**For immediate publication**

**Emerging stronger - Building sinews**

**Bengaluru, August 14, 2021**:

Sobha Limited announced its unaudited financial results today for the 1st Quarter of Financial Year 2021-22.

Indian economy is projected to grow by 9.5% in FY 2022 as per RBI estimate. This high number comes on the low base of the previous year when the economy had contracted by 7.3% due to COVID. Even with 9.5% growth in FY 2022, the economy would only be recording a minor uptick from the FY 2020 level of GDP. As the Indian economy has begun to open up, there is a growing belief that economic momentum will gather pace.

However, Residential real estate sector has been showing encouraging signs of structural revival. Large number of people are getting used to concepts like - work from home, work near home, digitally enabled spaces, and larger living spaces. Suddenly we see our lives centering around our own living spaces. This new reset is expected to stay for long. The role of organized players in real estate sector will become more significant. Those who have been delivering high quality homes, in time and with transparency will become more important. This augurs well for a well entrenched player like SOBHA.

Like past many quarters, in this quarter also Sobha has performed well on all the operational parameters due to our self- reliant business model, strong brand equity and established track record for delivery on time with transparency.We are well poised to face these uncertain times and emerge stronger along with market share gain.

Below are major highlights of the quarter:

**Cashflow Highlights:**

* Achieved total cash inflow of Rs. 7.18 billion during Q1-22 which is up by 31% as compared to Q1-21.
* Achieved Real Estate Cash inflow of Rs 5.48 billion during Q1-22 which is up by 63% as compared to Q1-21.
* We have generated Net Operating Cashflow of Rs 1.34 billion during Q1-22. The same is up by 44% as compared to Q1-21.
* Net debt got reduced by Rs 0.36 billion during the quarter.
* Our borrowing cost has come down during the Quarter and stands at 8.98 % as on 30.06.2021.

**Sales Highlights:**

* Achieved total sales volume of 895,539 square feet of super built-up area valued at Rs 6.83 billion.
* Total sales volume, sale value, Sobha share of sale value and total average price realization are up by 38%,40%,45% and 2% respectively as compared to Q1-21.
* Bengaluru sales volume has grown by 37% as compared to Q1-21 despite stringent impact of covid second wave during the quarter.
* During the quarter, Bengaluru, Gurugram, Kochi, Thrissur, Pune and GIFT CITY have done quite well as compared to Q1-21 despite impact of COVID second wave.

**Financial Highlights:**

* Total Income for Q1 -22 stands at Rs. 5.17 billion up by 45% as compared to Q1-21
* Real Estate Revenue for Q1 -22 stands at Rs. 3.77 billion up by 69% as compared to Q1-21
* Contractual & manufacturing vertical revenue for Q1-22 stands at Rs. 1.36 billion which is up by 7% compared to Q1-21.
* EBITDA for Q1-22 stands at Rs. 1.06 billion. Margin at 20%.
* PBT for Q1-22 stands at Rs. 0.13 billion, up by 133% as compared to Q1-21.
* PAT for the Q1-21 stands at Rs. 0.11 billion up by 73% as compared to Q1-21.

**Speaking on the occasion, Mr. J C Sharma, Vice Chairman and Managing Director, SOBHA Limited said**, “Despite the adverse impact of covid second wave during the quarter, we remained resilient due to our strong backward integrated business model which resulted in good operational performance across all the operating ciities.Cashflows during the quarter remained healthy which resulted in net debt reduction.With stable demand outlook,low interest rates, increased vaccination ,cost control measures,efficient cash flow management and planned new launches across various cities, we remain positive and confident to perform better on all parameters in the coming quarters.”

**Exceptional Execution:**  SOBHA’s superior execution capability is its core strength. The company currently has ongoing real estate projects aggregating to 30.53 million square feet of developable area and 19.81 million square feet of saleable area, and ongoing contractual projects aggregating to 5.24 million square feet under various stages of construction. As on 30th June 2021, the company has delivered about 113.88 million square feet of developable area. The company has a real estate presence in 10 cities, viz. Bengaluru, Gurugram, Chennai, Pune, Coimbatore, Thrissur, Kozhikode, Kochi, Gujarat (Gift City) and Mysore. Overall, SOBHA has footprint in 27 cities in 14 states across India.

**About SOBHA Limited:** Founded in 1995, SOBHA Limited is one of the fastest growing and foremost self-reliant real estate players in the country. It means that the company has all the key competencies and in-house resources to deliver a project from its conceptualization to completion. SOBHA is primarily focused on residential and contractual projects. The Company’s residential projects include presidential apartments, villas, row houses, super luxury & luxury apartments, plotted developments and aspirational homes. In all its residential projects, the company lays strong emphasis on environmental management, water harvesting and highest safety standards. On the contractual projects side, the Company has constructed a variety of structures for corporates including offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres, and club houses. Details about company financials can be found through the given link below:

<https://www.sobha.com/investor-relations-investor-presentation.php>

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