

Sunteck Realty Ltd.



Date: 27th October, 2026

National Stock Exchange of India Ltd
Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051
Symbol: SUNTECK

BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001
Scrip Code: 512179

Sub: Investor Presentation on Q2 and H1 FY27 Results

Dear Sir/ Madam,

Please find enclosed the Investor Presentation with regard to the Financial Results of the Company for the quarter and half year ended 30th September, 2026.

The Investor Presentation shall also be placed on the Company's website.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana
Vipul
Hingarajia
Digitally signed by
Rachana Vipul
Hingarajia
Date: 2026.10.27
14:23:15 +05'30'

Rachana Hingarajia
Company Secretary
(ACS No.: 23202)
Encl: a/a



Focused.
Disciplined.
Capital-efficient.

Q2 & H1 FY27 Investor Presentation

October 2026

NSE: SUNTECK | BSE: 512179 | Bloomberg: SRIN IN | Reuters: SUNT.NS

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A disciplined, capital-efficient developer of premium homes and offices in the Mumbai Metropolitan Region



Founder-led, Professionally-managed. Built by first-generation entrepreneur Mr. Kamal Khetan, who pioneered corporate business centres in BKC before creating Sunteck's real estate platform.



15+ years of delivery. 21 projects completed across multiple MMR cycles.



Risk managed by design. Deliberately spread across micro-markets, development models (outright, JV / JDA, redevelopment) and customer segments — uber luxury to aspirational luxury.



Long visibility of growth. GDV of ~Rs 46,880 cr — several years of launches already secured, before any new acquisition.



Conservative leverage. Net debt / equity of 0.09x; AA long-term / A1+ short-term rating from India Ratings (Fitch Group); long-standing marquee lending relationships.



ESG that leads the industry. GRESB ESG score of 99 with a 5-star rating; S&P Global ESG score of 78.

15+

YEARS IN BUSINESS

~50+ msf

ACQUIRED SINCE INCEPTION

Rs 46,880 cr

TOTAL GDV

21

PROJECTS DELIVERED

0.09x

NET DEBT / EQUITY

Q2 Performance – Robust growth

Rs 824 cr

PRE-SALES

+17% YoY



Rs 371 cr

COLLECTIONS

+12% YoY



Rs 154 cr

NET CASH SURPLUS

-7% YoY



0.09x

NET DEBT / EQUITY

AA (long-term) / A1+ (short-term) — India
Ratings (Fitch)



Rs 321 cr

REVENUE

+27% YoY



Rs 89 cr

EBITDA

+13% YoY



Rs 57 cr

PAT

+17% YoY



Rs 46,880 cr

TOTAL GDV

Across 10 micro-markets



Consolidated financials. Rs 1 cr = Rs 10 mn. Sparklines show Q2 FY26, Q1 FY27 and Q2 FY27; latest quarter in gold

H1 Performance – Momentum continues

Rs 1,611 cr

PRE-SALES

+19% YoY



Rs 780 cr

COLLECTIONS

+14% YoY



Rs 347 cr

NET CASH SURPLUS

+27% YoY



0.09x

NET DEBT / EQUITY

AA (long-term) / A1+ (short-term) — India
Ratings (Fitch)



Rs 512 cr

REVENUE

+16% YoY



Rs 156 cr

EBITDA

+23% YoY



Rs 99 cr

PAT

+20% YoY



Rs 46,880 cr

TOTAL GDV

Across 10 micro-markets



Consolidated financials. Rs 1 cr = Rs 10 mn. Sparklines show H1 FY25, H1 FY26 and H1 FY27

Focused | Diversified where it matters: ten micro-markets, three customer segments, three development models



Micro-markets

where we build

- Bandra Kurla Complex, BKC
- Nepean Sea
- Andheri
- Goregaon (W)
- Borivali (W)
- Mira Road
- Vasai (W)
- Naigaon
- Kalyan

International

- Downtown Dubai



Customer segments

who we build for

- **Uber luxury** — Signature Island, Signia Isles & Pearl, Nepean Sea, Downtown Dubai
- **Premium luxury** — Sunteck City, Sunteck Skypark, Sunteck Park, Sunteck Beach Residences (SBR)
- **Aspirational luxury** — Sunteck World, Sunteck Crescent Park
- **Q2 FY27 pre-sales mix** — Uber 25%, Premium 51%, Aspirational 25%
- **Spread across all pricing spectrum** — customers migrate up as incomes rise

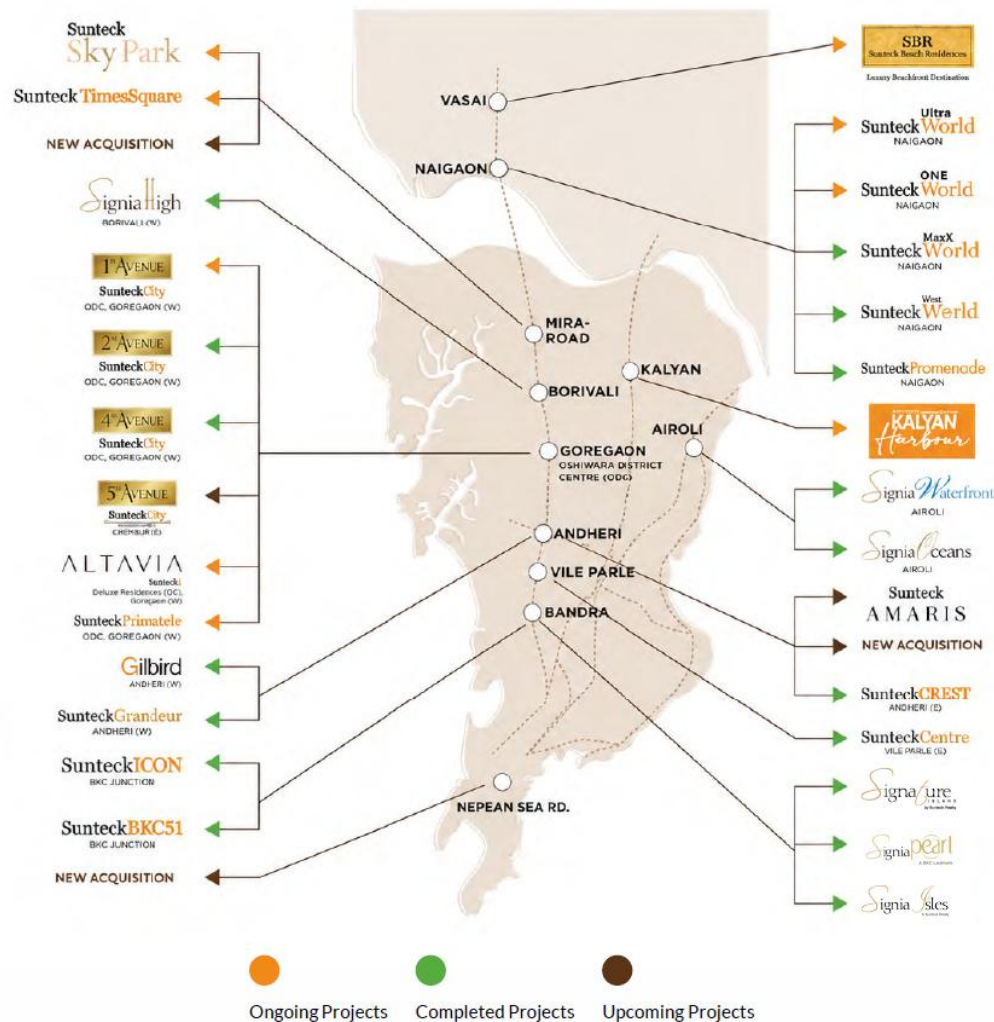


Development models

how we control land

- **Outright acquisition** — major capital allocation
- **JV / JDA** — capital-light partnerships with landowners
- **Redevelopment** — selective, society-led opportunities in the island city
- ~36 mn sq ft added since 2018.
- **Segment-wise GDV split** — Owned 31%, JV / JDA 66%, Redevelopment 3%

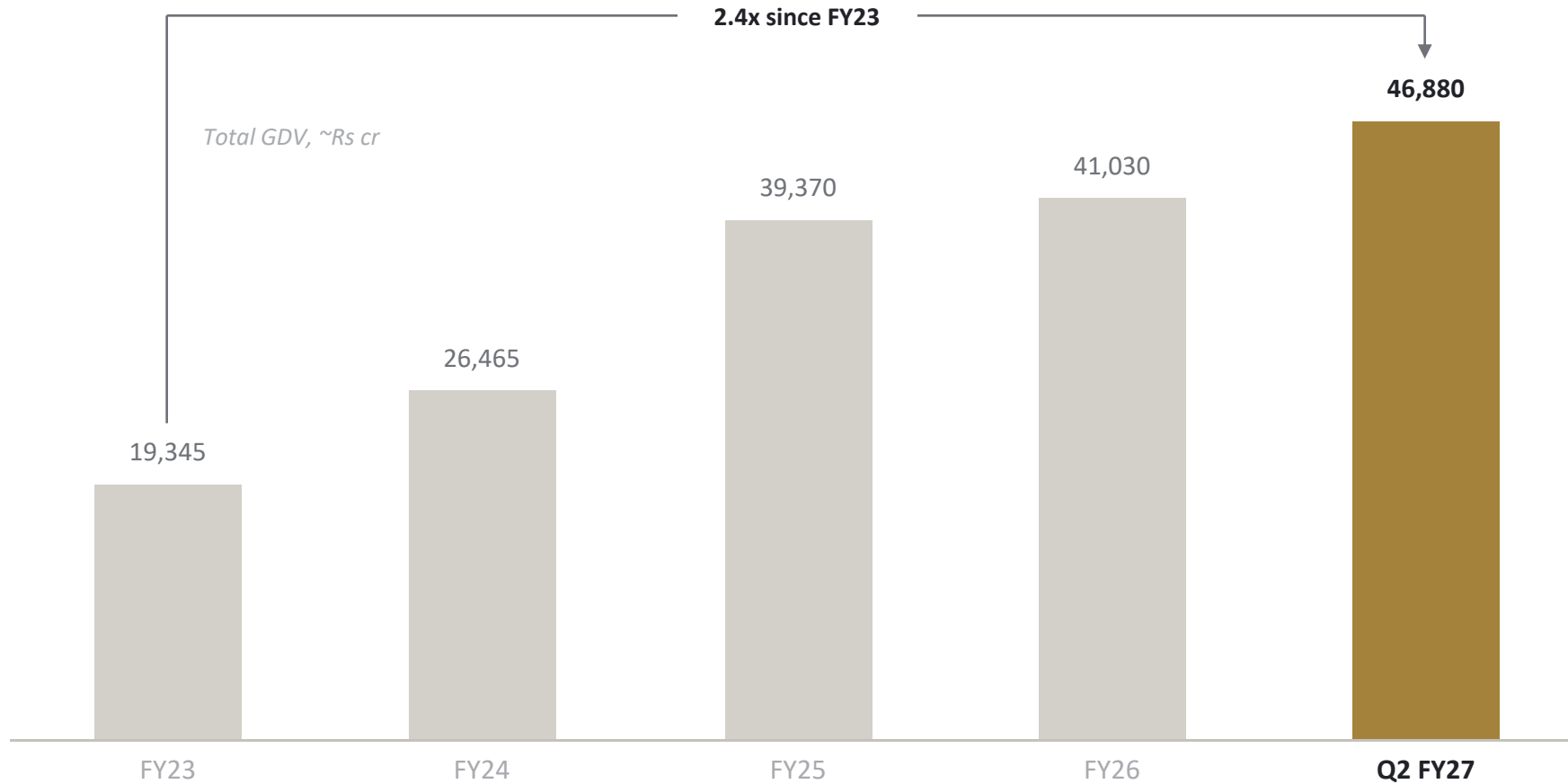
Focused | MMR — one region, covered end to end



MICRO-MARKET	PROJECTS	TOTAL GDV
Bandra Kurla Complex, BKC	Signature Island, Signia Isles & Signia Pearl	Rs 381 cr
Nepean Sea	Uber-luxury Development	Rs 3,111 cr
Andheri	Andheri WEH & Andheri-Kurla - Sahar	Rs 3,665 cr
Goregaon (W)	Sunteck City — Avenues 1–5	Rs 4,975 cr
Borivali (W)	Luxury Development 1 & Luxury Development 2	Rs 8,000 cr
Mira Road	Sunteck Sky Park & Sunteck Belvedere Park	Rs 2,039 cr
Vasai (W)	Sunteck Beach Residences (SBR)	Rs 3,150 cr
Naigaon	Sunteck World	Rs 3,907 cr
Kalyan	Sunteck Crescent Park	Rs 8,652 cr
Dubai (international)	Downtown, Burj Khalifa Community	Rs 9,000 cr

Total GDV as at 30 September 2026, net of sales already effected. Rs 1 cr = Rs 10 mn.

Focused | Total GDV of Rs 46,880 cr (Net of sales)



Total Gross Development Value, excluding sales already done. Rs 1 cr = Rs 10 mn.

Focused | Rs 7,950 cr of GDV added across four new additions in the past (trailing) 12 months - with more under diligence

PROJECT	MICRO-MARKET	MODEL	LAND AREA (~Acres)	EST. GDV (~RS CR)
Borivali (W)	Borivali (W)	Owned	4.5	3,000
Andheri Kurla - Sahar	Andheri	Owned	1.8	2,500
Sunteck Belvedere Park (Mira Road 2)	Mira Road	JDA	3.5	1,200
Andheri, WEH	Andheri	Redevelopment	2.5	1,250
Total — recent additions				7,950

Acquisition filters remain unchanged: research-led micro-market selection, an ability to enter growth corridors ahead of the curve, and a high equity-multiple threshold on every deal.

Rs 1 cr = Rs 10 mn.

Disciplined | Total GDV is split into Launched, To-be Launched and Upcoming for Launch GDV

BY STATUS — LAUNCHED/ TO-BE LAUNCHED/ UPCOMING FOR LAUNCH

~RS CR	FY23	FY24	FY25	FY26	H1 FY27
Launched GDV	4,070	4,440	6,998	7,316	7,676
To-be Launched GDV	1,950	3,250	10,500	13,625	13,900
Upcoming for Launch GDV	13,325	18,775	21,872	20,089	25,304
Total	19,345	26,465	39,370	41,030	46,880
Pre-sales	1,602	1,915	2,531	3,157	1,611

BY MODEL — OWNED / JV & JDA / REDEVELOPMENT

~RS CR	FY23	FY24	FY25	FY26	H1 FY27
Owned	7,645	7,060	10,900	11,535	14,632
JV / JDA	11,700	19,405	28,470	28,245	31,998
Redevelopment	—	—	---	1,250	1,250
Total	19,345	26,465	39,370	41,030	46,880

Note: Acquisition of additional land in Borivali for development (included in To-be Launched GDV)

Launched GDV: It indicates projects that have received relevant approvals

To be Launched GDV: It indicates projects which are under the approval process

Upcoming for Launch GDV: It indicates projects in the planning & design phase

Totals are balance GDV as disclosed. Rs 1 cr = Rs 10 mn.

Disciplined | Quarterly Segment-wise Pre-Sales

Q2 FY27 pre-sales of Rs 824 cr, by segment

Uber luxury & others — Rs 204 cr (25%)

Premium luxury — Rs 416 cr (51%)

Aspirational luxury —
Rs 205 cr (25%)

		Pre-Sales
UBER LUXURY	Signature Island · Signia Isles · Signia Pearl Bandra Kurla Complex (BKC) · Nepean Sea	Rs 204 cr 25% of Q2 FY27 pre-sales
PREMIUM LUXURY	Sunteck City · Sunteck Sky Park · Sunteck Park · Sunteck Beach Residences Andheri · Goregaon West · Borivali West · Mira Road · Vasai West	Rs 416 cr 51% of Q2 FY27 pre-sales
ASPIRATIONAL LUXURY	Sunteck World · Sunteck Crescent Park Naigaon · Kalyan	Rs 205 cr 25% of Q2 FY27 pre-sales

Rs 1 cr = Rs 10 mn.

Disciplined | Half-yearly Segment-wise Pre-Sales

H1 FY27 pre-sales of Rs 1,611 cr, by segment

Uber luxury & others — Rs 430 cr (27%)

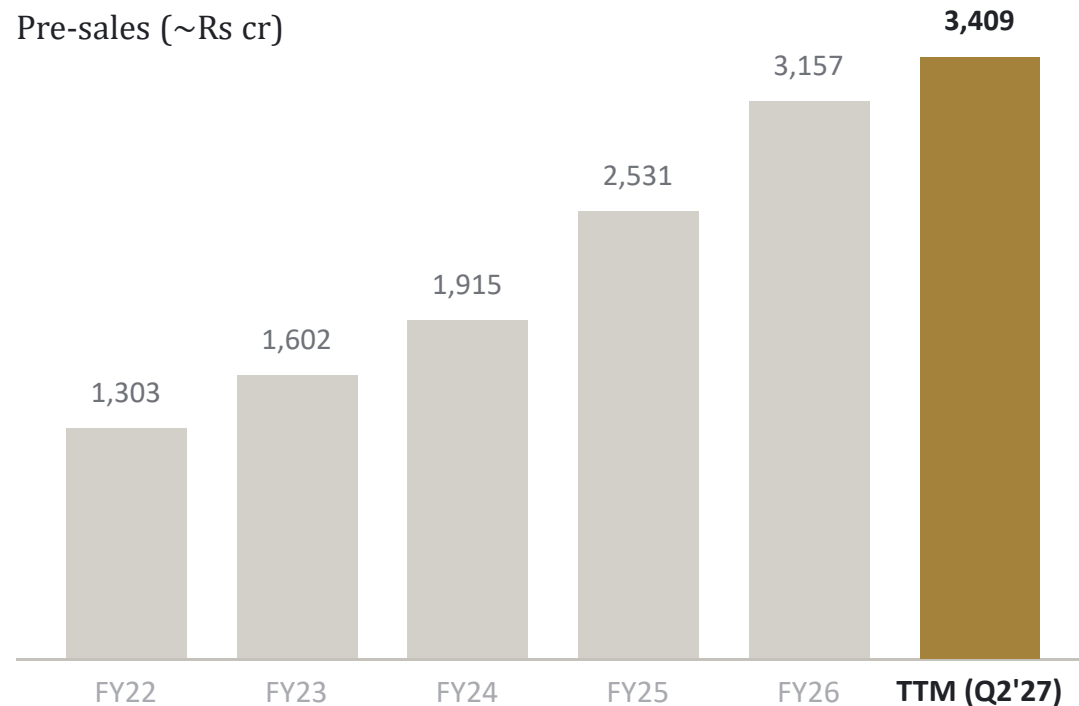
Premium luxury — Rs 807 cr (50%)

Aspirational luxury —
Rs 375 cr (23%)

		Pre-Sales
UBER LUXURY	Signature Island · Signia Isles · Signia Pearl Bandra Kurla Complex (BKC) · Nepean Sea	Rs 430 cr 27% of H1 FY27 pre-sales
PREMIUM LUXURY	Sunteck City · Sunteck Sky Park · Sunteck Park · Sunteck Beach Residences Andheri · Goregaon West · Borivali West · Mira Road · Vasai West	Rs 807 cr 50% of H1 FY27 pre-sales
ASPIRATIONAL LUXURY	Sunteck World · Sunteck Crescent Park Naigaon · Kalyan	Rs 375 cr 23% of H1 FY27 pre-sales

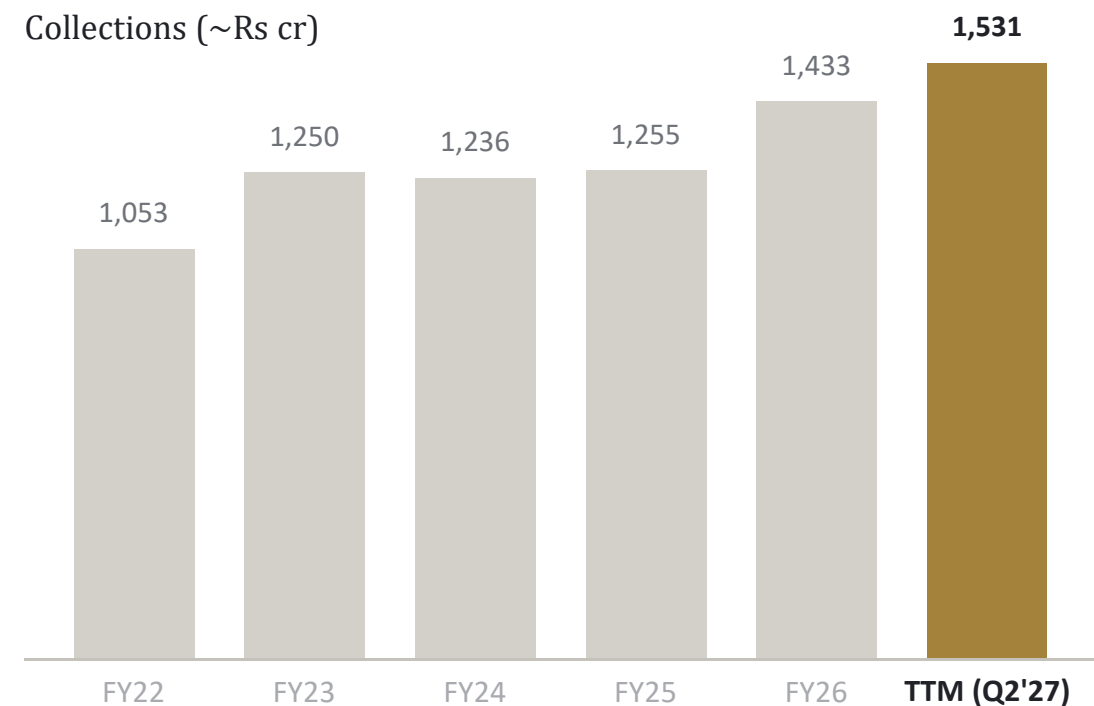
Rs 1 cr = Rs 10 mn.

Disciplined | Consistent year-over-year growth in pre-sales



+25% CAGR over FY22–FY26

H1 FY27: Rs 1,611 cr, +19% YoY (Q2: Rs 824 cr, +17%)



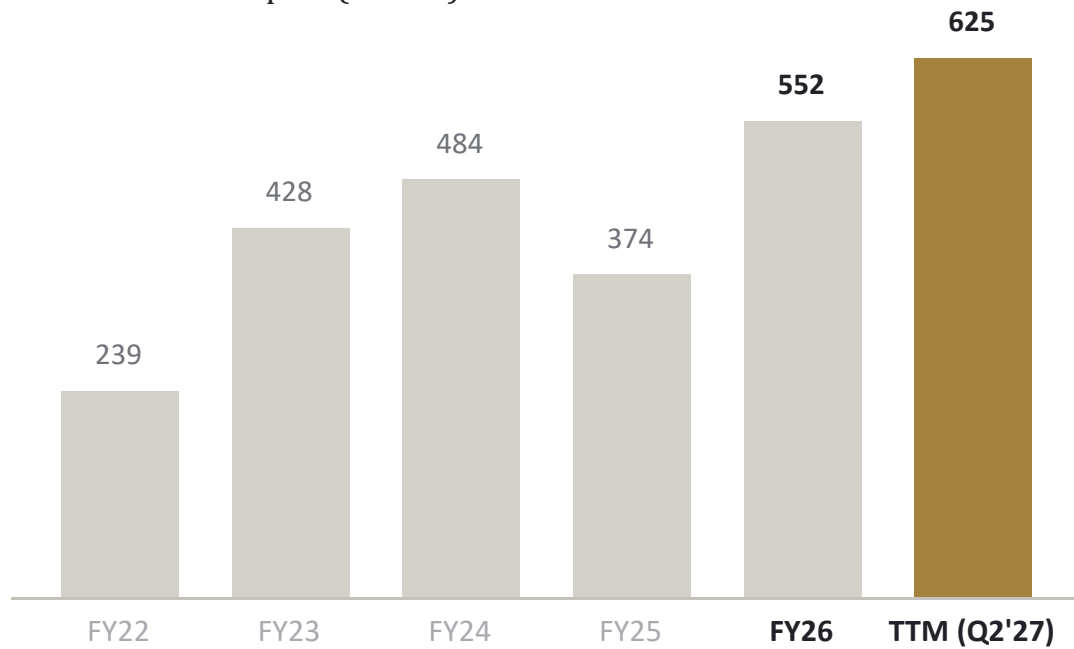
Strong pre-sales of last 2 years to drive collections acceleration ahead

H1 FY27: Rs 780 cr, +14% YoY (Q2: Rs 371 cr, +12%)

Rs 1 cr = Rs 10 mn.

Disciplined | We run the business on cash flow, not accounting revenue

Net cash flow surplus (~Rs cr)



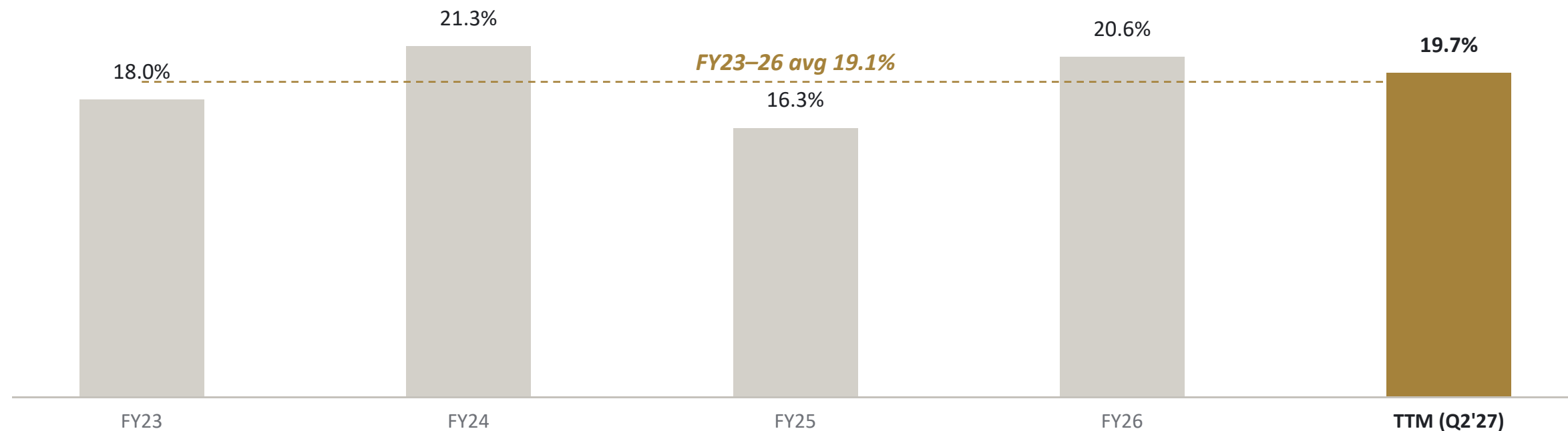
H1 FY27 CASH WALK

~RS CR	H1 FY27	H1 FY26
Gross Collections	780	682
Less: Project Expenses	294	270
Less: JDA Revenue Share	34	20
Gross Operating Cash Flow Surplus	453	392
Less: Other Expenses	106	118
Net Cash Flow Surplus	347	274

~RS CR	H1 FY27	H1 FY26
Amount Spent on BD/LO/JDA Cost	391	443

Disciplined | Cash-flow RoCE has averaged 19% a year since FY23

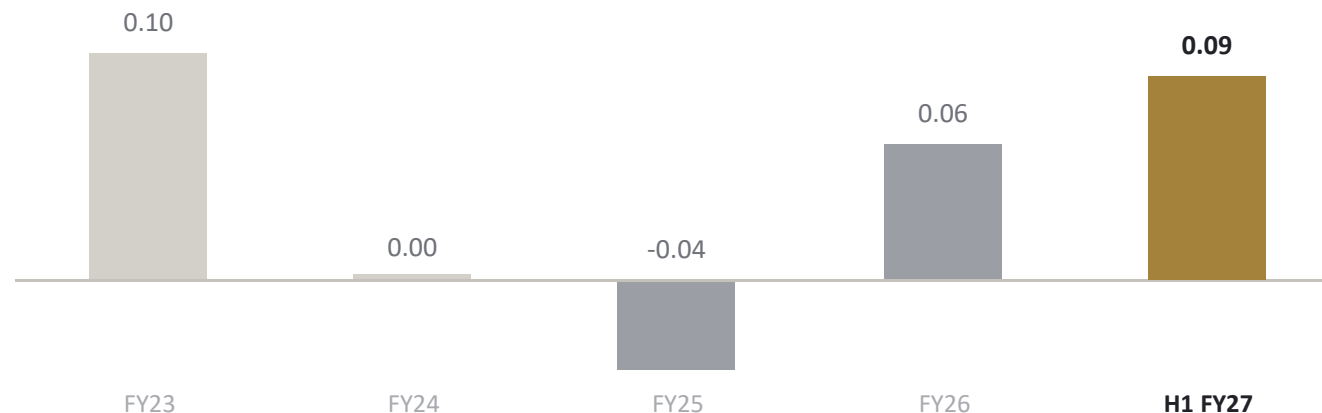
CASH-FLOW ROCE — NCF / AVERAGE CAPITAL EMPLOYED (%)



Cash-flow RoCE = net cash flow (NCF) / average capital employed, where capital employed = net worth + net debt.
Rs 1 cr = Rs 10 mn.

Capital Efficient | Growth supported by a robust balance sheet

Net debt / equity (x)



AA long-term / A1+ short-term rating from India Ratings (Fitch Group)

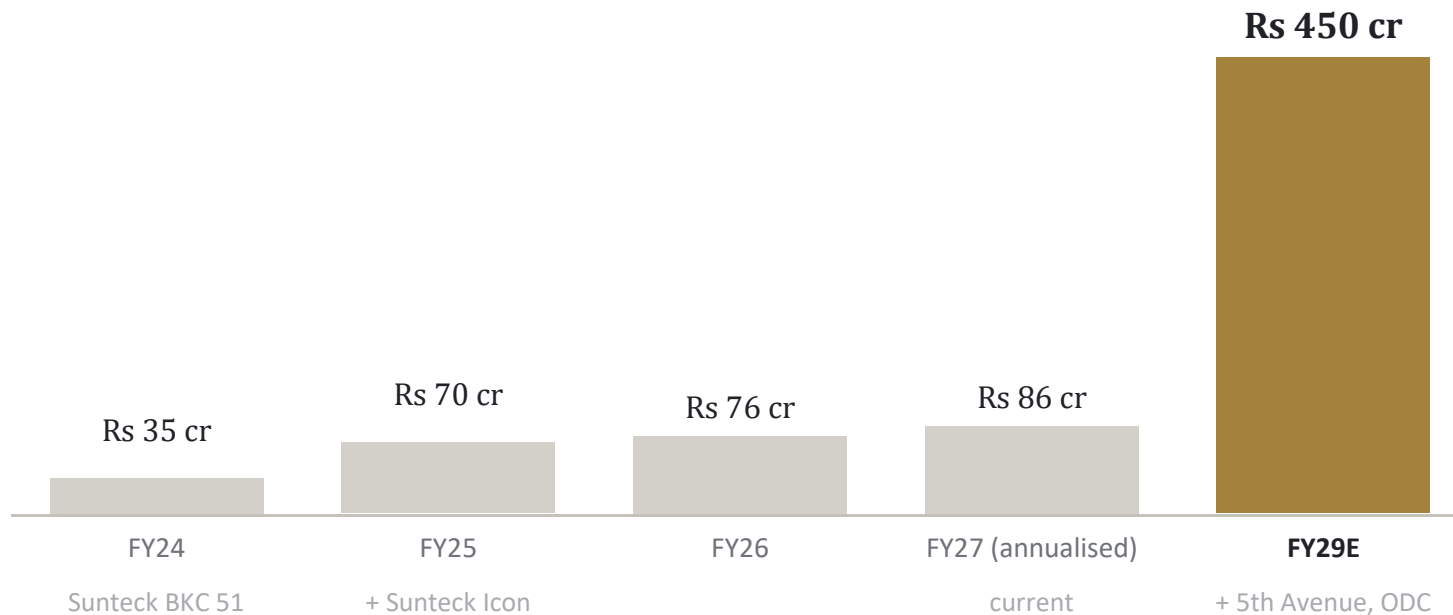
Rs 1 cr = Rs 10 mn.

Sunteck Realty Limited · Investor Presentation, Q2 & H1 FY27

~RS CR	FY24	FY25	FY26	H1 FY27
Gross debt	295	336	747	915
Less: cash & JDA loans	304	462	481	494
Net debt	(8)	(125)	266	421
Net worth	3,124	3,260	4,472	4,569
Net debt / equity	(0.00x)	(0.04x)	0.06x	0.09x
Adj. net debt / equity*	0.02x	(0.02x)	0.07x	0.10x
Long-term credit rating	AA-	AA	AA	AA

**Adjusted for 1% NCDs issued to a retired LLP partner (redeemable only out of specified project cash flows over 20 years).*

Capital Efficient | Annuity book on track to reach ~Rs 450 cr by FY29E



29 years

pre-lease tenure at Sunteck BKC 51 & Sunteck Icon

~30%

average ROIC on both completed BKC commercial assets

~7-7.5%

Average rental yield on commercial portfolio (%)

Rs 1 cr = Rs 10 mn.

Capital Efficient | Proforma Embedded EBITDA at 35%+

Embedded value walk		FY26	H1 FY27
Pre-Sales		3,157	1,611
=	Embedded EBITDA	1,100 – 1,250	565 – 645
	Embedded EBITDA %	35% - 40%	35% - 40%

Proforma / illustrative only; not a profit forecast. Rs 1 cr = Rs 10 mn.

Shareholding Pattern | Backed by marquee domestic & foreign institutions

SHAREHOLDING PATTERN — 30 SEP 2026

CATEGORY	HOLDING (%)
Promoter & promoter group	63.14%
Foreign portfolio / institutional investors	17.36%
Domestic institutions (MFs / insurance)	5.25%
Public & others	14.24%
Total	100%

MARQUEE INVESTORS



ANALYST COVERAGE



Shareholding Pattern is before complete conversion of warrants

Logos under each section are presented in alphabetical order and represent a partial list.



Annexures

Detailed financials, ESG and recognition.

FY26 - A record year, funded almost entirely by our own cash flows

Rs 3,157 cr

PRE-SALES

+25% YoY



Rs 1,433 cr

COLLECTIONS

+14% YoY



Rs 552 cr

NET CASH SURPLUS

+48% YoY · cashflow RoCE ~20%



0.06x

NET DEBT / EQUITY

AA (long-term) / A1+ (short-term) — India Ratings (Fitch)



Rs 1,124 cr

REVENUE

+32% YoY



Rs 305 cr

EBITDA

+64% YoY · margin 27%



Rs 202 cr

PAT

+34% YoY · margin 18%



Rs 41,030 cr

TOTAL GDV

Across 10 micro-markets



Consolidated financials. Rs 1 cr = Rs 10 mn..

Sunteck Realty Limited · Investor Presentation, Q2 & H1 FY27

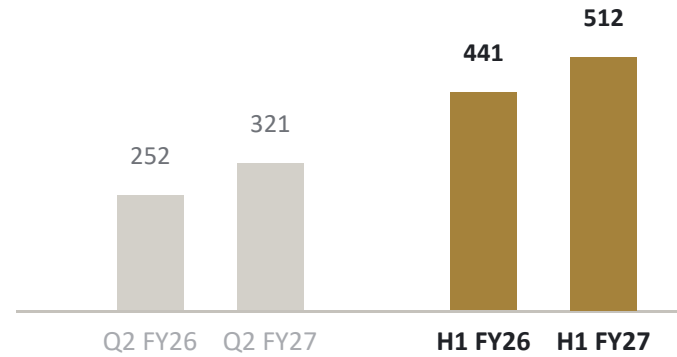
Our completed and on-going projects



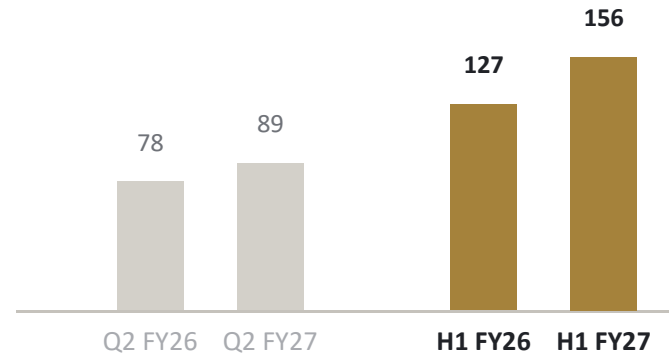
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Financial Performance | Q2 & H1 FY27 Results

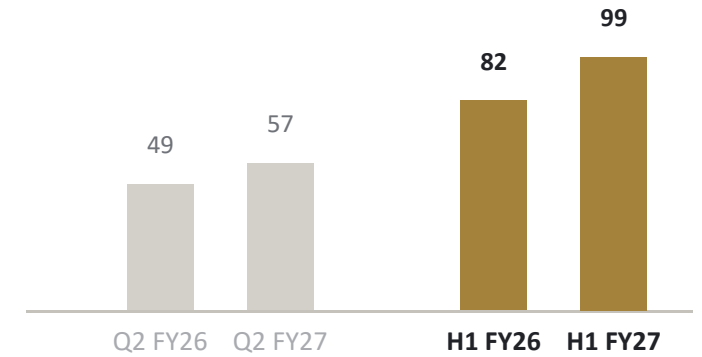
Revenue (~Rs cr)



EBITDA (~Rs cr)



PAT (~Rs cr)



CONSOLIDATED, ~RS CR	Q2 FY27	Q2 FY26	YOY	H1 FY27	H1 FY26	YOY
Revenue from operations	321	252	+27%	512	441	+16%
EBITDA	89	78	+13%	156	127	+23%
— margin (%)	28%	31%	-3.4 pp	30%	29%	+1.6 pp
PAT	57	49	+17%	99	82	+20%
— margin (%)	18%	19%	-1.6 pp	19%	19%	+0.6 pp

Rs 1 cr = Rs 10 mn.

Financial Performance | Balance Sheet as at 30 September 2026

LIABILITIES, ~RS CR	MAR-26	SEP-26	ASSETS, ~RS CR	MAR-26	SEP-26
Equity capital ¹	4,472	4,569	Fixed assets & CWIP ²	355	346
Borrowings	774	940	Investments	357	390
Other liabilities	4,662	5,049	Other assets, including inventories	9,196	9,822
Total	9,908	10,558	Total	9,908	10,558

Consolidated, as at 30 September 2026 vs 31 March 2026. 1. Equity capital = share capital + other equity, as reported. Rs 1 cr = Rs 10 mn.

Financial Performance | FY23–FY26 Operating Scorecard

~RS CR UNLESS STATED	FY23	FY24	FY25	FY26	TREND
Pre-sales	1,602	1,915	2,531	3,157	
Collections	1,250	1,236	1,255	1,433	
Business development spend (incl. LO / JDA)	166	91	184	813	
Net cash flow surplus	428	484	374	552	
Net debt / equity (x)	0.10x	(0.00x)	(0.04x)	0.06x	

Pre-sales grew 2.0x over FY23–FY26 to Rs 3,157 cr (~25% CAGR), supported by four consecutive years of positive net operating cash surplus. Leverage remained conservative throughout — net debt / equity of just 0.06x in FY26, even after a record Rs 813 cr of business development spend.

Rs 1 cr = Rs 10 mn.

Sustainability | Rated among the best in global real estate

GRESB 2026



99 / 100

5-STAR RATING (★★★★★)

Global Real Estate Sustainability Benchmark — development score, against a GRESB average of 86.2.

Score of 98.8 in 2026, up from 98.6 in 2025; Green 5-star rating retained for the second consecutive year.

S&P GLOBAL / DJSI 2025

S&P Global

78 / 100

ESG & CSA SCORE

Scored in the Dow Jones Sustainability Index assessment within the third year of participation — industry average: ~30.

Balanced strength across environment, social and governance pillars.

GREEN BUILDINGS

- **EDGE certification / pre-certification (IFC)**
Sunteck City, 4th Avenue ODC (EDGE Advanced, GBCI) · Sunteck Westworld, Sunteck Maxxworld & Sunteck Oneworld, Naigaon, · Sunteck Beach Residences (SBR), Vasai
- **EDGE — commercial**
Sunteck BKC 51 · Sunteck Icon · Sunteck Crest
- **LEED Platinum (USGBC)**
Sunteck Centre, Vile Parle (East)
- **IFC platform**
All platform projects to be built to green standards

GRESB – Global Real Estate Sustainability Benchmark; EDGE – Excellence in Design for Greater Efficiencies (IFC, World Bank Group).



Investor Relations

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