SOBHA

Investor Presentation

Q2 FY 2027

SOBHA Bellevue, Calicut

Built on Passion: Committed to Perfection

"

At SOBHA, our passion for excellence drives everything we do. We create enduring spaces through uncompromising quality, engineering excellence, customer-centricity and ethical business practices.

Our unique backward integrated operating model gives us end-to-end control across the development lifecycle from design and manufacturing to construction and delivery - ensuring world class quality, execution certainty and timely completion.

1995
Founding Year

Visionary Leadership
Founded by Mr. PNC Menon with a vision to redefine quality and excellence

30+
Years of delivering international quality real estate

156 mn sft
Completed development area

14 States
Pan-India presence

28 Cities

Bangalore
Headquartered with a strong focus on residential real estate

Certified
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

273
Awards for excellence in business, quality, leadership sustainability

IPO in December 2006, QIP in July 2009, Rights Issue in August 2024

SOBHA PORTFOLIO

Real Estate	Residential Commercial
Contractual	Institutional Commercial
Manufacturing	Glazing & Metal Works Interiors Concrete Products
Retail	Mattresses metercube

Transforming Strength to Sustainable Performance

Built on a foundation of execution excellence, financial resilience and principles of disciplined growth

Excellence at Scale Proven Track Record

156.45 Mn sft
Completed

599 Nos
Developments

7 Mn sft
Annual delivery rate*

51.75 Mn sft
50 projects under development

28 Cities
& 14 states across India

45+ acres
Manufacturing facilities

4,500+
Employees

12,700+
Technicians

** Annual delivery rate (developable area) in last decade*

Future Value Drivers Project Pipeline & Outlook

- **14.47 Mn sft** Q2 FY27 Inventory with a sale value of **₹ 228.72 Bn**
- **20.42 Mn sft** Forthcoming launches with a sale potential of **₹ 313.53 Bn**
- **35.97 Mn sft** Total Land development potential - **347 Acres** in **8 Cities** including forthcoming launches
- **₹220.41 Bn** revenue to be recognized from sold units
- **30%+** projected project level EBITDA margin
- **₹197.48 Bn** marginal Cashflow from current & forthcoming projects

H1 FY2027

HIGHLIGHTS

Performance Highlights H1 FY27

Expansion anchored by stable financial footing, record sales, and healthy balance sheet

RE Sales

₹58.62 Bn

Saleable Area: 3.76 Mn Sft

Units: 2,260

SOBHA Share

₹48.74 Bn

83.1% of total sales

New Launches

7.92 Mn Sft

Saleable Area

5 Projects across 3 Cities

Completions

2.56 Mn sft

1,391 homes

17 Wings / Towers

P&L

₹23.47 Bn

Total Revenue

EBITDA: ₹2.48 Bn
PAT: ₹0.84 Bn (Before OCI)

Cashflow

₹40.09 Bn

Total Operational Cash Inflow

Net Op. Cashflow: ₹7.55 Bn
Net Cashflow: (₹4.86) Bn

Debt (30th Sept ‘26)

₹15.05 Bn

Gross Debt

Cash Balance: ₹ 18.27 Bn
Avg. Interest Cost: 7.75%
Net Debt: ₹ (3.22) Bn

Credit Rating

AA-

Ind-RA AA- (Positive)
ICRA AA- (Stable)

Launched 5 projects measuring 7.92 Mn Sft H1 FY27

SOBHA BOULEVARD

Mysuru

SBA	**: 198,536 sft**
Land	: **10 acres**
Units	: **126 Plots**
Sale Value	: **₹ 120 Cr**
Price Band	: **₹0.50 – 2 Cr**

bellevue by SOBHA

Calicut

SBA	**: 829,400 sft**
Land	: **4.3 acres**
Units	: **298 Homes**
Sale Value	: **₹ 1,150 Cr**
Price Band	: **₹3 – 5 Cr**

SOBHA ONEWORLD

OMR, East Bangalore

SBA	**: 5,393,060 sft**
Land	: **47.4 acres**
Units	: **3,484 Homes**
Sale Value	: **₹ 7,500 Cr**
Price Band	: **₹1 – 3.5 Cr**

SOBHA CRESCENT

Sector 63A, Gurgaon

SBA	**: 869,578 sft**
Land	: **6.2 acres**
Units	: **336 Homes**
Sale Value	: **₹ 2,200 Cr**
Price Band	: **₹4.5 – 8 Cr**

SACRED GROVE BY THE LAKE

Chikka Tirupati, Bangalore

SBA	**: 625,172 sft**
Land	: **26.1 acres**
Units	: **388 Plots**
Sale Value	: **₹ 250 Cr**
Price Band	: **₹0.75 – 2.1 Cr**

Q2 FY27

Q1 FY27

Awards and recognition H1 FY27

21st Construction World Architect & Builder Award 2026

SOBHA awarded as the fastest growing and top Real Estate company - 2026

17th CIDC Vishwakarma Award 2026

SOBHA Contracts honored for Excellence in Health, Safety & Environment practices

QCFI 9th Conclave 2026

SOBHA received GOLD Award for excellence in implementing Quality driven practices

Fire and Life Safety compliance Award FY 25 -26

SOBHA Avalon awarded best Fire and Safety compliance project in GIFT CITY

Times Real Estate Award 2026

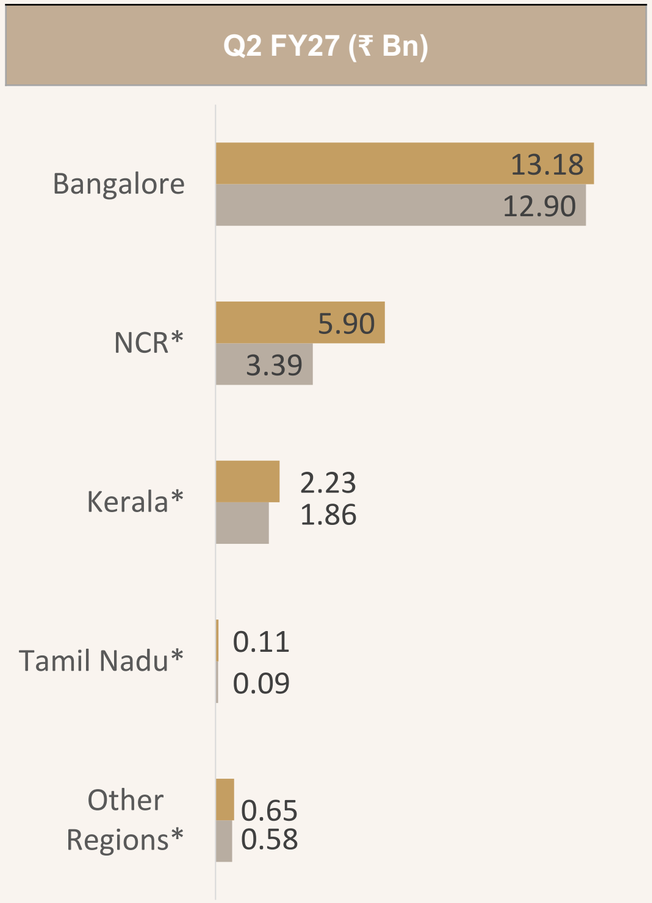
SOBHA Awarded excellence in large scale township and urban community development

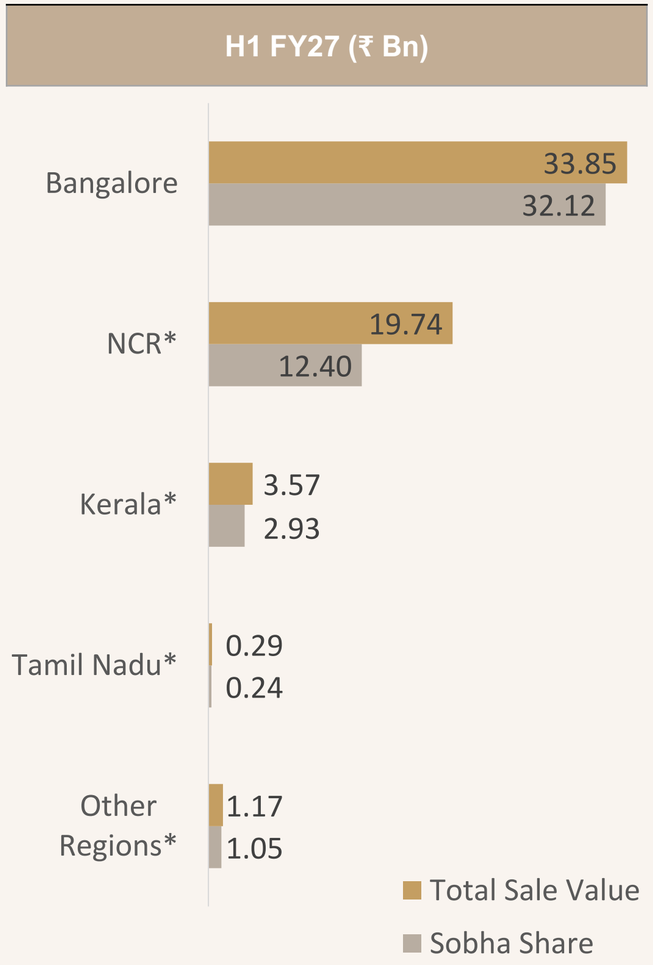
Sales & Operations

New record in half yearly RE sales | Rs.58.62 Bn

	Q2 FY27	H1 FY27
Total (sft)	**1,421,454**	**3,756,940**
Sales Value (₹ Bn)	**22.06**	**58.62**
Sobha's Share (₹ Bn)	**18.82**	**48.74**
Realization (₹ / sft)	**15,522**	**15,604**
Regions	**New Sales Area (sft)**	
Bangalore	964,700	2,582,412
NCR*	239,905	801,030
Kerala*	167,884	272,161
Tamil Nadu*	16,356	35,187
Other Regions*	32,609	66,149

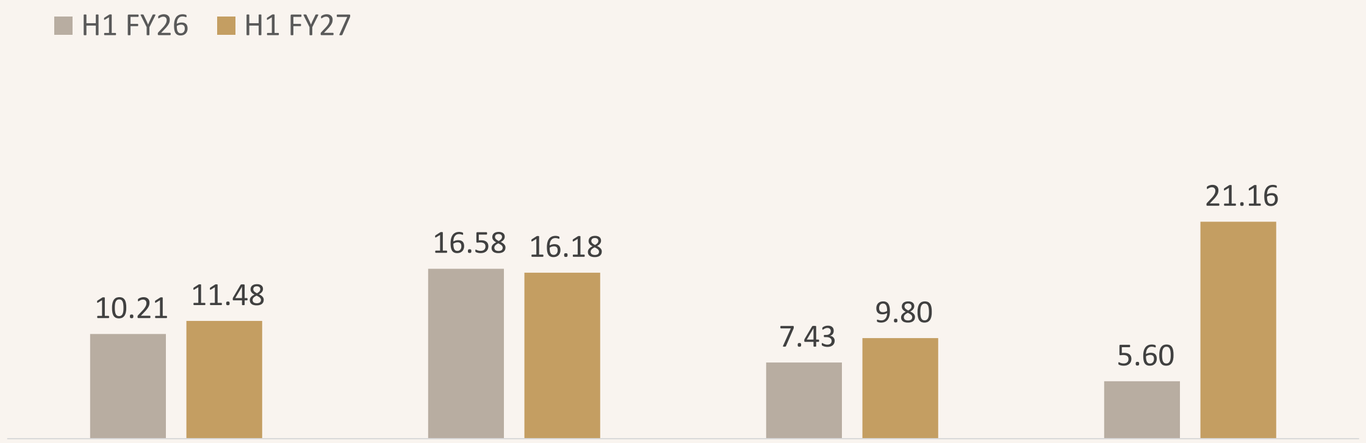
NCR includes Gurgaon and Greater Noida ; **Kerala includes Kochi, Thrissur, Calicut and Trivandrum ; **Tamil Nadu** includes Chennai and Coimbatore ; **Other Regions** includes Gift City, Hyderabad, Mumbai and Pune*





RE Sales Performance by Price Segment

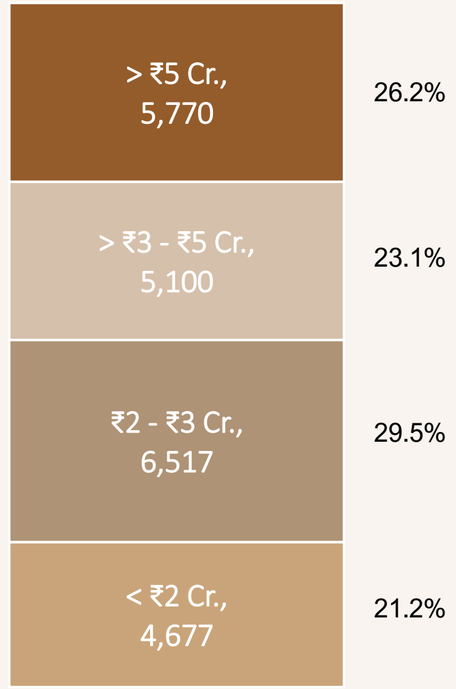
H1 FY26 vs H1 FY27 Sales value by Price Segment (₹ Bn)



	< ₹2 Cr.	₹2 - ₹3 Cr.	> ₹3 - ₹5 Cr.	>₹5 Cr.
YoY%	+12.4%	-2.4%	+31.9%	+278.1%
% Contribution	25.6% | 19.6%	41.6% | 27.6%	18.7% | 16.7%	14.1% | 36.1%
Key Projects	SOBHA One World SOBHA Boulevard SOBHA Madisson Heights	SOBHA One World SOBHA Ayana SOBHA Inizio SOBHA Metropolis	SOBHA One World SOBHA Neopolis SOBHA Magnus SOBHA Rivana SOBHA Atlantis	SOBHA Crescent SOBHA Aranya SOBHA Altus SOBHA Inizio SOBHA Infinia

Q2 FY27 Sales Value Mix by Price Segment

₹22.06 Bn
Total Sales Value



"Sales mix continues to strengthen towards premium segments, with strong luxury absorption driving H1 FY27 growth while maintaining diversified demand across price bands"

Q2 & H1 Real Estate project completion

City / Region	Projects	Q2 FY27		H1 FY27	
		No. of Units	SBA (sft)	No. of Units	SBA (sft)
Bangalore	SOBHA Dream Garden (W-10), SOBHA Neopolis (W-18), SOBHA Oakshire, SOBHA Victoria Park (W3 & W5), SOBHA Royal Crest (W1& W3), SOBHA Brooklyn Towers (W-3), SOBHA Galera, SOBHA Insignia, Sterling Infinia (W-3)	354	730,287	859	1,444,829
Gurgaon	Sobha City – Gurgaon (T – D2 & Z1), SOBHA International City (Villa E-21)	114	316,399	116	322,983
Kochi	Marina One (W-E5), SOBHA Atlantis (B3 & B4)	252	439,552	348	662,385
Trivandrum	SOBHA Meadows Whispering Hills (W-1)	-	-	48	95,993
Chennai	SOBHA Arbor (W-6)	-	-	20	36,028
Total		**720**	**1,486,238**	**1,391**	**2,562,218**

- Completion is taken Tower/Wing basis for apartment projects and unit basis for villa/row house projects
- A Tower/Project is declared as ‘Completed’ , once it is fit for living and made available to customers for interior fit outs
- Out of the above completion, OC for 10 Towers / Wings measuring 1.81 mn.sft is awaited

Snapshot of Real Estate development portfolio

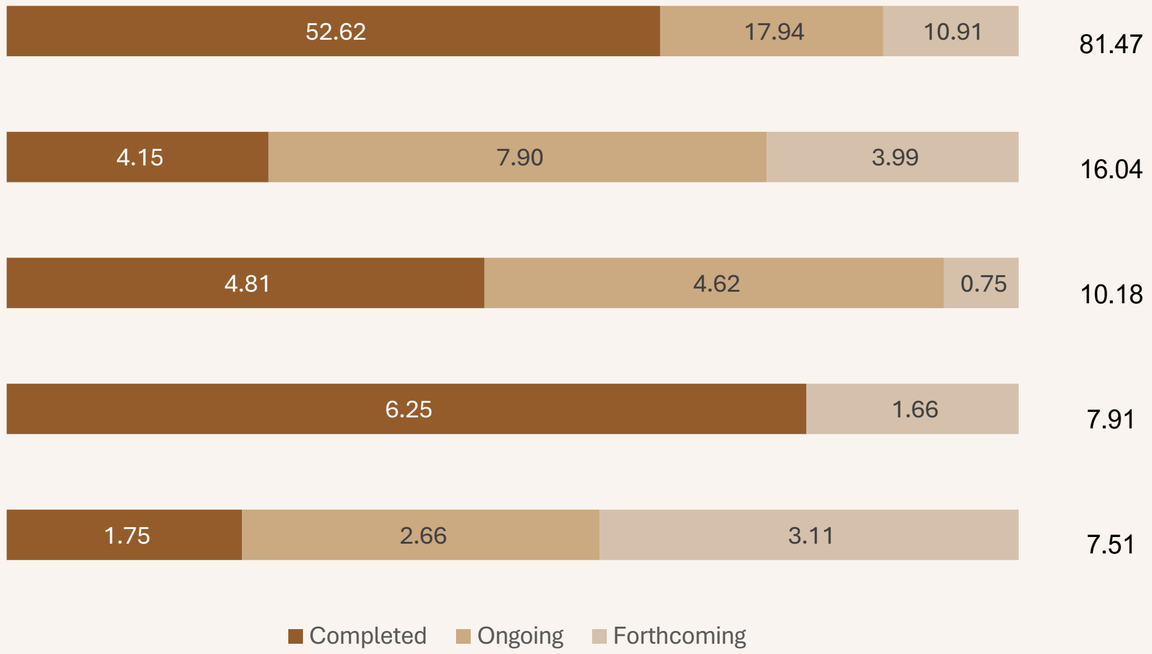
Region	Completed		Ongoing		Forthcoming
	Developed Area^	SBA	Developable Area^	SBA *	SBA
Bangalore*	72.58	52.62	27.46	17.94	10.91
NCR*	6.33	4.15	10.74	7.90	3.99
Kerala*	6.68	4.81	6.91	4.62	0.75
Tamil Nadu*	8.18	6.25	-	-	1.66
Other Regions*	2.54	1.75	3.40	2.66	3.11
Total	**96.31**	**69.58**	**48.51**	**33.12**	**20.42**

SBA | Mn sft

Completed
69.58 Mn sft
Delivered SBA, all regions

Ongoing
33.12 Mn sft
SBA under construction

Forthcoming
20.42 Mn sft
Launch over 6-8 quarters



- *^ Developed / Developable Area includes Super Built-up area (SBA)plus common area, Car Parking area, service area, Storage area, internal roads and common amenities*
- ** RE Ongoing projects includes commercial development*

- **Bangalore includes Mysore, *NCR includes Gurgaon and Greater Noida ; *Kerala includes Kochi, Thrissur, Calicut and Trivandrum ; *Tamil Nadu includes Chennai and Coimbatore ; *Other Regions includes Hyderabad ,GIFT City, Pune and Mumbai*

Projected RE Project Level Marginal Cashflow

Particulars	Unit	Completed Projects	Ongoing – Released	Ongoing – Unreleased	Total
AREA STATEMENT					
Total Saleable area	*mn sft*	22.09	29.04	3.70	**54.83**
SOBHA share of Saleable area (A)	*mn sft*	20.87	28.36	3.69	**52.93**
Total area sold till 30 Sept 2026 (B)	*mn sft*	20.57	17.89	-	**38.46**
Unsold area as on 30 Sept 2026 (C=A-B)	*mn sft*	0.31	10.47	3.69	**14.47**
RECEIVABLE FROM SOLD AND UNSOLD STOCK (D)	***₹ Bn***	**5.57**	**267.72**	**44.85**	**318.14**
Outstanding receivables + Balance to be billed & collected on sold units* + Refundable deposit (E)	*₹ Bn*	2.71	130.24	-	**132.95**
Sobha Share's Sales value of unsold stock ^ (F)	*₹ Bn*	2.86	137.48	44.85	**185.19**
COST TO BE INCURED TO COMPLETE THE AREA					
Balance cost to incur as on 30 Sept 2026 (G)	*₹ Bn*	3.93	159.66	29.38	**192.97**
MARGINAL CASHFLOW					
Marginal Cashflow – Completed & Ongoing (D-G)	***₹ Bn***	1.64	108.06	15.47	**125.17**
Marginal Cashflow – Forthcoming Projects (20.42 Mn sft)	***₹ Bn***				**72.31**
Total Projected RE Project Level Marginal Cashflow	***₹ Bn***				**197.48**

Total Receivable
₹318.14 Bn
Completed & Ongoing

Balance Cost to be incurred
₹192.97 Bn
Completed & Ongoing

Marginal Cashflow
₹125.17 Bn
Completed & Ongoing

Total Marginal Cashflow
₹197.48 Bn
Completed, Ongoing & Forthcoming

- SOBHA share of saleable area refers to the area to be sold by SOBHA from its owned and revenue sharing projects
- "Ongoing-Released" refers to inventory from launched projects, offered for sale

* All reported future cash inflows are net of JD partner payments

^ Unsold area sales value is calculated based on latest sale price; SOBHA share is only considered

* Total Saleable area, Cost and Receivables data does not include Commercial rental projects

RE Inventory visibility

Inventory by status

Status	SBA (Mn sft)	Total Sales Value (₹ Bn)
Completed projects	0.31	2.99
Ongoing projects – Released	10.47	173.16
Ongoing projects – Unreleased	3.69	52.57
Completed & Ongoing Subtotal (A)	**14.47**	**228.72**
Forthcoming projects – Residential (B)	20.42	313.53
Total inventory visibility (C=A+B)	**34.89**	**542.25**

- Unreleased Inventory comprises of towers in SOBHA One world, SOBHA Hamptons (Bangalore), SOBHA Rivana (Greater Noida) and Marina One (Kochi)
- SOBHA share in inventory of completed and ongoing projects is 84.4%
- SOBHA share in total forthcoming projects inventory is 73.9%
- Total Sales value includes JD share Sale value

Forthcoming projects by region

City / Region	Projects	SBA (Mn sft)
Bangalore	8	10.91
Gurgaon	2	2.85
Greater Noida	1	1.14
Mumbai	3	0.42
Chennai	1	1.66
Thrissur	1	0.75
Pune	1	0.97
Hyderabad	1	1.73
Total Forthcoming	**18**	**20.42**

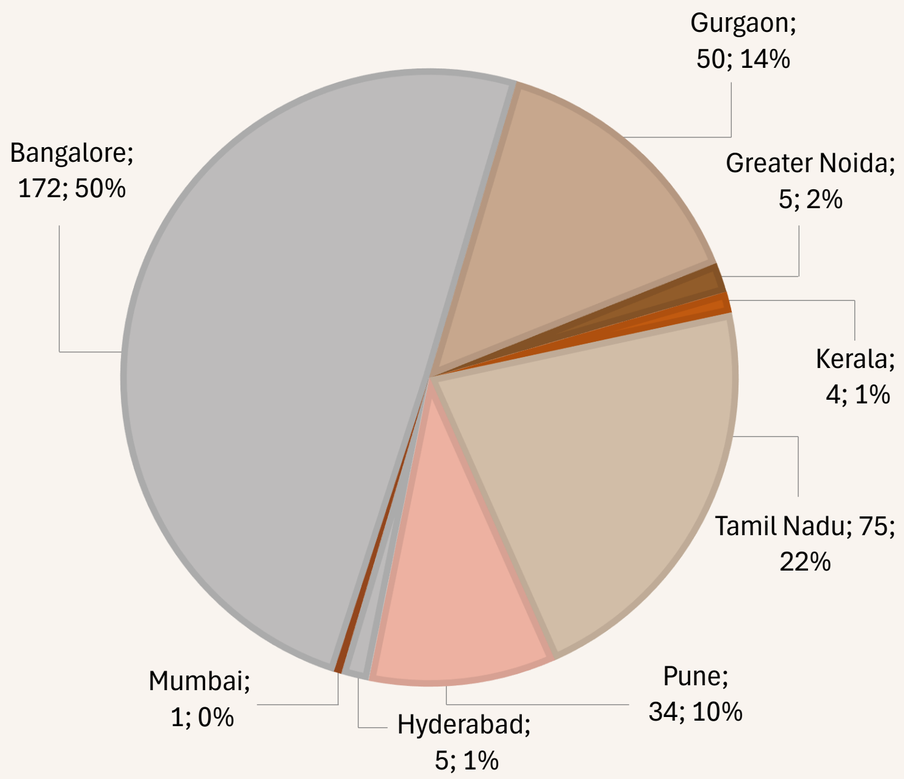
Developable Land Bank for future growth

Forthcoming & Subsequent Land Bank
347 acres
Across 8 Cities

Development Potential (SBA)
35.97 Mn sft
Forthcoming + Subsequent

SOBHA Share
78.8%
Blended across projects

Regions, Acres,% contribution



City / Region*	Forthcoming Projects Land	Subsequent Projects Land	Total
Bangalore	102	70	**172**
Gurgaon	21	29	**50**
Greater Noida	5	-	**5**
Kerala*	4	-	**4**
Tamil Nadu*	10	66	**75**
Pune	8	27	**34**
Hyderabad	5	-	**5**
Mumbai	1	-	**1**
Developable Land Bank (Acres)	**156**	**191**	**347**
Development Potential (SBA in Mn sft)	**20.42**	**15.55**	**35.97**
SOBHA share (%)	**73.9%**	**85.3%**	**78.8%**

In addition to the above lands, a total of 1,745 Acres of land bank (owned/JD/ lease) is under various stages of consolidation, monetization and self use

** **Tamil Nadu** includes Chennai and Hosur; **Kerala** includes Thrissur and Calicut.*

Financials

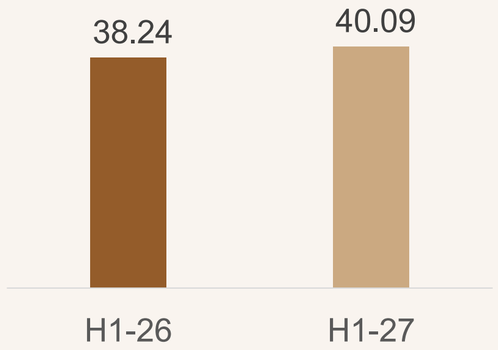
Cashflow Performance H1 FY27

Key Highlights

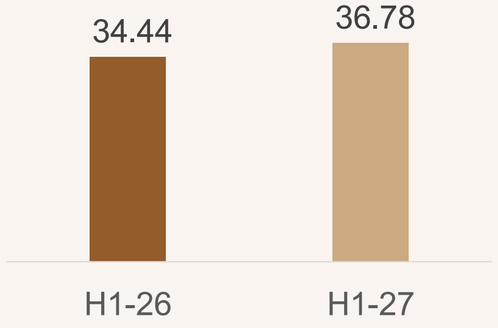
- Highest ever half yearly Operational inflows during H1 FY27 of ₹40.09 Bn, up by 4.8% YoY
- Real estate collections at ₹36.78 Bn; Contracts & Manufacturing at ₹3.31 Bn
- Project outflow rise to ₹16.51 Bn (+13.4%) YoY
- Sales & marketing spend is at ₹1.91 Bn (+76%) YoY, on account of higher sales promotion activities
- Net operational cashflow at ₹7.55 Bn (-19.1%) YoY
- Land investment increased to ₹9.87 Bn (+56.2%) YoY
- Net Cashflow after Land and Financial outflow is at (₹4.86) Bn

₹ Bn

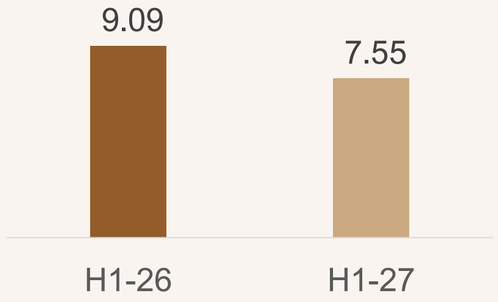
Total Operational Cash Inflow



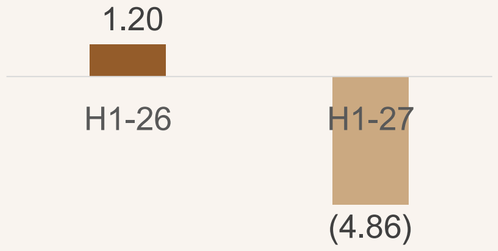
Real Estate Cash Inflow



Net Operational Cashflow



Net Cash Flow



Consistent Cashflow over the quarters: Highest quarterly collections in Q2 FY 27

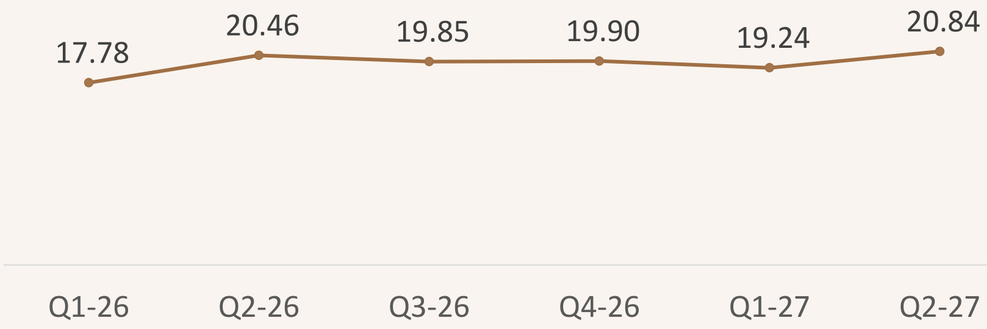
Total Operational Inflow (Q2 FY27)
₹20.84 Bn
1.9% vs Q2 FY26

RE Cash Inflow (Q2 FY27)
₹19.22 Bn
4.1% vs Q2 FY26

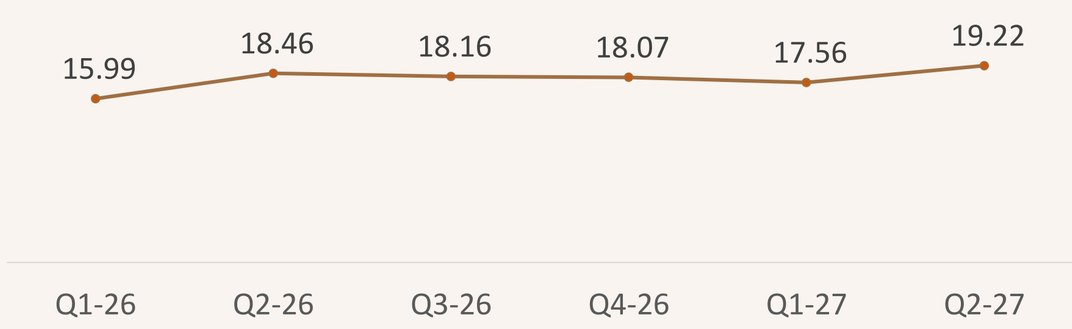
Construction Outflow (Q2 FY27)
₹8.26 Bn
11.7% vs Q2 FY26

Net Operational Cashflow (Q2 FY27)
₹4.42 Bn
(13.9)% vs Q2 FY26

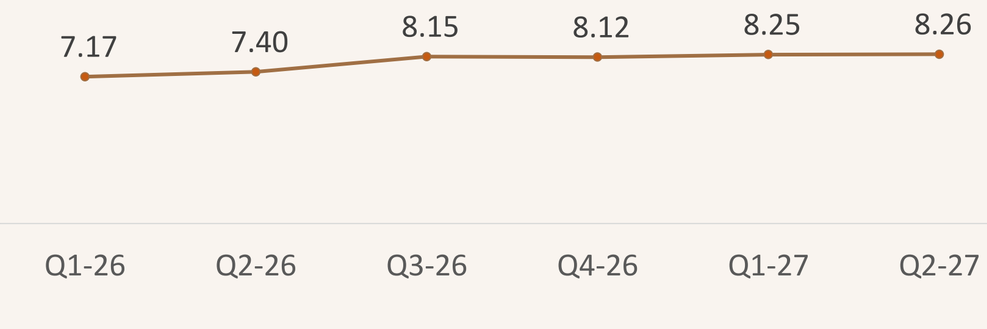
Total Operational Cash Inflow (₹ Bn)



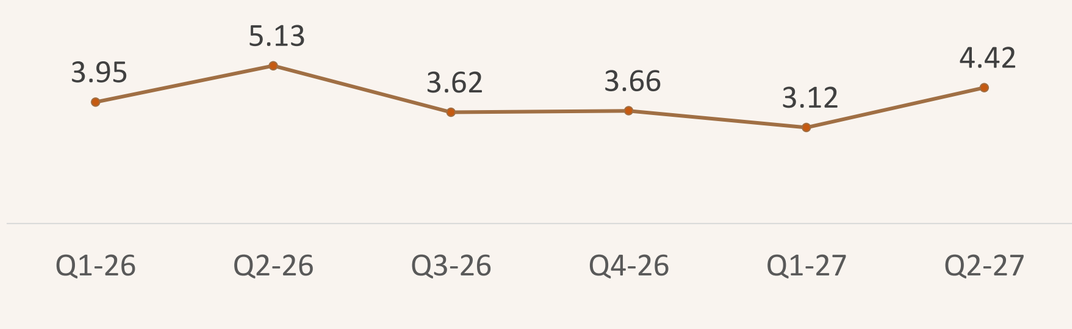
Real Estate Cash Inflow (₹ Bn)



Real Estate Construction Outflow (₹ Bn)



Net Operational Cashflow (₹ Bn)



Consolidated Cashflow Statement

₹ Mn

Particulars	Q2-27	Q1-27	Q2-26	H1-27	H1-26	FY-26
Operational Cash Inflow						
Real Estate Operations	19,215	17,561	18,459	36,777	34,445	70,668
Contractual & Manufacturing	1,627	1,683	1,999	3,310	3,798	7,317
Total Operational Cash Inflow (A)	**20,842**	**19,244**	**20,458**	**40,086**	**38,243**	**77,985**
Operational Cash Outflow						
Real Estate project related outflow	8,263	8,246	7,398	16,509	14,564	30,828
Joint Development Partner payments	2,894	3,143	2,759	6,037	5,223	11,903
Contracts and Manufacturing	1,462	1,441	1,725	2,903	3,173	5,854
Facility management	292	270	242	562	401	884
Overheads	954	846	852	1,800	1,819	3,038
Sales & Marketing	1,029	877	592	1,906	1,083	3,030
CSR	15	15	15	30	30	60
Indirect Taxes	934	798	853	1,732	1,588	3,508
Income Tax (incl. TDS)	576	485	889	1,061	1,277	2,514
Total Operational Cash Outflow (B)	**16,420**	**16,121**	**15,325**	**32,541**	**29,158**	**61,619**
Net Operational Cashflow (C = A-B)	**4,422**	**3,123**	**5,134**	**7,545**	**9,085**	**16,366**

Consolidated Cashflow Statement (Continued)

₹ Mn

Particulars	Q2-27	Q1-27	Q2-26	H1-27	H1-26	FY-26
Financial Inflow						
Rights Issue Proceeds (D)	-	-	-	-	6	12
Financial Outflow						
Finance Related Outflow	256	222	235	478	436	879
Dividend	641	0	321	642	321	322
Total Financial Outflow (E)	**897**	**223**	**557**	**1,120**	**757**	**1,200**
Net Financial Cashflow (F = D-E)	**(897)**	**(223)**	**(557)**	**(1,120)**	**(752)**	**(1,189)**
Net Cashflow after Financing Activities (G = C+F)	**3,525**	**2,901**	**4,577**	**6,425**	**8,333**	**15,177**
Capital Outflow						
Net Land Payments	6,172	3,698	3,506	9,870	6,320	11,603
Investments	100	-	50	100	50	50
Capex	619	697	386	1,316	760	1,830
Total Capital Outflow (H)	**6,891**	**4,395**	**3,942**	**11,286**	**7,130**	**13,484**
Total Cash Inflow (I = A+D)	**20,842**	**19,244**	**20,458**	**40,086**	**38,248**	**77,997**
Total Cash Outflow (J = B+E+H)	**24,209**	**20,738**	**19,823**	**44,947**	**37,045**	**76,303**
Net Cashflow (I - J)	**(3,367)**	**(1,494)**	**635**	**(4,861)**	**1,203**	**1,694**

Net cash position with competitive interest cost

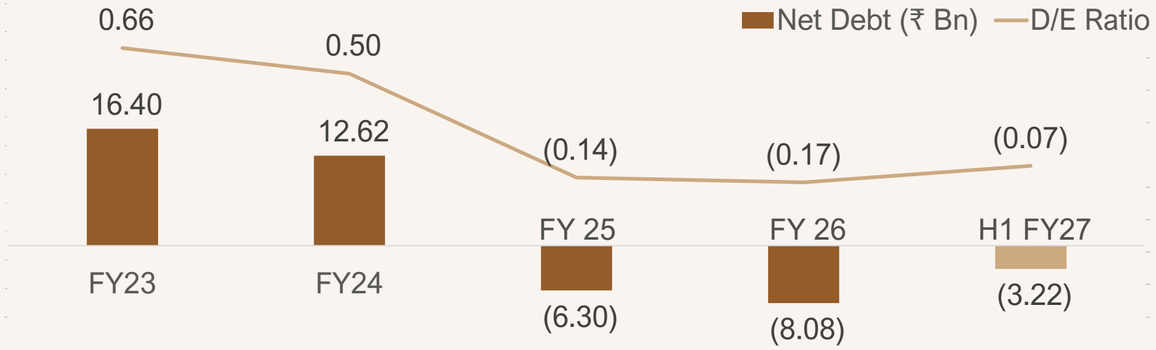
Net Debt H1 FY27
(₹3.22) Bn
Net cash positive

D/E Ratio H1 FY27
(0.07)
▼ from 0.66 in FY23

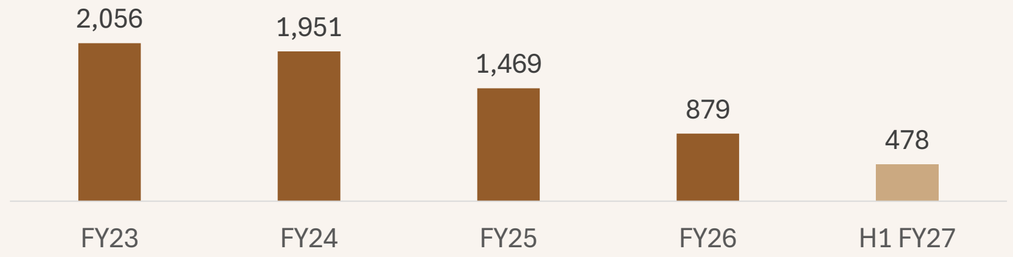
Finance Outflow H1 FY27
₹478 Mn
▲ 10% increase YoY

Interest Cost
7.75%
Repo rate: 5.25%

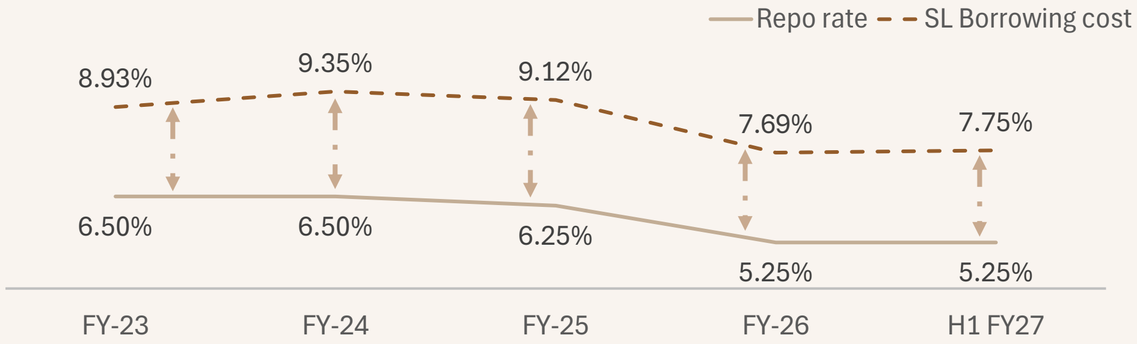
Net debt and D/E ratio



Finance Related Outflows (₹ Mn)



SL Interest cost vs Repo Rate



Particulars (₹ Bn)	FY23	FY24	FY25*	FY26	H1 FY27
Gross Debt	20.04	19.14	11.31	10.02	**15.05**
(-) Cash equivalents	3.64	6.51	17.61	18.11	**18.27**
Net Debt	16.40	12.62	(6.30)	(8.08)	**(3.22)**
Net Cash Flow	6.97	3.77	18.93	1.69	**(4.86)**

** Rights Issue receipts included*

Profit & Loss H1 & Q2 FY27

SOBHA

Total Revenue
(H1 FY27)

₹23.47 Bn

H1 FY26 ₹23.71 Bn

RE Revenue
(H1 FY27)

₹18.59 Bn

H1 FY26 ₹18.89 Bn

EBITDA
(H1 FY27)

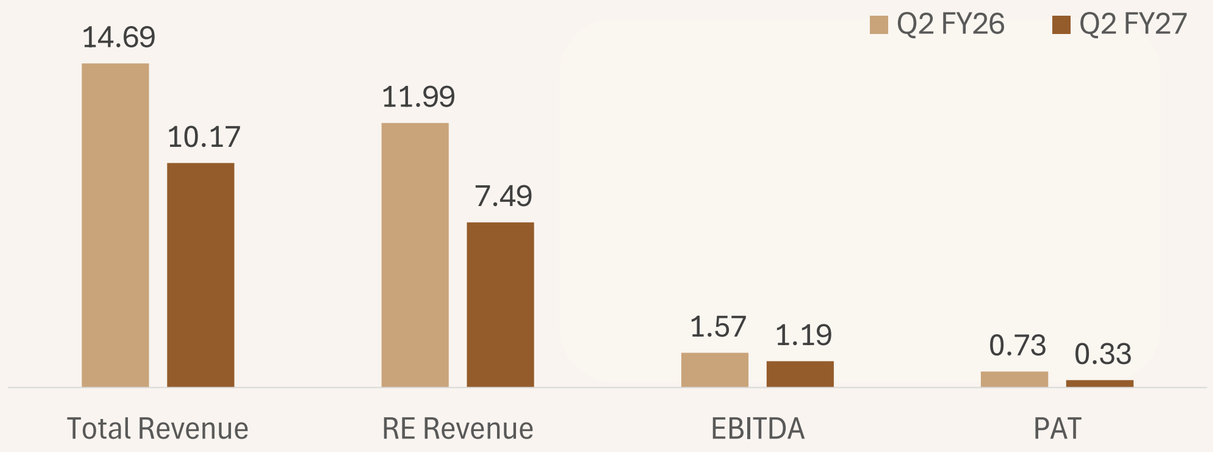
₹2.48 Bn

H1 FY26 ₹2.31 Bn

Profit After Tax*
(H1 FY27)

₹0.84 Bn

H1 FY26 ₹0.86 Bn



Note:
* Profit After Tax is excluding Other Comprehensive Income (OCI)

Key Takeaways

- Total revenue recorded in H1 FY27 was ₹23.47 bn, marginally lower by 1% YoY. Real estate business contributed ₹18.59 bn, Contractual, Manufacturing & Retail contributed ₹3.96 bn
- Generated EBITDA of ₹2.48 bn during H1 FY27 with margin of 10.6%, up by 7.7% YoY
- PBT ₹1.16 bn, with margin of 5.0%
- PAT was ₹839 Mn (excl OCI), with margin of 3.6%
- Balance revenue to be recognized from sales done till 30 Sept 2026 is ₹220.41 Bn

Profit & Loss Statement Q2 & H1 FY27

₹ Mn

Particulars	Q2-27	Q1-27	Q2-26	H1-27	H1-26	FY-26
Real Estate Revenue	7,490	11,068	11,990	18,558	18,887	44,197
Contractual & Manufacturing Revenue	2,249	1,713	2,086	3,962	3,709	7,708
Other Income	433	520	617	953	1,112	1,933
Total Income	**10,172**	**13,302**	**14,693**	**23,474**	**23,707**	**53,838**
less: Total Expenditure	8,983	12,006	13,120	20,989	21,401	48,805
EBITDA	**1,189**	**1,296**	**1,574**	**2,485**	**2,306**	**5,033**
EBITDA Margin (%)	*11.7%*	*9.7%*	*10.7%*	*10.6%*	*9.7%*	*9.3%*
less: Depreciation	316	284	262	600	499	1,060
less: Finance Expenses	401	321	322	723	632	1,374
Profit Before Tax	**471**	**691**	**989**	**1,162**	**1,176**	**2,599**
PBT Margin (%)	*4.6%*	*5.2%*	*6.7%*	*5.0%*	*5.0%*	*4.8%*
less: Tax Expenses	140	183	264	323	314	665
Profit After Tax	**331**	**508**	**725**	**839**	**861**	**1,934**
PAT Margin (%)	***3.3%***	***3.8%***	***4.9%***	***3.6%***	***3.6%***	***3.6%***
Profit after OCI	**292**	**507**	**687**	**799**	**821**	**1,908**

Consolidated Balance Sheet as on 30th September '26

₹ Mn

Assets	30-Sep-26	30-Jun-26	31-Mar-26
Non-current Assets	**32,490**	**31,579**	**32,564**
Fixed Assets	7,248	6,856	6,549
Investment Property	4,762	4,472	4,486
Financial Assets	20,480	20,252	21,529
Current Assets	**178,845**	**170,846**	**162,614**
Inventories	140,704	133,184	128,263
Other Current Assets	38,141	37,662	34,351
Total Assets	**211,335**	**202,426**	**195,178**

Equity & Liabilities	30-Sep-26	30-Jun-26	31-Mar-26
Non-current Liabilities	**7,511**	**5,198**	**5,340**
Current Liabilities	**156,466**	**149,521**	**142,639**
Total Equity	**47,357**	**47,707**	**47,199**
Total Equity & Liabilities	**211,335**	**202,426**	**195,178**

Contracts & Manufacturing

Total Revenue	Contracts Revenue	Manufacturing & Retail Revenue	Total Collections
₹ 3.96 Bn	₹ 1.87 Bn	₹ 2.09 Bn	₹ 3.31 Bn
6.8% YoY	4.5% YoY	7.2% YoY	(12.9)% YoY

₹ Bn)

Particulars	H1 FY27	H1 FY26
Revenue	**3.96**	**3.71**
Contracts	**1.87**	**1.77**
Manufacturing & Retail	**2.09**	**1.94**
Glazing and Metal Works	0.93	0.91
Interiors, Mattress and metercube	0.67	0.53
Concrete Products	0.49	0.50
Collections	**3.31**	**3.80**
Contracts	**0.85**	**1.35**
Manufacturing & Retail	**2.46**	**2.45**
Glazing and Metal Works	1.04	1.12
Interiors, Mattress and metercube	0.83	0.73
Concrete Products	0.59	0.60

Ongoing Contractual projects (Civil)	BUA (Mn sft)	Total BUA
Karle SEZ Projects	2.54	**3.24 Mn sft** All projects in Bangalore
Jana Seva Trust Param	0.52	
Other Projects	0.18	

Jana Seva Trust Param, Bangalore (Work in Progress)

Commercial Rental Portfolio

SOBHA City Mall, Thrissur

Total Leasable Area

322,977 sft

SOBHA Share Area: 280,820 sft

1 SOBHA, Bangalore

Total Leasable Area

231,240 sft

SOBHA Share Area: 157,317 sft

SOBHA Arcadia, Bangalore

Total Leasable Area

30,902 sft

100% Ownership

NOI from operating commercial portfolio in Q2 FY27 was ₹138 Mn

ONGOING PROJECTS

Project Name	Leasable Area (sft)	SOBHA Share (sft)
SOBHA Altus – Retail, Gurgaon	172,636	112,213
SOBHA Strada – Retail, Gurgaon	82,691	52,509
SOBHA Metropolis – Retail, Thrissur	27,607	27,607
SOBHA Rivana – Retail, Gurgaon	17,100	11,457
SOBHA Inizio – Retail, Mumbai	2,969	2,256

TOTAL	Leasable Area	SOBHA Share Area
	303,003 sft	**206,042** sft

** Leasable area of the ongoing commercial projects is included under Real Estate – Ongoing (RE Ongoing).*

FORTHCOMING PROJECTS

Project Name	Leasable Area (sft)	SOBHA Share (sft)
ICG – Office & Retail, Gurgaon	962,296	962,296

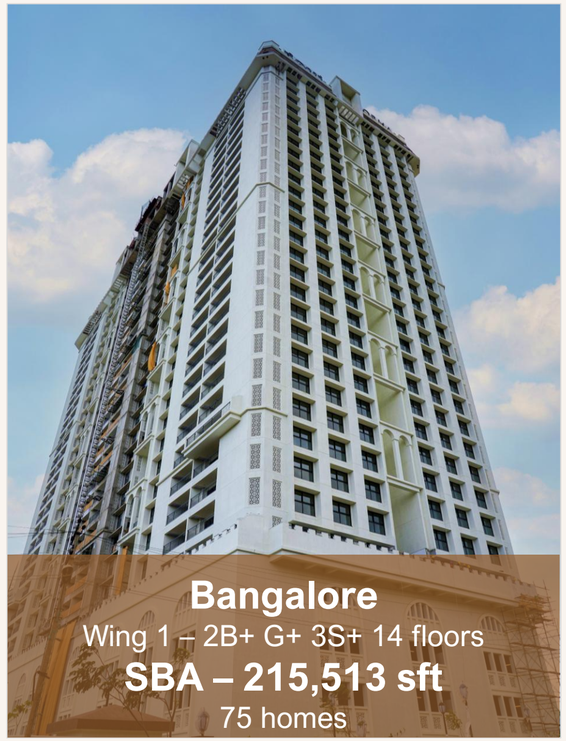
TOTAL	Leasable Area	SOBHA Share Area
	962,296 sft	**962,296** sft

** Leasable area of forthcoming projects are tentative, subject to change as per final design*

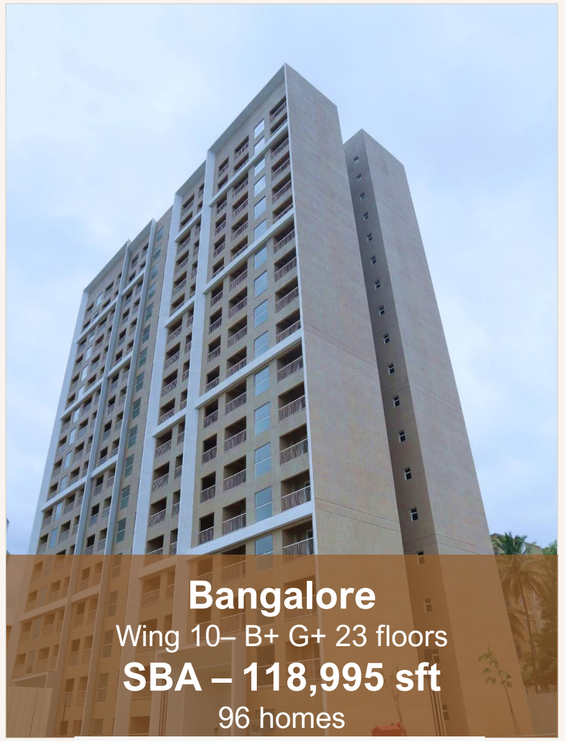
Project Updates

Project Completion Q2 FY27

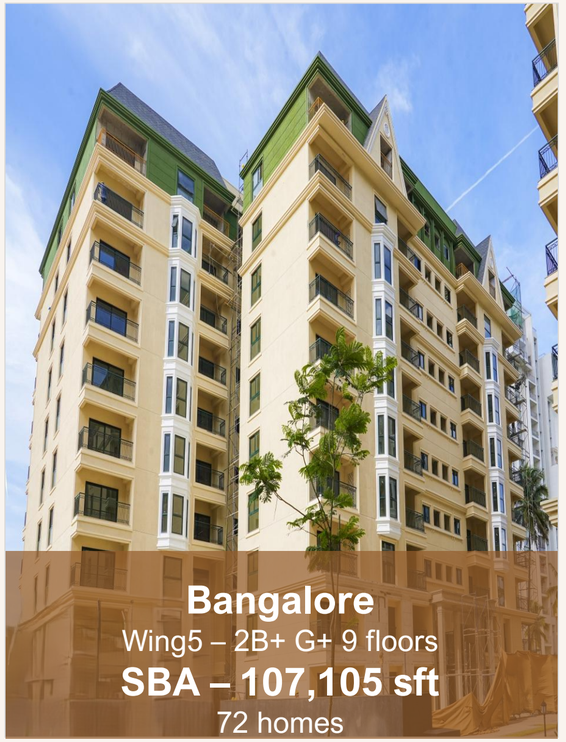
SOBHA
NEOPOLIS



SOBHA
ROYAL CREST



SOBHA
dreamgardens



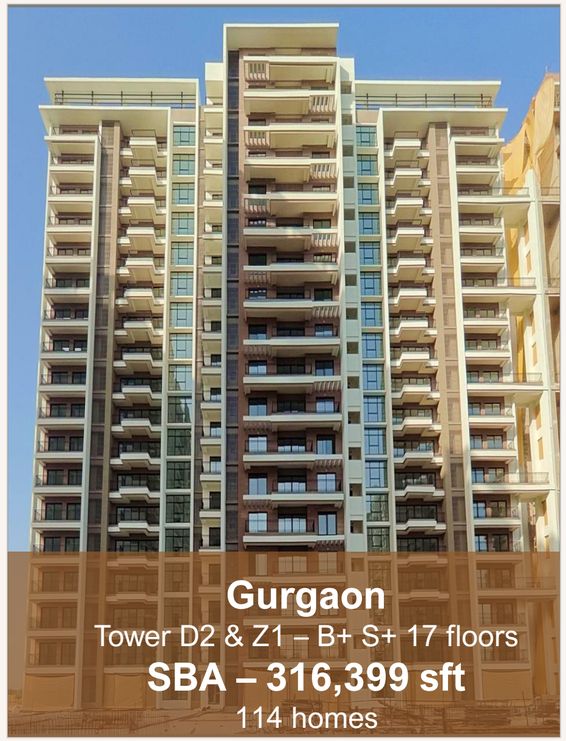
SOBHA
VICTORIA PARK

- Completion is taken Tower/Wing basis for apartment projects and unit basis for villa/row house projects
- A Tower/Project is declared as ‘Completed’ , once it is fit for living and made available to customers for interior fit outs

Project Completion Q2 FY27 *(continued)*

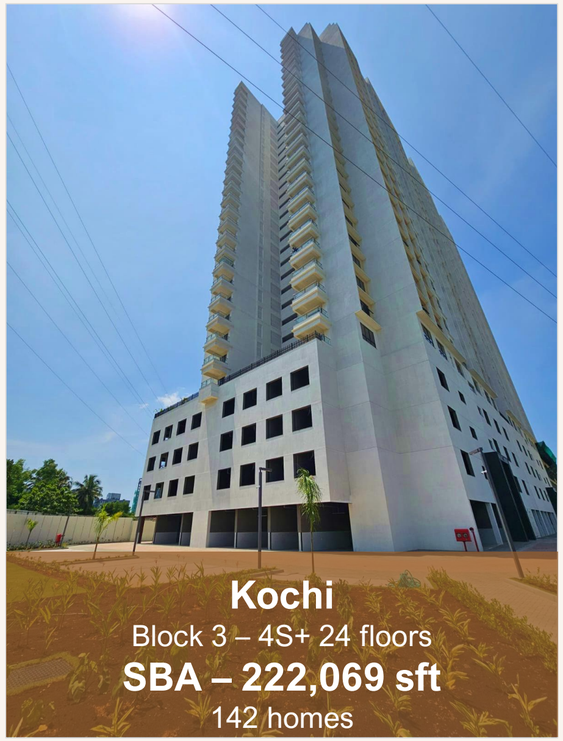
Bangalore
SBA – 103,296 sft
30 rowhouses

SOBHA OAKSHIRE



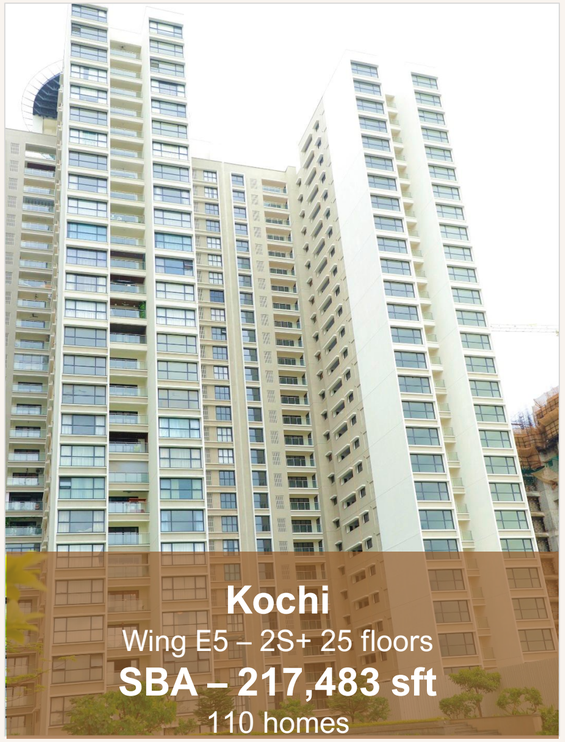
Gurgaon
Tower D2 & Z1 – B+ S+ 17 floors
SBA – 316,399 sft
114 homes

SOBHA CITY



Kochi
Block 3 – 4S+ 24 floors
SBA – 222,069 sft
142 homes

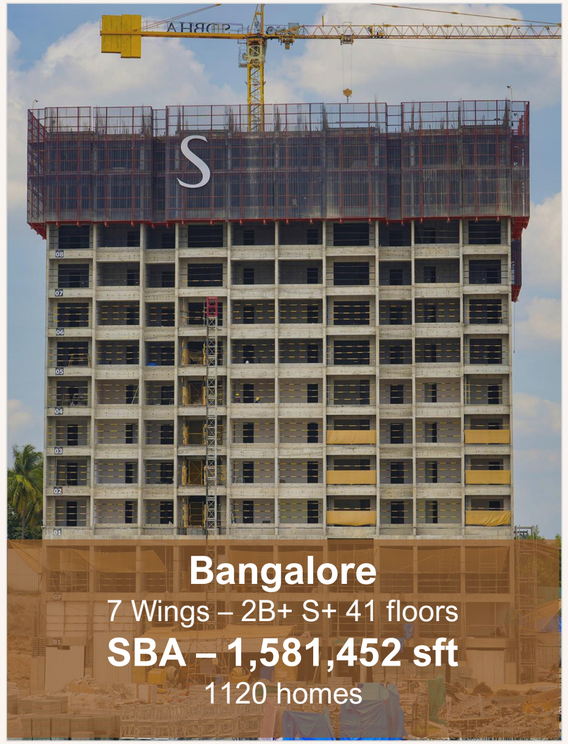
SOBHA ATLANTIS



Kochi
Wing E5 – 2S+ 25 floors
SBA – 217,483 sft
110 homes

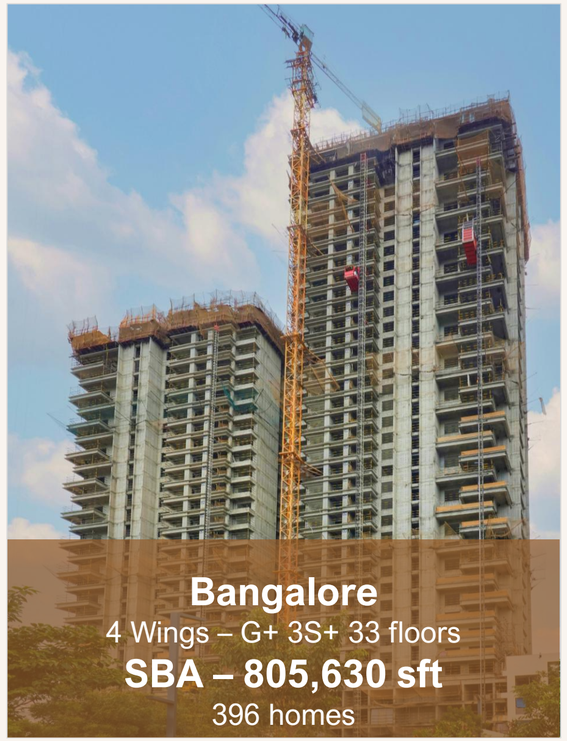
MARINA ONE
PURAVANKARA • SOBHA

Ongoing Projects Q2 FY27



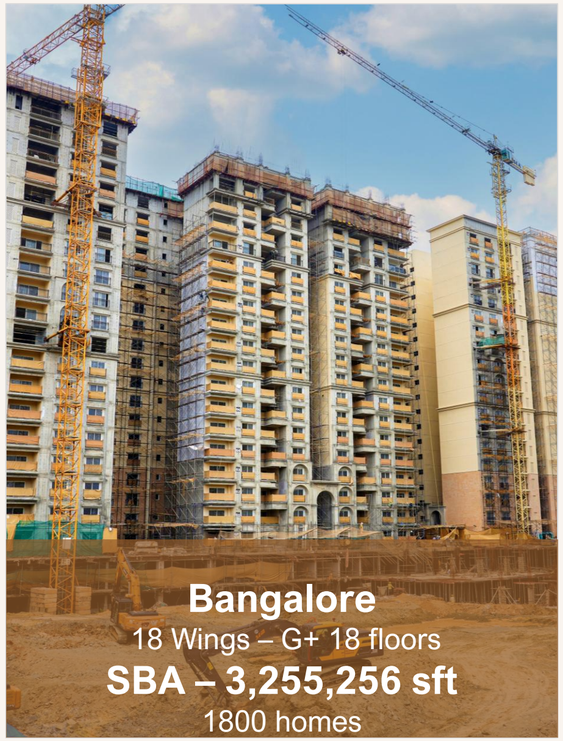
Bangalore
7 Wings – 2B+ S+ 41 floors
SBA – 1,581,452 sft
1120 homes

SOBHA
MADISON HEIGHTS
TOWNPARK



Bangalore
4 Wings – G+ 3S+ 33 floors
SBA – 805,630 sft
396 homes

SOBHA
BROOKLYN TOWERS
— TOWNPARK —



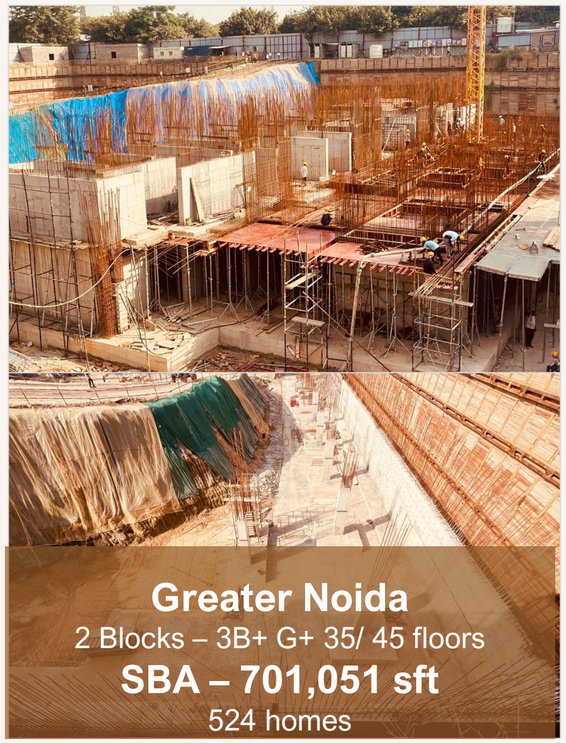
Bangalore
18 Wings – G+ 18 floors
SBA – 3,255,256 sft
1800 homes

SOBHA
NEOPOLIS

Bangalore
Plotted Development
SBA – 441,582 sft
264 homes

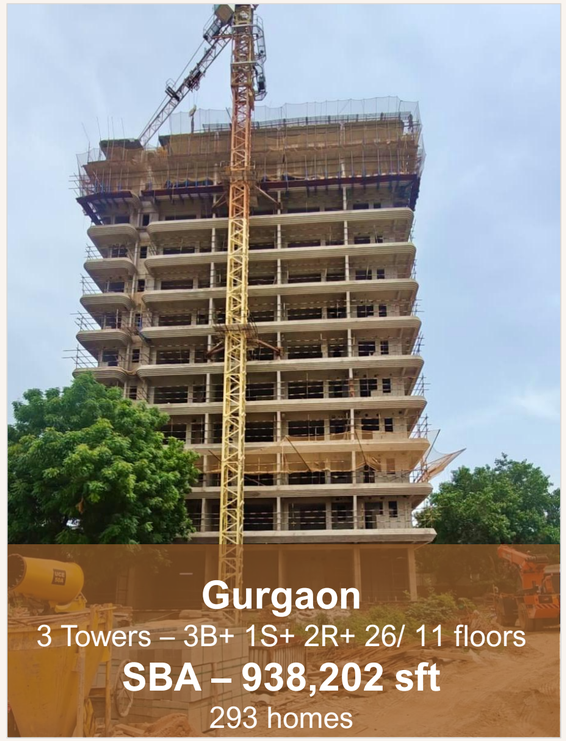
CHARTERED Birdsong

Ongoing Projects Q2 FY27 *(continued)*



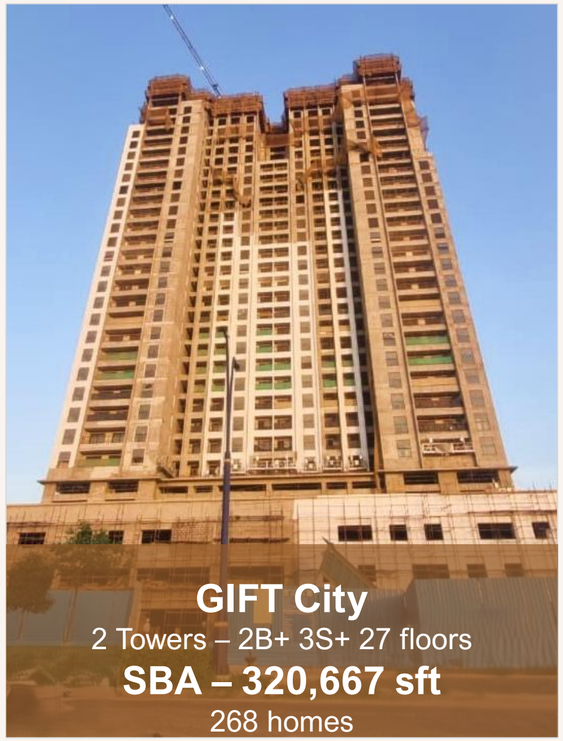
Greater Noida
2 Blocks – 3B+ G+ 35/ 45 floors
SBA – 701,051 sft
524 homes

SOBHA AURUM



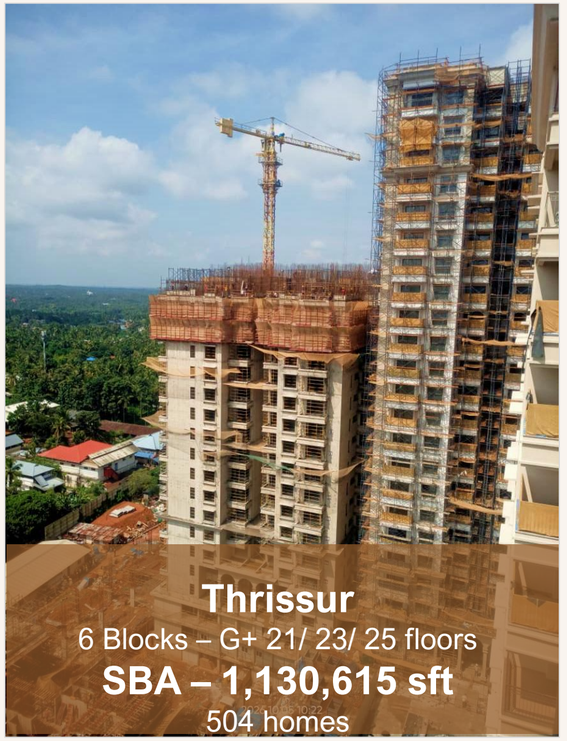
Gurgaon
3 Towers – 3B+ 1S+ 2R+ 26/ 11 floors
SBA – 938,202 sft
293 homes

SOBHA ALTUS



GIFT City
2 Towers – 2B+ 3S+ 27 floors
SBA – 320,667 sft
268 homes

SOBHA AVALON



Thrissur
6 Blocks – G+ 21/ 23/ 25 floors
SBA – 1,130,615 sft
504 homes

SOBHA METROPOLIS

Board of Directors

Ravi PNC Menon, Chairman

24+ years of experience in the real estate and construction business

Bachelor of Science in Civil Engineering from Purdue University, USA

Jagadish Nangineni, Managing Director

24+ years of experience in real estate, consulting & technology

B.Tech in Civil Engineering from IIT Bombay and PGDM from IIM Calcutta

Nisanth M N, Deputy Managing Director

23+ years of experience in Civil Engineering & Real Estate

B.Tech from Thrissur Government College. Expertise in Business Development, Product Design & Development, Land Purchase & Legal

Srivathsala K Nandagopal, Independent Director

Serial entrepreneur, Founder of 4 companies with businesses spanning Angel Investing, Financial planning for HNIs and Strategic Business advisory. Certified Financial Planner from ICAI

Raman Mangalorkar, Independent Director

32+ years of industry, consulting, and private equity experience. MBA from Indiana University with specializations in Finance and MIS. He also has a Masters in Commerce from Bangalore University

Subba Rao Amarthaluru, Independent Director

36+ years of experience across industries such as manufacturing, financial services and infrastructure. He is a commerce graduate and CA, and has an established and proven track record in finance leadership

Gopal B Hosur, Independent Director

Mr. Gopal B Hosur is Retd IPS officer in Karnataka Cadre, with an experience of over 4 decades. Winner of President Medal of Bravery. Currently serving as CEO, Chinmaya Mission Hospital

THANK YOU

SOBHA

SOBHA Corporate Office

‘SOBHA’, Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli,
Bellandur Post, Bangalore-560103
Phone: +91-80- 49320000
www.SOBHA.com

Investor’s Contact

K Balamurugan
Tel: +91-80-49320000 Ext. 6201
Email: balamurugan.k@SOBHA.com

Disclaimer:

The information in this presentation contains certain forward-looking statements and publicly available data from various sources such as research reports, publications etc. 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 projections made by the company.