	100%
TOTAL		~ 5.44 msf			





Financial Performance

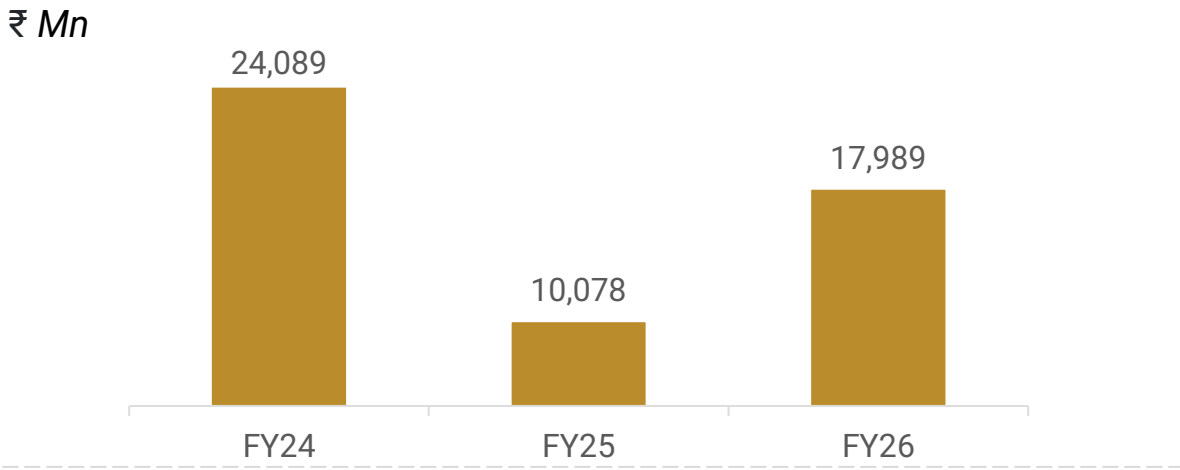
Restated Consolidated Statement Of Profit And Loss

Particulars (₹ Mn)	FY24	FY25	FY26	H1FY27
Revenue from operations	24,088.65	10,077.66	17,989.49	7,498.53
Other income	278.10	429.48	518.44	611.51
Total Income	**24,366.75**	**10,507.14**	**18,507.93**	**8,110.04**
Expenses				
Cost of construction and development	13,969.61	15,422.00	15,144.41	7,480.38
Changes in inventories of finished goods (including stock-in trade) and work-in-progress	5,377.08	(8,962.06)	(3,177.86)	(2,365.52)
Employee benefits expense	456.48	660.40	979.53	480.35
Finance costs	417.82	788.61	1,151.55	486.80
D&A expenses	31.79	36.89	107.20	55.67
Other expenses	2,546.24	1,585.70	2,063.80	1,025.51
Total Expenses	**22,799.02**	**9,531.54**	**16,268.63**	**7,163.19**
Restated Profit/ (loss) before exceptional items, tax, share of profit in associates and JVs	1,567.73	975.60	2,239.30	**946.85**
Exceptional Items (net)	-	-	-	-
Restated Profit /(Loss) before tax, share of profit in associates and JVs	**1,567.73**	**975.60**	**2,239.30**	**946.85**
Tax expenses	(630.71)	419.08	381.52	**391.49**
Profit /(Loss) before share of profit (net) in associates and JVs	937.02	556.52	1,857.78	555.36
Share of profit/(loss) in associates and JVs (net)	(0.02)	(0.04)	(0.15)	(0.07)
Restated Net Profit/(loss) for the period / year	**937.00**	**556.48**	**1,857.63**	**555.29**
Restated Other Comprehensive Income/loss for the period / year	(4.69)	(3.68)	5.20	3.25
Restated Total Comprehensive Income/(loss) for the period / year	**932.31**	**552.80**	**1,862.83**	**558.54**
Restated Earnings per equity share to the owners of the Holding Company				
Basic EPS	6.04	6.27	16.74	1.00*
Diluted EPS	6.04	6.27	16.74	1.00*

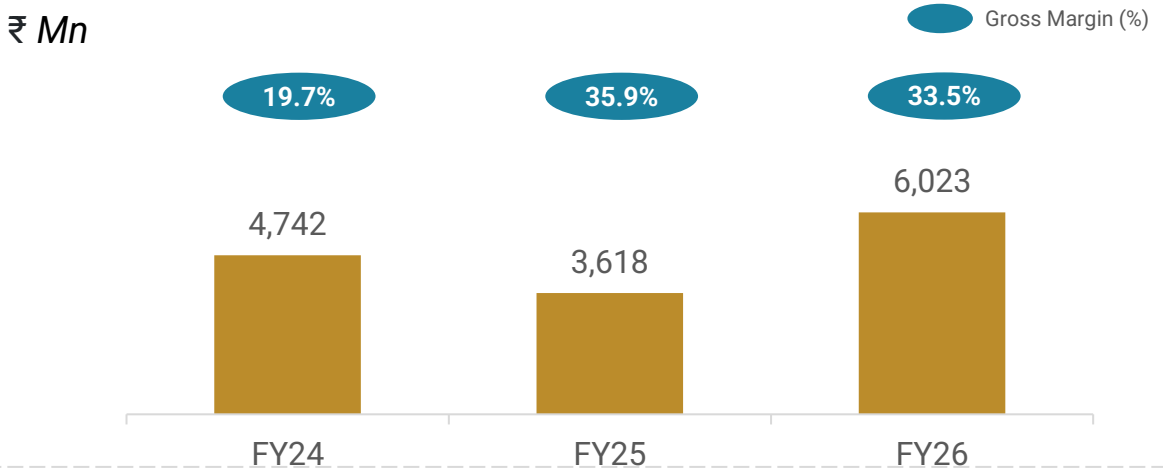
** Not annualized*

Financial Metrics – Annual Trends

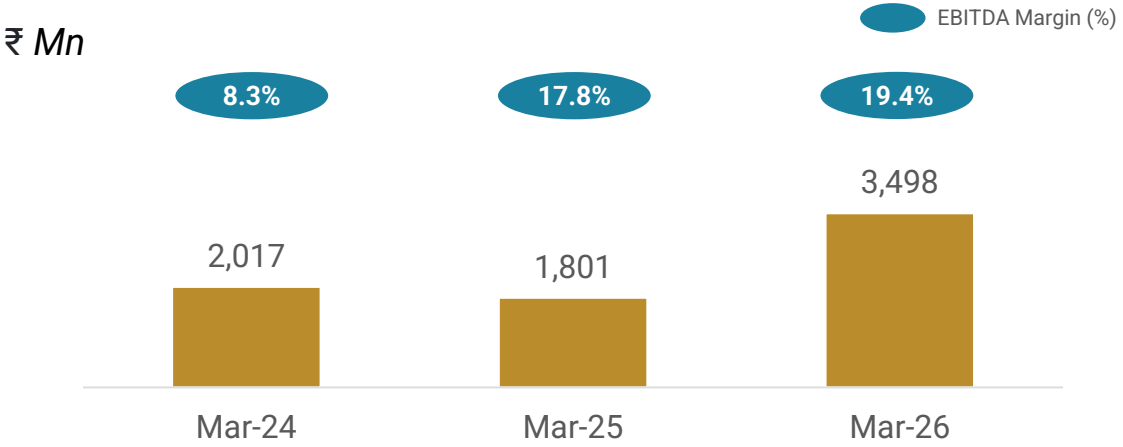
Revenue From Operations[1]



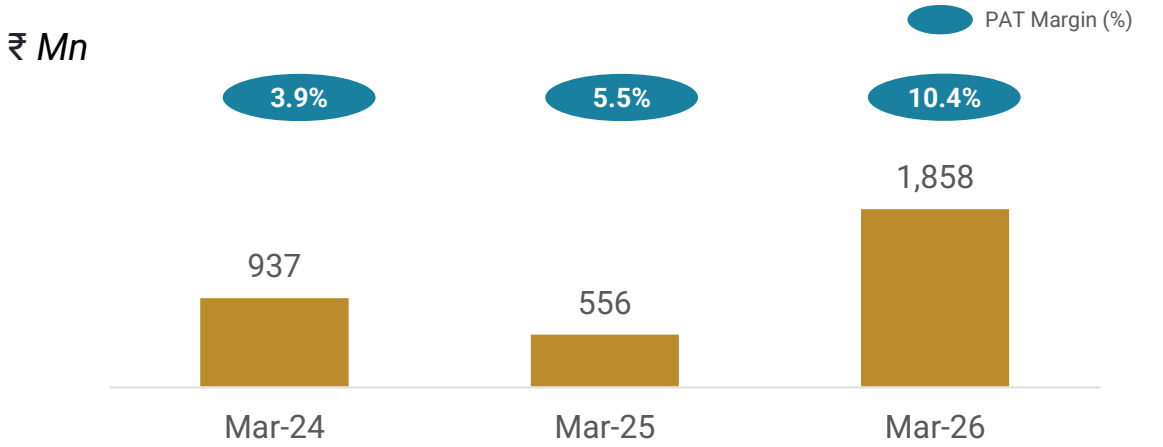
Gross Margin[2]



EBITDA



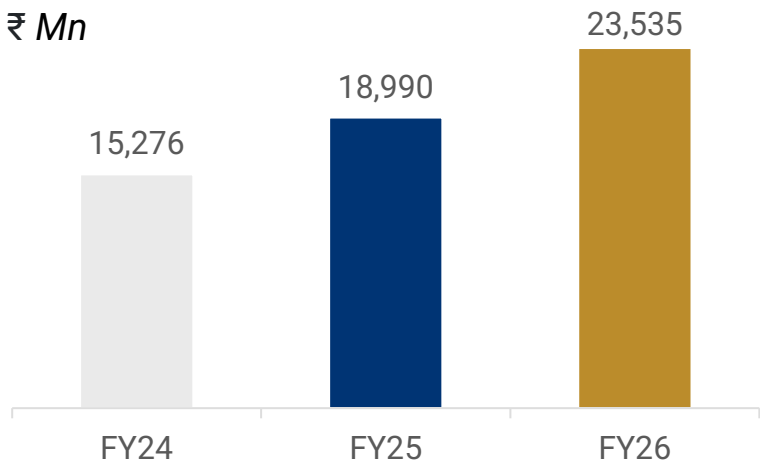
Net Profit



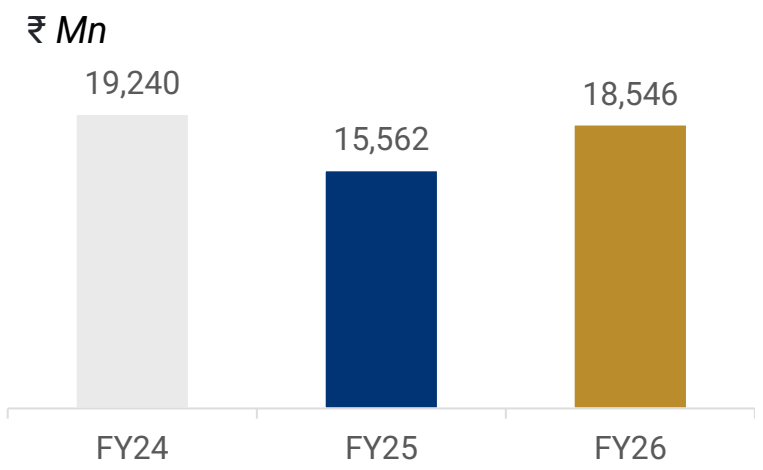
Note: Figures have been rounded to the nearest decimal place; Financial metrics based on restated consolidated financial information
1) Revenue is recognized only when a project has got occupancy certificate and customer has taken possession of the unit; 2) Calculated as revenue from operations reduced by cost of construction and development and changes in inventories of finished goods (including stock-in-trade) and work-in-progress;

Operating Metrics – Annual Trends

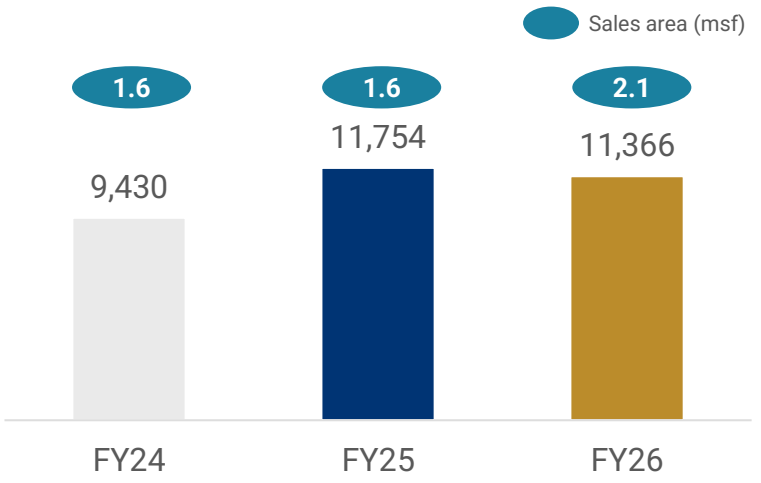
Sales Value[1]



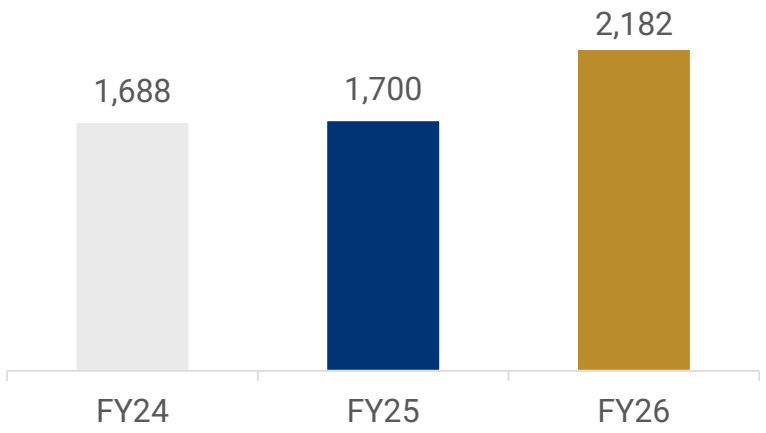
Gross Collections[2]



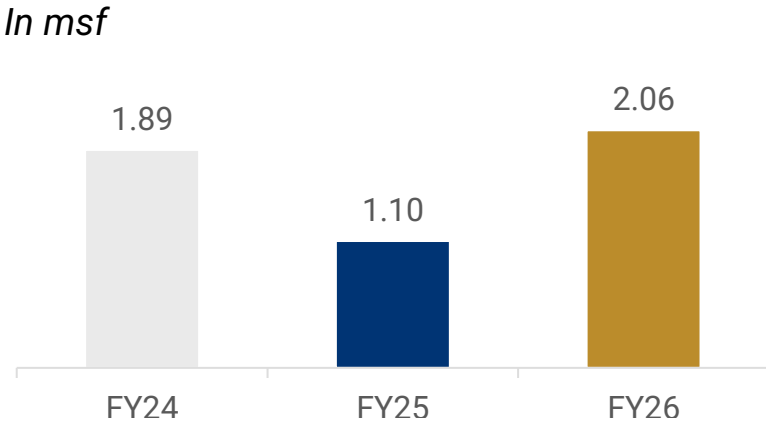
Average Sale Price[3] & Sales Area



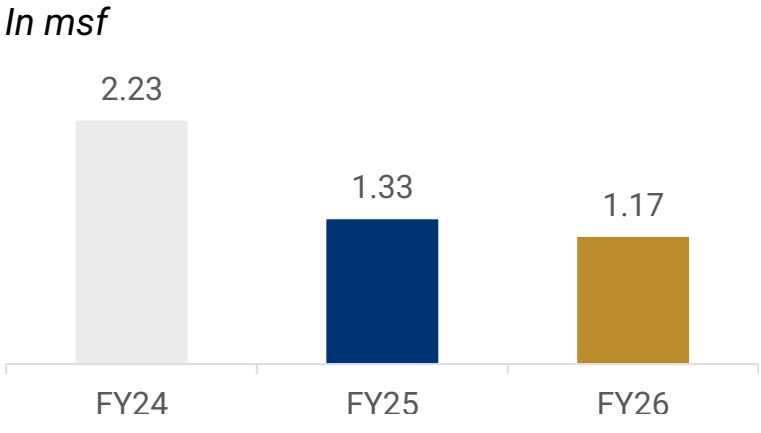
Units Sold



Area Launched[4]



Area Delivered[5]



Note: Figures have been rounded to the nearest decimal place; Metrics based on restated consolidated financial information

1) Sales value is calculated as the sum of the agreement value of units sold in residential, retail and commercial projects (net of cancellations) during such period for which agreements have been entered into and the booking amount has been received, but does not include taxes, other charges, stamp duty and registration charges; 2) Gross collections are calculated as the sum of collections against agreement value from sale of units (net of cancellations) but do not include taxes and other charges; 3) Average sale price is calculated as sales value divided by the sales area in msf; 4) Launches (Area Launched) refers to msf of area of inventory launched in market to start taking bookings from customers; 5) Deliveries (Area Delivered) refers to msf of area of inventory where occupation certificate has been received

Thank You

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