

SOBHA

Date: April 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 and year ended March 31, 2026.

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 and year ended March 31, 2026.

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

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REAL ESTATE OPERATIONAL UPDATE – Q4 FY 2026

SOBHA concluded FY 2026 on a strong note, sustaining the momentum built over the previous three quarters. Despite global uncertainties, including trade policy shifts and geopolitical tensions in West Asia, India's residential real estate sector remained resilient, supported by robust domestic consumption and a stable home-buying environment. India's strong macroeconomic fundamentals continue to serve as a key tailwind for the industry, reflected in record GST collections that crossed the ₹2 lakh crore mark for the first time in March 2026, along with resilient GDP growth estimated at 7.6% for FY 2026. The commercial segment also maintained its growth trajectory, with India's total office stock projected to surpass 1 Bn sft in 2026, driven by strong Grade A absorption led by Global Capability Centers (GCCs). As we move into FY 2027, our strategic focus will remain firmly anchored on new project launches, operational excellence and disciplined financial management.

SOBHA achieved its highest-ever annual sales in FY 2026, recording a value of ₹81.36 Bn, with a new sales area of 5.54 mn sft at an average realization of ₹14,675 / sft.

- Bangalore recorded its historic best, registering sales value of ₹44.78 Bn, contributing 55%, driven by strong sales across all projects.
- NCR region recorded total sales value of ₹24.55 Bn during the year, contributing 30%. We launched two new residential projects in Greater Noida and one serviced residences project in Gurgaon during the year.
- Kerala region contributed ₹8.08 Bn to total sales (10%), supported by new towers launched in Marina One, Cochin and new project launch in Trivandrum.
- All other cities contributed ₹3.96 Bn, which is 5% of total sales.

In Q4-FY26, SOBHA recorded ₹20.39 Bn sales value, with 1.34 mn sft of new sales area at an average price of ₹15,268 / sft. Bangalore sales value was ₹10.37 Bn, contributing 51% to overall sales. NCR region clocked ₹6.10 Bn, supported by launch of SOBHA Rivana towards end of March 2026.

New Sales Value, Sales Area and Price Realization:

Particulars	Q4-26	Q4-25	Q3-26	FY26	FY25
Sales Value – Total (₹ mn)	20,393	18,357	21,152	81,359	62,765
New Sales Area (sft)	1,335,691	1,558,190	1,370,340	5,544,254	4,679,825
Average Price Realization (₹ / sft)	15,268	11,781	15,436	14,675	13,412
Sales Value – SOBHA share (₹ mn)	16,341	13,702	18,179	67,062	49,605
SOBHA Share (%)	80.1%	74.6%	85.9%	82.4%	79.0%

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Key Highlights – FY26

- Achieved highest ever sales value of ₹81.36 Bn, reflecting strong growth of 30% over FY25.
- SOBHA share of sales value also recorded a historic high of ₹67.06 Bn, growth of 35%.
- Average realization improved by 9% over FY25 to ₹14,675 / sft.
- Extended our real estate presence to 2 new cities – Greater Noida and Mumbai.
- Launched 6.01 mn sft of saleable area across 9 projects in 6 cities in FY26.
- Completed 3,188 homes amounting to 5.40 mn sft of saleable area across multiple projects.

New Launches in Q4 FY26

During the quarter, we launched three projects across three cities, with total saleable area of 3,281,376 sft.

SOBHA Woods Whispering Hill, is the third project in SOBHA Whispering Hill series, located in Trivandrum. The development is spread across 2.51 acres with a total saleable area of 252,255 sft, comprising of 110 homes in 3 / 4 BR configurations, with sizes ranging from 1,811 to 2,787 sft.

SOBHA Altair, luxury project located in East Bangalore, next to our previous successful development SOBHA Royal Pavillion. It is spread across 3.31 acres with a total saleable area of 456,598 sft - comprising 207 homes in 3 / 4 BR configurations, with sizes ranging from 1,507 to 2,571 sft.

SOBHA Rivana, is our second residential project in Greater Noida. The development is spread over 11.72 acre of land parcel in Sector 1, Greater Noida, with total saleable area of 2,572,523 sft - comprising 1,364 homes in 2 / 3 / 4 BR configuration with sizes ranging from 1,374 - 2,716 sft.

Investor Contact Details:

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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.