

RRL/SE/25-26/35
December 11, 2025

To,
The Department of Corporate Services – CRD, National Stock Exchange of India Limited,
BSE Limited, Exchange Plaza, 5th Floor,
P.J. Towers, Dalal Street, Bandra-Kurla Complex,
Mumbai - 400 001. Bandra (East), Mumbai - 400 051.
Scrip Code: 544420 **Symbol: RAYMONDREL**

Dear Sir/Madam,

Sub: Raymond Realty Limited: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') – Presentation made at Analysts / Institutional Investor(s) Conference Meeting held on December 11, 2025.

Ref: Raymond Realty Limited (ISIN: INE1SY401010).

This is with reference to our intimation bearing serial no. RRL/SE/25-26/34 dated December 08, 2025, relating to Analysts / Institutional Investor(s) Conference Meeting. Please be informed that Raymond Realty Limited ('the Company') through its representatives participated in the scheduled physical meeting(s) with Analysts / Institutional Investor(s) today i.e. December 11, 2025 at BKC, Mumbai.

The presentation made by the Company at the aforesaid Analyst / Institutional Investor(s) Conference Meeting is enclosed herewith pursuant to Regulation 30 of the SEBI Listing Regulations.

This information shall also be made available on the website of the Company i.e. www.raymondrealty.in in terms of Regulation 30 and 46 of the SEBI Listing Regulations.

Kindly take the same on record and acknowledge.

Thanking You,

Yours faithfully,
For Raymond Realty Limited
(formerly known as Raymond Lifestyle Limited)

Hiren Sonawala
Company Secretary

Encl: a/a

Raymond | REALTY
Go Beyond



PRESENTATION

December 11, 2025



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Introduction

EMINENT BOARD



GAUTAM HARI SINGHANIA
Chairman

He has led Raymond for over 35 years, transforming it from a textile-centric company into a global fashion and lifestyle powerhouse. Under his leadership, the Group strategically diversified into real estate and continues to scale new growth avenues. He was honoured with the Maha Udyog Shri award for his contribution to Indian industry.



HARMOHAN SAHNI
Managing Director

30+ years of experience in the Real Estate & Core Sectors.
Ex- ECL Finance Limited (Edelweiss Group) & G Corp Developers Pvt. Ltd.



KUMMAMURI NARASIMHA MURTHY
Independent Director

40+ years of Finance & Governance experience across public & private sectors.
Ex- Axis Bank, IDBI Bank, Max Healthcare, LIC Housing Finance & the National Stock Exchange (NSE)



GAUTAM TRIVEDI
Non - Executive Director

30+ years of experience in Investment Banking and Capital Markets.
Ex- Religare Capital & Goldman Sachs



ASHISH KAPADIA
Non - Executive Independent Director

~20 years of experience across diverse business sectors, currently serving as the Managing Director of Delta Corp Limited.



DIPALI SHETH
Independent Director

25+ years of leadership experience across HR, Strategy, and Transformation in Global Organizations.
Ex- Standard Chartered, RBS, Protean eGov Technologies Ltd., and Procter & Gamble



BHARAT KHANNA
Independent Director

~25 years of real estate experience, currently serving as the Managing Director of Greenoak India Investment Advisors.
Ex- Morgan Stanley & Och-Ziff Asia Real Estate



VIRENDRA SINGH
Independent Director

40+ years of experience on Civil & Criminal side in the District and Sessions Court.
Ex- Judge, Bombay High Court and Judicial Member & HOD of National Company Law Tribunal (NCLT)

STRONG LEADERSHIP TEAM



HARMOHAN SAHNI

Managing Director

A qualified Chartered Accountant with over 30 years of formidable experience in Real Estate and Core Sectors.



SANDEEP MAHESHWARI

Chief Operating Officer

A qualified Civil Engineer & MBA with over 35 years experience in Real Estate. He brings deep expertise in Contracts, Procurement, Design, liaising and execution



ANKUR JINDAL

Chief Financial Officer

A qualified Chartered Accountant with over 24 years of experience across Real Estate, Automotive, and IT.



VISHAL SHARMA

Chief Sales & Marketing Officer

A qualified MBA in Marketing with over 21 years of cross-industry experience across Real Estate, Aviation, and Media; overseeing multiple geographies across South Asia.



VIRAL MEHTA

Head - Business Development

A qualified MBA in Finance with over 20 years of experience in Business Development and Strategy Formulation.



PRASHANT RATHOD

Head - Liaisoning

A qualified Civil Engineer with over 25 years of experience in liaisoning, approvals and dealing with Government Agencies.

OUR LEADERSHIP TEAM



SHILPA SHINDE

Head - Design Development

A qualified Architect with over 20 years of experience across Residential, Retail, IT, and Commercial design.



KHOJESHWAR KAUSHIK

Head - Contracts & Procurement

A qualified Civil Engineer & MBA in Finance, with over 30 years of experience in Operations, Contracts, and Procurement.



ULHAS BHOSALE

Head - Legal

A qualified lawyer with over 25 years of experience in Real Estate Litigation, Non-litigation, and Arbitration.



SAMEER KHANNA

Head - IT

A qualified postgraduate in IT with over 27 years of experience across IT Services, Product Development, Real Estate & Pharmaceuticals.



DAVIS JOHN

Head - Human Resources

A qualified MBA with over 22 years of experience across Real Estate, Retail, Media & HR consulting.



ULLAS VERMA

Head - Strategy

A qualified MBA in Sales & Marketing with 25 years of experience across Real Estate & Banking.

RAYMOND REALTY – UNIQUE PROPOSITION



**Before Time
Delivery**



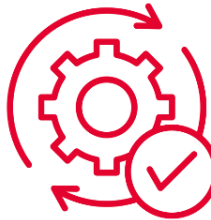
**Excellent
Product Quality**



Asset Light Model
JDA Led Business expansion

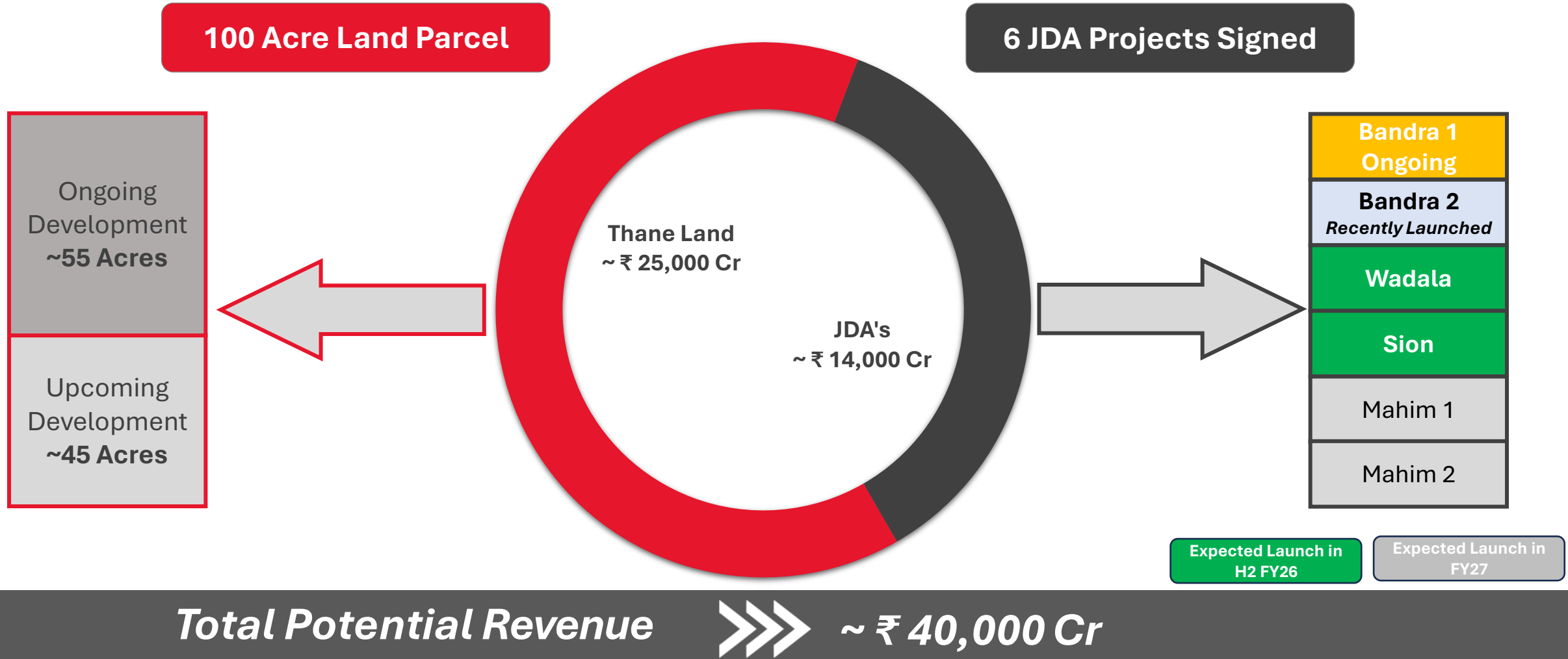


**Exceptional Customer
Experience**



**Financial Discipline
with Strong IRR**

SHAPE & SIZE OF CURRENT PORTFOLIO



SHAPE & SIZE OF CURRENT PORTFOLIO : THANE LAND

OWN LAND in THANE (~100 Acre) with a Potential Revenue of ~ ₹25,000 Cr

**CURRENT DEVELOPMENT
RERA CARPET AREA
~5.8 MN SQ.FT.**

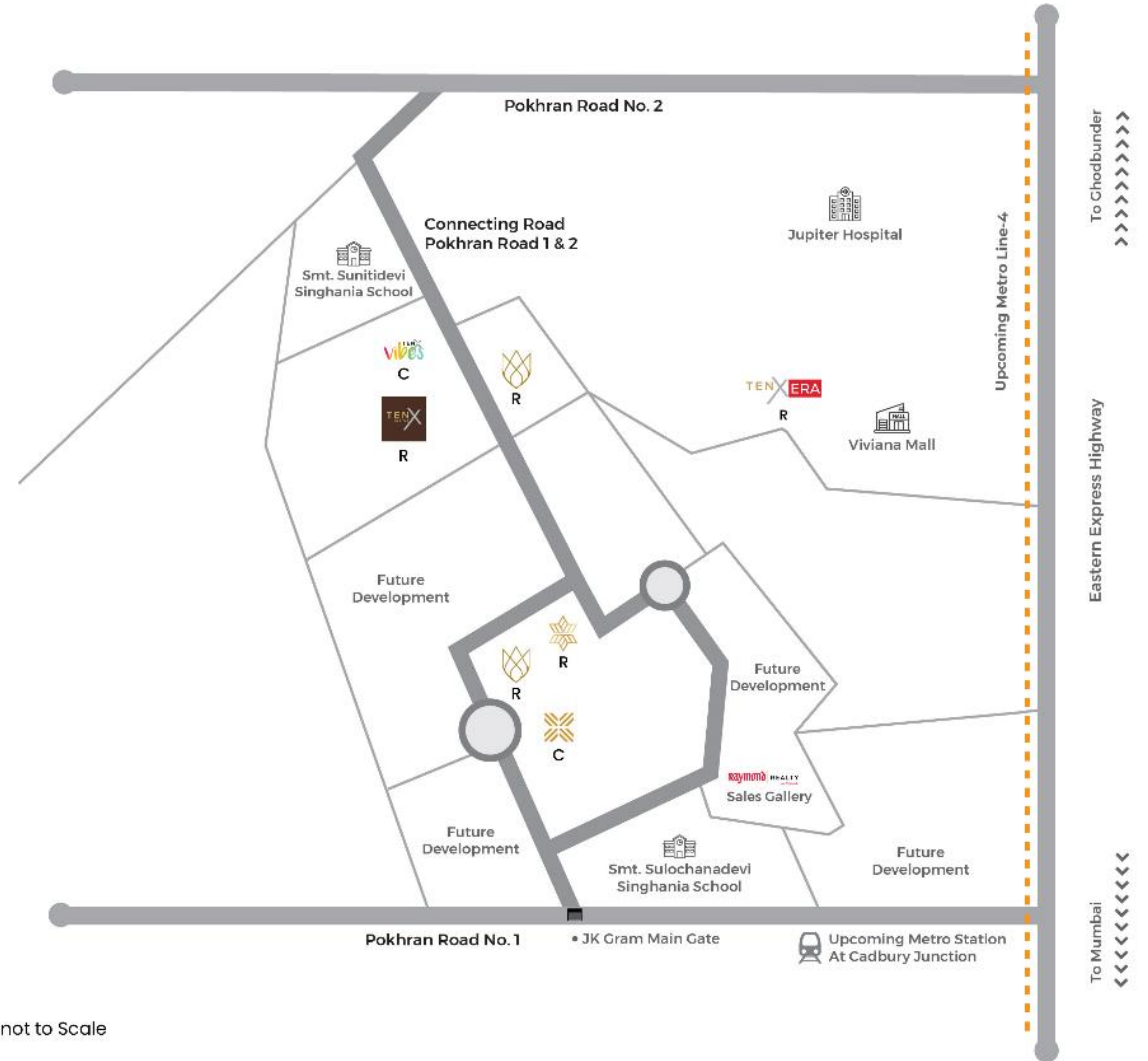
Potential Revenue
~ ₹ 13,200 Cr

**DELIVERED -
~1.3 MN SQ.FT.**

**ONGOING
~4.5 MN SQ.FT.**

**POTENTIAL DEVELOPMENT
RERA CARPET AREA
~5.6 MN SQ.FT.**

Potential Revenue
~ ₹ 11,800 Cr



NEW LAUNCHES IN THANE: ADDRESS BY GS (S3)

KEY HIGHLIGHTS:

- 4 towers offering premium 3, 4, 5 & 6 BHK apartments – one tower recently unveiled
- Podium top landscape amenities
- ~14,500 sq.ft. of High Street Retail

PROJECT STATUS:

- Tower (F) – Launched

Total Rera Carpet Area: **~1.5** msf



NEW LAUNCHES IN THANE : INVICTUS BY GS (Tower B)



KEY HIGHLIGHTS:

- 4.5 - Bed home spaces
- Exclusive Tower Amenities

PROJECT STATUS:

- Tower (B) – Launched

Total Rera Carpet Area: **~0.3** msf

SHAPE & SIZE OF CURRENT PORTFOLIO : JDA's

JDA LED BUSINESS EXPANSION

- *Asset Light Model*
- *Gross Development Value (GDV) of ~ ₹14,000 Cr.*
- **APPOINTED** Developer for **6 projects** across Mumbai
- *Additional JDA Project's are Under Evaluation*

BANDRA 1
(Revenue Potential ~ ₹ 2000cr)

BANDRA 2
(Revenue Potential ~ ₹ 2000cr)

MAHIM 1
(Revenue Potential ~ ₹ 1700cr)

MAHIM 2
(Revenue Potential ~ ₹ 1800cr)

SION
(Revenue Potential ~ ₹ 1400cr)

WADALA
(Revenue Potential ~ ₹ 5000cr)



Ongoing Projects

Newly Launched Projects

Projects to be Launched in H2FY26

Projects to be Launched in FY27

NEW LAUNCHES IN BKC: INVICTUS BY GS



KEY HIGHLIGHTS:

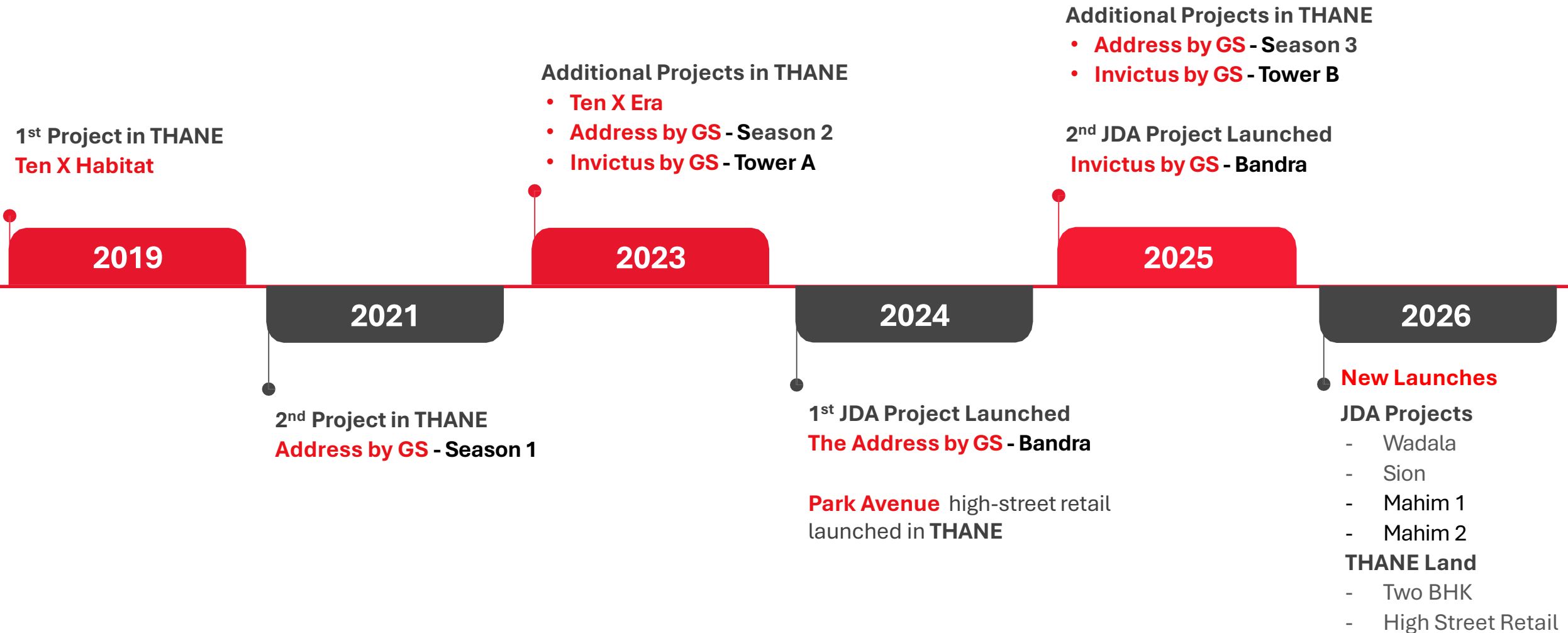
- 3 & 4 – BHK ultra luxury residences
- 30+ Lifestyle Amenities, including a skyline-facing 38-metre pool and highstreet retail

PROJECT STATUS:

- Tower – Launched

Total Rera Carpet Area: **~0.4 msf**

RECAPPING : JOURNEY & LAUNCHES SO FAR

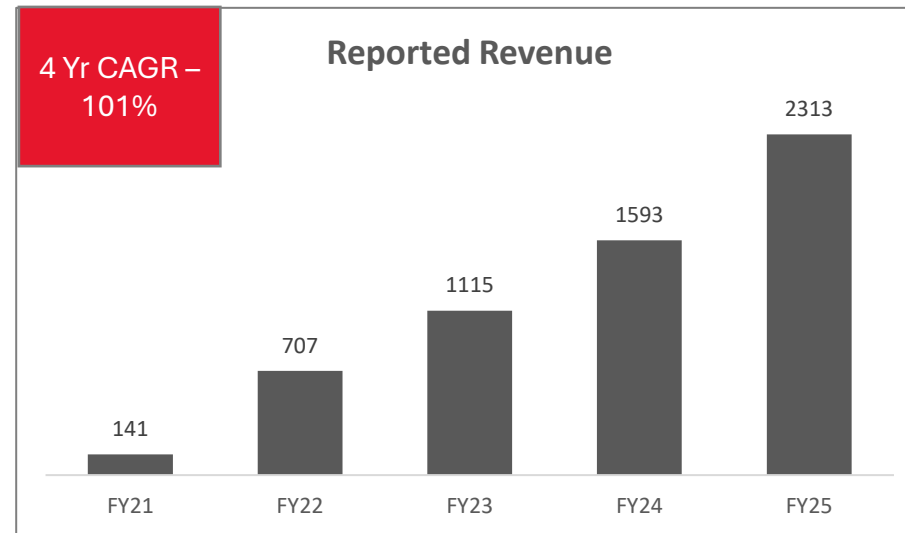
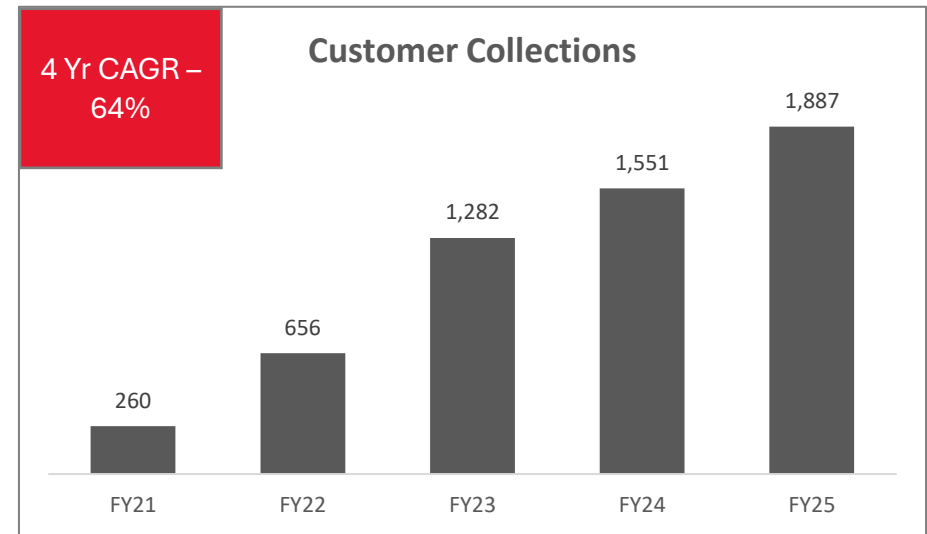
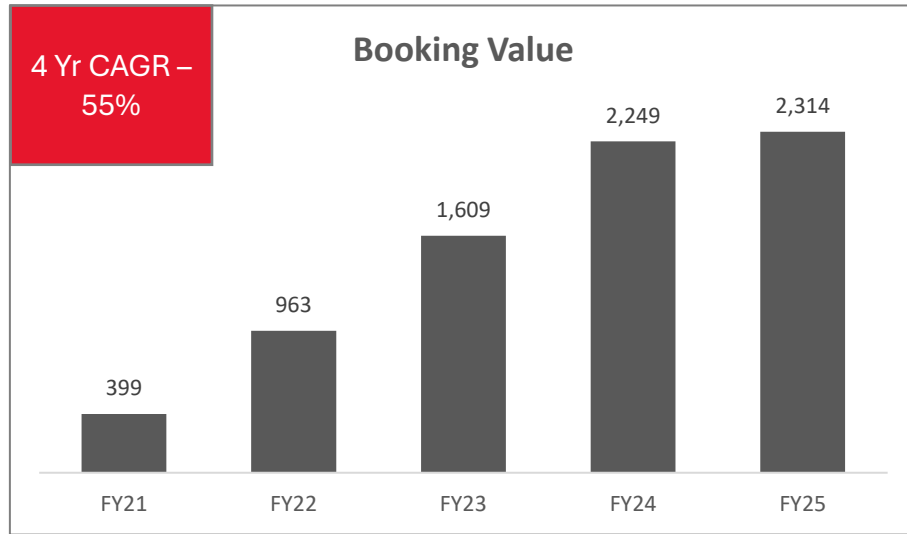


*Delivered 8 towers in our maiden project **Ten X Habitat** ahead of RERA Timeline*

Financial Track Record

STRONG EXECUTION TRACK RECORD

In ₹ Crores



Like-to-Like comparison: Post Demerger

Q2FY26 & H1FY26

In ₹ Crores

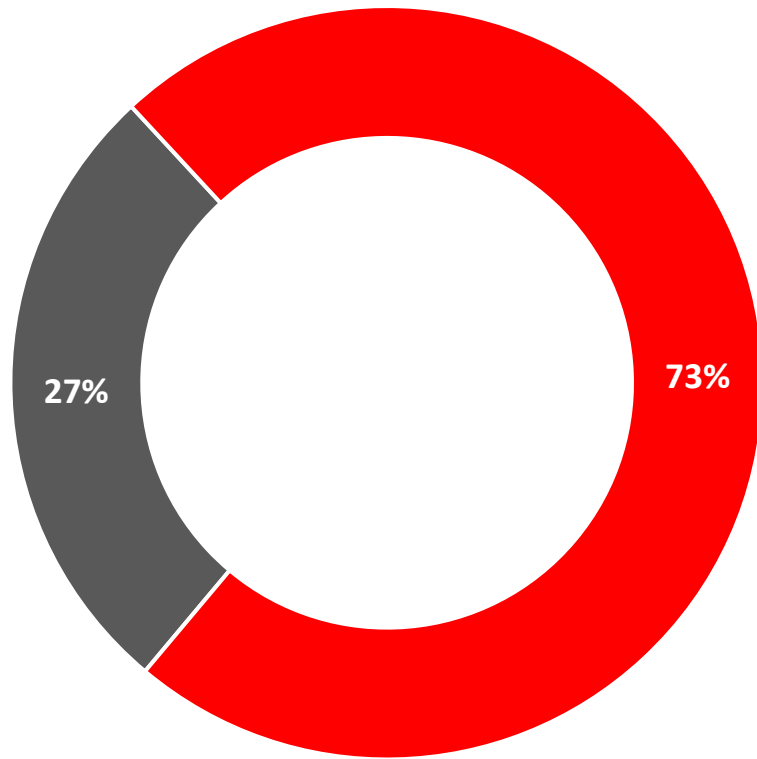
Profit & Loss Statement	Q2FY26	Q1FY26	Q2FY25 *	YoY Change	H1FY26	H1FY25 *	YoY Change
Revenue from operations	697	374	573	22%	1,071	1,060	1%
Other income	9	18	16		27	27	
Total Income	706	392	589	20%	1,098	1,087	1%
Expenses	605	351	494		955	925	
EBITDA	101	41	95	7%	143	162	(12%)
EBITDA Margin %	14.3%	10.5%	16.1%		13.0%	14.9%	
Depreciation	5	5	3		11	7	
Interest Expense	26	15	13		40	28	
PBT before exceptions	70	21	79	(11%)	92	127	(28%)
<i>PBT margin %</i>	9.9%	5.5%	13.4%		8.3%	11.7%	
Taxes	10	5	21		15	35	
Net Profit	60	16	58	4%	77	92	(17%)

* These figures represent historical financial performance including the Raymond Realty Division of Raymond Limited before its demerger on April 01, 2025 (appointment date). Figures are provided solely for ease of comparison and do not form part of the published financial results in SEBI format.

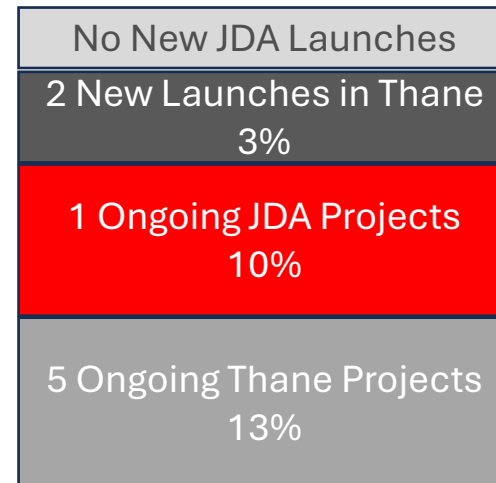
Way Forward

Way Forward: On Track to Achieve ~20% growth in Booking Value

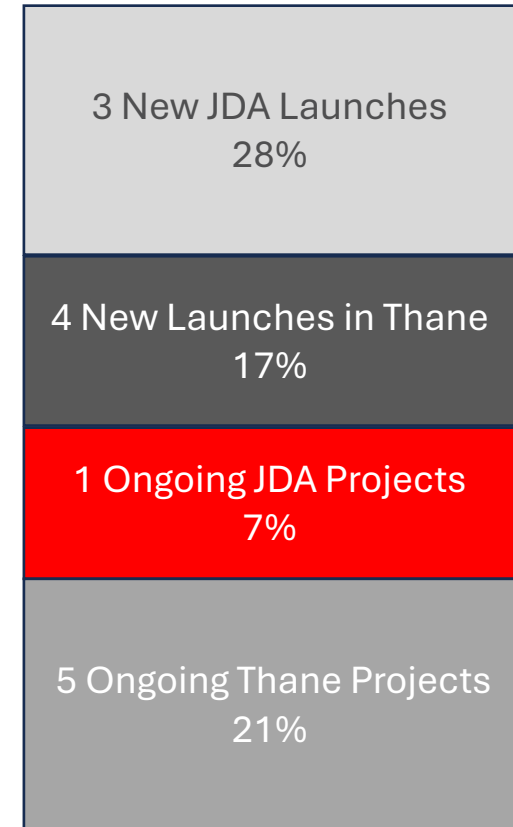
Booking Value



■ H1 FY26 ■ H2 FY26 Projected



H1FY26



H2FY26 Projected

SUMMARY:

On Track to Achieve

Annual Pre Sales Growth

~20%

Annual Revenue Growth

~20%

ROCE

~20%



Disclaimer

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THANK YOU

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