

February 5, 2026

Department of Corporate Services
BSE Limited,
Mumbai 400001

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400051

Through: BSE Listing Centre

Through: NEAPS

Scrip Code: Equity - 533273
Debt - 976126, 976127, 976128

Scrip Symbol: OBEROIRLT

Sub: Disclosure pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Our letter dated February 4, 2026 on the captioned subject

Dear Sir,

We refer to our letter dated February 4, 2026, in connection with the bid of Rs. 5,400 Crore submitted by the Company to the Railway Land Development Authority ("RLDA"), for grant of lease for the development of approx. 45,371 sq. mt. (approx. 11 acres) of railway land in Bandra East, adjoining Western Express Highway, Mumbai for 99 years, with FSI potential of approx. 19.50 lakh sq. ft.

In this regard, the Company has received certain queries from various stakeholders seeking clarifications on the proposed transaction. Accordingly, we would like to clarify as under:

1. The total amount of Rs. 5,400 Crore is the Net Present Value ("NPV") of the payments to be made to RLDA from time to time as under:

Sr. No.	Particulars	Amount (Rs. in Crore)
1	Amount payable within 30 days of the issue of letter of demand by the RLDA	247.50
2	Amount payable within 150 days from the date of issue of the said letter of demand	247.50
3	Sub-Total (1+2)	495.00
4	NPV of amounts payable from time to time till year 2038 (refer para 2 below)	4,905.00
5	Grand Total (3+4)	5,400.00

2. The amounts payable from time to time till year 2038 are in the form of a 45% share of the higher of the projected gross revenues or actual gross revenues. The revenue share is payable till the total NPV (calculated at a discount rate of 10.75%) of the amounts paid equals Rs. 4,905 Crore.
3. In addition the Company shall bear the entire cost of development and construction of the project. The land comes with an inherent FSI potential of approx. 19.50 lakh sq. ft.



Kindly take the above on record and oblige.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Company Secretary