

Date: January 9, 2025

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| The General Manager,<br>Listing Department,<br><b>BSE Limited</b> ,<br>Phiroze Jeejeebhoy Towers,<br>Dalal Street,<br>Mumbai – 400 001 | The Manager,<br>Listing & Compliance Department,<br><b>National Stock Exchange of India Limited</b><br>Exchange Plaza, Plot no. C/1, G Block,<br>Bandra Kurla Complex,<br>Bandra East, Mumbai – 400 051 |
| <b>Scrip Code: 543669 &amp; 977174</b>                                                                                                 | <b>Scrip Symbol: RUSTOMJEE</b>                                                                                                                                                                          |

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

Dear Sir / Madam,

Please find below our Key Operational Updates for Q3FY26 & YTD FY26:

| Operational Performance Matrix | YTD FY26 | YTD FY25 | YTD Growth (%) | FY25  |
|--------------------------------|----------|----------|----------------|-------|
| Area (In Mn Sqft)              | 1.59     | 1.11     | 43%            | 1.69  |
| Pre-Sales (In INR bn)          | 26.76    | 21.74    | 23%            | 30.28 |
| Collection (In INR bn)         | 17.68    | 15.79    | 12%            | 23.27 |

| Operational Performance Matrix (QoQ) | Q3FY26 | Q3FY25 | YoY Growth (%) | Q2FY26 |
|--------------------------------------|--------|--------|----------------|--------|
| Area (In Mn Sqft)                    | 0.46   | 0.41   | 13%            | 0.50   |
| Pre-Sales (In INR bn)                | 8.37   | 8.63   | -3%            | 7.72   |
| Collection (In INR bn)               | 5.24   | 5.42   | -3%            | 6.69   |

- a) **Pre-Sales:** Pre-Sales of **INR 8.37 bn** in Q3FY26 as compared to **INR 8.63 bn** in Q3FY25. Pre-Sales of **INR 26.76 bn** for YTD FY26 as compared to **INR 21.74 bn** for YTD FY25, showing a growth of **23% YoY on YTD basis**. **67% of full year FY26 Pre-Sales guidance achieved in YTD FY26.**

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- b) **Collections:** Collections are at **INR 5.24 bn** in Q3FY26 as compared to **INR 5.42 bn** in Q3FY25. Collections stood at **INR 17.68 bn** for YTD FY26 as compared to **INR 15.79 bn** for YTD FY25, showing a growth of **12% YoY on YTD** basis.
- c) **New Launches:** Launched **1 Project** in Q3FY26 having saleable area of **0.55 mn sq ft** with an estimated GDV of **INR 9.19 bn** ("**La Vie - Tower D**" at **Urbania, Thane**). With this, we have launched a total of **5 projects** in YTD FY26 with an estimated GDV of **INR 58.35 bn**. About **83% of the full-year FY26 launches guidance** has already been achieved in YTD FY26.
- d) **Business Development:** We added **1 Project** in Q3FY26 having saleable Area of **0.13 mn sq ft** and estimated GDV of **INR 3.82 bn** ("**The Homestead CHSL**", **Lokhandwala Cluster at Andheri West**). For YTD FY26 we added **4 Projects** having saleable Area of **3.48 mn sq ft** and an estimated GDV of **INR 86.49 bn** ("**GTB Nagar**" at **Sion**, "**Lokhandwala Cluster**" at **Andheri West**, "**Swarganga CHSL**" at **Dindoshi Nagar Cluster, Goregaon East**, "**The Homestead CHSL**" at **Lokhandwala Cluster**", **Andheri West**). All are redevelopment projects. These strategic additions align with our goal to maintain and strengthen our leadership in the redevelopment space. **Remarkably, we've surpassed our full-year FY26 business development guidance.**
- e) **Completions:** For YTD FY26, company has completed **3 Projects** with total area of **1.98 mn sq ft** ("**Rustomjee Paramount Wing F**" (Part OC) at **Khar**, Construction area - **0.11 mn sq ft**, "**Rustomjee Crown - Tower C**" (Part OC) at **Prabhadevi**, Construction area - **1.40 mn sq ft**, and "**Rustomjee Belle Vue - Phase 1**" **Plotted development at Kasara**, Plot area - **0.47 mn sq ft**)
- f) **Credit Rating:** In addition to ICRA's Credit rating of "**A+ (with Stable Outlook)**", India Ratings has assigned a Credit rating of "**A+ (with Positive Outlook)**".

**Commenting on the Company's operational performance for Q3FY26, Mr. Boman Irani, CMD of Keystone Realtors Limited, said "As we close the third quarter of FY26, I am pleased to share that the Company continues to demonstrate strong operational momentum during this phase. Q3FY26 marked a quarter of robust performance, reinforcing the strength of our business model, disciplined execution, and consistent growth. Building on the solid momentum carried forward from FY25, we achieved Pre-Sales of INR 8.37 billion in Q3FY26, and thereby achieving INR 26.76 billion in YTD FY26 showing a growth of 23% YoY on YTD**

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basis and achieving 67% of full year FY26 Pre-Sales guidance within first 9 months of FY26. In Q3FY26, we launched one project with an estimated GDV of INR 9.19 billion, taking the total to five projects in YTD FY26 with a combined estimated GDV of INR 58.35 billion thereby achieving about 83% of our full-year FY26 launches guidance within first 9 months of FY26. On the business development front, we added 1 project in Lokhandwala Cluster in Q3FY26, with a GDV of INR 3.82 billion. This brings the total additions to 4 projects with an estimated GDV of INR 86.49 billion in YTD FY26, surpassing our full-year FY26 business development guidance. For YTD FY26 we have completed 3 projects with total area of 1.98 mn sq ft. Our robust pipeline positions us well to capitalize on upcoming demand, and I am confident in our ability to not only acquire new projects but also execute them efficiently. Redevelopment in Mumbai continues to remain a core strategic focus, offering immense potential for sustained value creation. As one of the most preferred redevelopment players in the MMR region, we are uniquely positioned to capture these opportunities and strengthen our leadership in this segment. Our performance across business development and new launches underscores our agility, execution capabilities, and commitment to sustainable growth. Supported by a strong balance sheet and prudent capital allocation, we are well positioned to maintain momentum across acquisitions and project launches throughout the remainder of the year. We remain confident in our ability to consistently deliver long-term value to all stakeholders as we navigate the opportunities ahead."

Please note that aforesaid nos. are provisional and subject to audit. This is for the information of all concerned. Request you to kindly disseminate the above information on your respective websites.

Thanking you,

**For Keystone Realtors Limited**

**Bimal K Nanda**  
**Company Secretary and Compliance Officer**  
**Membership No. A11578**

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