

Date: October 8, 2026

The General Manager, Listing Department, Bombay Stock Exchange Limited , Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	The Manager, Listing & Compliance Department, National Stock Exchange of India Limited Exchange Plaza, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051
Scrip Code: 543669	Scrip Symbol: RUSTOMJEE

Subject- Disclosure pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“the Regulations”)

Dear Sir / Madam,

Please find below our Key Operational Updates for H1FY27 & Q2FY27:

Operational Performance Matrix (QoQ)	Q2FY27	Q2FY26	YoY Growth (%)	Q1FY27
Area (In Mn Sqft)	0.65	0.50	31%	0.32
Pre-Sales (In Rs. bn)	14.23	7.72	84%	6.17
Collection (In Rs. bn)	5.41	6.69	-19%	5.99

Operational Performance Matrix (YTD)	YTD H1FY27	YTD H1FY26	YTD Growth (%)	FY26
Area (In Mn Sqft)	0.97	1.13	-14%	2.12
Pre-Sales (In Rs. bn)	20.41	18.39	11%	40.22
Collection (In Rs. bn)	11.41	12.45	-8%	26.22

- Pre-Sales:** Achieved highest ever quarterly Pre-Sales of **INR 14.23 bn** in Q2FY27 as compared to **INR 7.72 bn** in Q2FY26, showing a growth of **84% YoY** basis. Pre-Sales for H1 at an all-time high of **INR 20.41 bn** for H1FY27 as compared to **INR 18.39 bn** for H1FY26, showing a growth of **11% YoY on half yearly** basis. **Achieved 41% of full year FY27 Pre-Sales guidance in first half of the financial year. The performance was led by strong momentum from our Luxury and Super Premium projects.**
- Collections:** Collections are at **INR 5.41 bn** in Q2FY27 as compared to **INR 6.69 bn** in Q2FY26. Collection stood at **INR 11.41 bn** for H1FY27 as compared to **INR 12.45 bn** for H1FY26.
- New Launches:** Launched our project “**Rustomjee Ozone Skye**” at Malad West and Commenced construction of our **Commercial project “25HQ”** at Prabhadevi in Q2FY27. **These strategic developments significantly expand our footprint, adding a combined total saleable area of 0.54 mn sq. ft. to our Ongoing projects, representing an estimated GDV of INR 21.96 bn.**

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- d) **Business Development:** We have added **2 Projects** in H1FY27 having saleable area of **1.41 mn sq. ft.** and an estimated GDV of **INR 5.47 bn** ("**Utkarsh CHSL**", at **Dindoshi Nagar Cluster, Goregaon East, "Plotted Development", at Igatpuri**). These strategic additions reinforce the Company's leadership in cluster redevelopment, a key scale multiplier, while further expanding its presence in the plotted development segment, which serves as a velocity multiplier, supporting its long-term growth objectives.
- e) **Completions:** We have completed **3 RERA Projects** in Q2FY27 with total construction area of **1.32 mn sq. ft.** ("**Rustomjee La Familia - A**", "**Rustomjee La Familia - B**" and "**Rustomjee La Familia - C**" at **Urbania, Thane**). With this we have completed **4 RERA Projects** in H1FY27 with a total construction area of **1.39 mn sq ft.** The projects are completed **6 to 12 months ahead of its RERA timeline** which stands as a strong testament to our execution capabilities.
- f) **Credit Rating:** We are Dual "**AA- (with Stable Outlook)**" rated from **CRISIL and ICRA**.
- g) **Key Strategic Initiatives:**
 - i. **Implementation of Innovative construction technology** by signing a contract with **Robin Village Development (RVD - a subsidiary of Tiong Seng)** from Singapore to set up an **in-house pre-cast plant**. RVD shall be the manufacturing as well as be the installation contractor for this initiative. **This will help Rustomjee deliver faster, cleaner, environment friendly & consistently high quality construction at our projects.**
 - ii. **Expansion of fund management** business undertaken by **Mt K Kapital**, an announcement of **2nd fund of USD 450 mn** in a **JV** with our **Japanese partner, Marubeni Corporation**.

Commenting on the Company's operational performance for Q2FY27, Mr. Boman Irani, CMD of Keystone Realtors Limited, said

"As we successfully close the second quarter of FY27, I am delighted to share that our company continues to progress through a pivotal phase of growth and opportunity. This quarter marks yet another period of strong performance, reaffirming our consistent growth trajectory and disciplined execution. Building on the solid momentum carried forward from FY26, we achieved our highest ever Quarterly Pre-Sales of **INR 14.23 billion** in Q2FY27, reflecting a **84% year-on-year growth** and thereby achieving our highest ever H1 Pre-Sales of **INR 20.41 billion** in H1FY27. We successfully accomplished about **41% of our full-year FY27 Pre-Sales guidance** within the first half of FY27. This landmark performance was driven by exceptional demand for our **Luxury and Super premium projects**. During the quarter, we commenced two projects with an estimated GDV of **INR 21.96 billion** in Q2FY27, one of these projects being commercial, enables us to expand our commercial portfolio for long-term annuity cashflows. These launches are expected to strengthen our market position and support our objective of achieving the pre-sales guidance for FY27. With the festive season approaching, we're excited about our strong pipeline of launches for the rest of FY27. I am confident that we are well-equipped to not only acquire new projects but also bring them to life efficiently. Redevelopment in Mumbai continues to remain a core strategic focus, offering immense potential for sustained value creation. As one of the most preferred redevelopment

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players in the MMR region, we are uniquely positioned to capture these opportunities and strengthen our leadership in this segment. Backed by a strong balance sheet, we are well capitalized and equipped to continue delivering long-term value to all stakeholders. We remain confident in our ability to maintain a strong growth trajectory in both acquisitions and project launches throughout the remainder of the year. We are confidently poised to deliver substantial value to all stakeholders as we navigate through this year."

Please note that aforesaid nos. are provisional and subject to audit. This is for the information of all concerned. Request you to kindly disseminate the above information on your respective websites.

Thanking you,

**Yours faithfully,
For Keystone Realtors Limited**

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**Bimal K Nanda
Company Secretary and Compliance Officer
Membership No. ACS - 11578**

KEYSTONE REALTORS LIMITED

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