

SOBHA

Date: January 03, 2026

BSE Limited Department of Corporate Services PJ Towers, Dalal Street Mumbai – 400 001 Scrip Code: 532784	The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 Scrip Code: SOBHA
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Dear Sir / Madam,

Subject: Real Estate Operational Update for the quarter ended December 31, 2025.

With reference to the above captioned subject, please find enclosed a statement containing an update on the real estate operations of the Company for the quarter ended December 31, 2025.

We request you to take the aforesaid information on record for dissemination through your website.

Yours sincerely,

FOR SOBHA LIMITED

Bijan Kumar Dash
Company Secretary & Compliance Officer
Membership No. ACS 17222

SOBHA LIMITED

Regd & Corporate Office: SOBHA Limited, Sarjapur - Marathahalli, Outer Ring Road, Bellandur Post, Devarabisanahalli, Bengaluru - 560103, Karnataka, India.
CIN: L45201KA1995PLC018475 | Tel: +91 80 49320000 | www.sobha.com | Email: investors@sobha.com

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REAL ESTATE OPERATIONAL UPDATE – Q3 FY 2026

Indian economy maintained a steady growth momentum in 2025, despite global headwinds – US trade policy shifts, navigating a complex geopolitical scenario and dealing with currency volatility. Real GDP grew 8.2% in Q2, 7.8% in Q1 of FY26 and 7.4% in Q4 of FY25, expected to be ~7.5% in Q3 of FY26, displaying resilience to external shocks, exceeding major forecasts and achieving a significant milestone to become the fourth largest global economy. This expansion is anchored in resilient macroeconomic fundamentals, an environment of sustained low inflation along with long-term capital costs hovering near historic lows. Growth is being propelled by a combination of surging domestic consumption and continued strategic infrastructure spending, which has significantly boosted investor confidence and encouraged corporate expansion. These trends are clearly reflected in vibrant capital markets, improving corporate earnings, strong office space leasing backed by expansion of domestic companies and surging demand from GCCs and sustained residential demand supported by low home loan rates.

SOBHA delivered a historic quarterly performance, achieving highest ever real estate sales value of ₹21.15 Bn, reflecting a growth of 52.3% compared to Q3-FY25 and 11.2% over Q2-FY26. SOBHA share of sales value was also highest ever, at ₹18.18 Bn (85.9%). This translates to new sales area of 1.37 Mn sft, with an average price realization of ₹15,436 / sft. We launched our first project in Mumbai, SOBHA Inizio, marking our entry into a new city.

- Bangalore recorded highest ever quarterly sales, a growth of 51.0% compared to Q3-FY25 and contributed 71.5% to overall value, adding ₹15.12 Bn with new sales area of 1.02 Mn sft, supported by successful launch of SOBHA Magnus
- NCR contributed ₹3.49 Bn, backed by successful launch of SOBHA Strada, a Serviced Apartment project, located in Sector 106, Gurgaon
- Kerala region added ₹1.54 Bn, recording a growth of 18.03% compared to Q3-FY25

For the 9M of FY 2026, we achieved sales value of ₹60.97 Bn, with the new sales area of 4.21 Mn sft.

New Sales Area, Value and Price Realization:

Particulars	Q3-26	Q3-25	Q2-26	9M-26	9M-25	FY25
Sales Value – Total (₹ Mn)	21,152	13,886	19,026	60,967	44,408	62,765
Sales Value – SOBHA share (₹ Mn)	18,179	12,499	15,370	50,721	35,903	49,605
New Sales Area (sft)	1,370,340	1,016,367	1,394,106	4,208,563	3,121,635	4,679,825
Average Price Realization (₹ / sft)	15,436	13,663	13,648	14,486	14,226	13,412

During the quarter SOBHA completed 1.39 Mn sft, delivering 915 homes, taking cumulative completion for 9M FY26 to 3.64 Mn sft (2,100 homes).

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Key Highlights

- Reached new historical peak of quarterly sales performance, surpassing Q1-26; Crossed ₹2K Cr. quarterly sales milestone for 2nd time. SOBHA share of sales value also recorded highest ever.
- Achieved highest ever 9M sales value of ₹60.97 Bn, a growth of 37.3% over 9M-FY25.
- SOBHA's real estate operating cities now increased to 13 across India

New Launches in Q3 FY 2026

During the quarter, we launched three projects across three cities, with saleable area of **932,171 sft**, taking our cumulative new launches for 9M of FY 2026 to 2.58 Mn sft.

SOBHA Magnus, is a luxury project located in South Bangalore. Development is spread across 5.78 acres with a total saleable area of **589,150 sft**. The project comprises of 294 homes in 3 / 4 BR configurations, with sizes ranging from 1,250 to 2,578 sft.

SOBHA Strada, a commercial development, located at Sector 106, Gurgaon. The project is spread across 2.03 acres with total development of 323,403 sft (mix of Serviced Apartments and Retail) – of which the saleable area is **214,060 sft** comprising 222 units with 1 BR configured studio apartments (sizes ranging from 857 to 926 sft) along with some retail portion.

SOBHA Inizio, marks our first luxury residential project in Mumbai. Located at Sewri–Parel, the project is developed on 1.03 acre of land. We have launched Phase I with total area 147,578 sft, of which SOBHA saleable area would be **128,961 sft** comprising 134 homes in 1 / 2 / 3 BR configurations, sizes ranging from 498 to 1,225 sft.

Investor Contact Details:

Soumyadeep Saha
Investor Relations
Phone No: 080-49320000
Email: soumyadeep.s@sobha.com

Disclaimer: The information in this update contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of capital expenditure. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.