

SOBHA

Date: July 07, 2025

BSE Limited Department of Corporate Services PJ Towers, Dalal Street Mumbai – 400 001 Scrip Code: 532784 & 890205	The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 Scrip Code: SOBHA & SOBHAPP
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Dear Sir / Madam,

Subject: Real Estate Operational Update for the quarter ended June 30, 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 June 30, 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

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REAL ESTATE OPERATIONAL UPDATE – Q1 FY 2026

FY 2026 started on a strong economic footing for India, supported by steady growth across core sectors, reflected in robust GST collections and improving market sentiment. April 2025 marked the highest-ever monthly GST collections, rising 12.6% year-on-year, followed by a 16.4% increase in May—signaling sustained expansion in formal economic activity. India remained resilient to global uncertainty (trade tariffs, supply chain disruptions etc.) and escalating geopolitical tensions, driven by underlying strong fundamentals. Continued urban migration, record commercial space absorption across major cities, stronger consumer and investor confidence, declining interest rates, and growing home ownership aspirations continued to drive housing demand in urban areas.

SOBHA delivered a historic quarter, achieving its highest-ever quarterly real estate sales value of ₹20.79 Bn, crossing the ₹2,000 Crore milestone for the first time. Sobha share of the sales value was at ₹17.17 Bn. This performance was led by the launch of SOBHA Aurum in Greater Noida, which witnessed strong demand in the launch week underscoring the market's response to high-quality positioning in strategic location. The success marks a pivotal step in SOBHA's expansion strategy and reflects the growing appetite for premium housing beyond traditional Tier 1 cities. Total sales for the quarter were supported by 1.44 mn square feet of new sales area across SOBHA's operational markets at an average realization of ₹14,395 per square feet.

Bangalore maintained a stable contribution of ₹6,024 mn, supported by absorption across SOBHA Town Park, SOBHA Ayana, and SOBHA Neopolis. Gurgaon improved further to ₹3,524 mn, sustaining growth momentum for the fourth consecutive quarter, led by SOBHA Aranya and SOBHA Altus. Kerala added ₹2,097 mn, supported by launch of four towers of Marina One, Kochi. Tamil Nadu contributed ₹587 mn, maintaining steady volumes. Hyderabad and Pune remained muted during the period due to limited inventory.

During the quarter, SOBHA completed 1.07 million square feet of saleable area, delivering 594 homes across projects such as SOBHA Royal Pavilion & SOBHA Windsor in Bangalore, SOBHA City Gurgaon, SOBHA Conserve & SOBHA Arbor in Chennai and others. This delivery performance reflects continued execution rigour and SOBHA's in-house development capability.

New Sales Area:

In Square Feet (sft)

Location	Q1-26	Q1-25	Q4-25	FY-25
Bangalore	463,895	467,071	1,242,456	2,845,951
NCR*	711,975	77,458	337,316	514,358
Kerala*	168,871	219,705	120,687	757,864
Tamil Nadu*	83,117	50,926	52,067	265,555
GIFT City	10,061	75,390	17,481	138,999
Other Regions*	6,196	48,041	24,954	157,098
Total	1,444,117	1,175,361	1,558,190	4,679,825

**NCR includes Gurgaon and Greater Noida; Kerala includes Kochi, Thrissur, Calicut and Trivandrum; Tamil Nadu includes Chennai and Coimbatore; Other Regions includes Hyderabad and Pune*

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Sales Value and Price Realisation:

Particulars	Q1-26	Q1-25	Q4-25	FY-25
Total Sale Value (₹ Mn)	20,788	18,737	18,357	62,765
Sale Value – Sobha Share (₹ Mn)	17,172	13,576	13,702	49,605
Average Price Realization (₹ / sft)	14,395	15,941	11,781	13,412

Key Highlights

- Achieved highest-ever quarterly sales value, clocking ₹20,788 mn and crossing ₹2K Cr. milestone
- Successfully launched SOBHA Aurum, our first project in Greater Noida
- SOBHA's real estate footprint now increased to 13 cities across India
- Completed 594 homes comprising 1.07 million square feet of saleable area

New Launches in Q1 FY 2026, with a combined saleable area of 1.62 million square feet.

SOBHA Aurum, located in Sector 36, Greater Noida, is spread across 3.46 acres and offers a total saleable area of 701,051 square feet. The project comprises 420 units in 1, 2, 3, and 4 BR configurations, with unit sizes ranging from 739 to 2,306 square feet.

Marina One, Kochi – Remaining four towers of Marina One, comprising a saleable area of 920,593 square feet, offering 362 units in 2, 3, and 4 BR formats, with unit sizes ranging from 2,006 to 3,061 square feet.

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.