

# SOBHA

**Date: January 16, 2026**

BSE Limited Department of Corporate Services PJ Towers, Dalal Street Mumbai – 400 001 <b>Scrip Code: 532784</b>	The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 <b>Scrip Code: SOBHA</b>
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**Dear Sir/Madam(s),**

**Sub: Investor Presentation for the quarter ended December 31, 2025.**

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the Investor Presentation of the Company on the Unaudited (Standalone and Consolidated) Financial Results of the Company for the quarter ended December 31, 2025.

Kindly take the aforesaid information on record in compliance of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015.

**FOR SOBHA LIMITED**

**Bijan Kumar Dash**  
**Company Secretary & Compliance Officer**  
**Membership No. ACS 17222**

**SOBHA LIMITED**

Regd & Corporate Office: SOBHA Limited, Sarjapur - Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560103, Karnataka, India.  
CIN: L45201KA1995PLC018475 | Tel: +91 80 49320000 | www.sobha.com | Email: investors@sobha.com

# SOBHA

**Investor Presentation**  
Q3 FY 2026

# Scale. Strength. Stability.

- Unique backward integrated model powering in-house concept-to-completion delivery
- Execution track record of 580+ precision-built residential and commercial projects
- Strengthened balance sheet with net-debt negative position achieved in FY 25
- Diversified presence across multiple real estate formats and business verticals
- Well-positioned for sustained, long-term value creation

<div>150.13 mn</div> <div>sft completed</div>	<div>581</div> <div>Developments</div>	<div>7 mn</div> <div>sft annual delivery rate*</div>	<div>39.89 mn</div> <div>sft under development</div>
<div>27</div> <div>Cities and 14 states across India</div>	<div>25+</div> <div>Acres manufacturing facilities</div>	<div>4,450+</div> <div>Employees</div>	<div>11,200+</div> <div>Technicians</div>

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

# HIGHLIGHTS

**Highlights** | Sales & Operations | Cashflow & Financials | Project Updates

# Performance Highlights | 9M FY26

Strategic expansion underpinned by strong solvency, record sales and robust balance sheet fundamentals

## RE SALES

₹60.97 Bn

Sales Value

Saleable Area:  
4.21 Mn sft

## CASHFLOW

₹58.09 Bn

Total Operational Cash Inflow

Net Operational Cashflow: ₹12.70 Bn  
Net Cashflow: ₹1.62 Bn

## P&L

₹33.54 Bn

Total Revenue

EBITDA: ₹3.09 Bn (9.2%)  
PAT: ₹1.02 Bn (3.0%)

## DEBT (31.12.2025)

₹9.97 Bn

Gross Debt

Cash Balance: ₹17.90 Bn  
Avg. Interest Cost: 7.94%

## COMPLETIONS

3.64 Mn sft

26 Towers , 1 Plotted  
Development and 10 Villas

## NEW LAUNCHES (SBA)

2.58 Mn sft

6 projects across 5 cities

## EXPANSION

Mumbai &  
Greater Noida

RE Operating locations  
expanded to 13 cities

## CREDIT RATING

AA- Positive

Outlook upgraded by Ind-RA,  
ICRA stands at AA- Stable

# New Project Launches | Q3 FY26

## SOBHA Magnus, Bangalore



- Development is spread across 5.85 acre, located in South Bangalore
- Total saleable area of 589,150 sft across 5 wings of 2B + G + 9 floors
- Comprising 294 homes – 3 / 4 BR with sizes ranging from 1,856 sft to 2,578 sft

## SOBHA Inizio, Mumbai



- Launched our first project in Mumbai, located in Parel, on 1.04 acre land parcel
- Total development comprises single tower of 2B + 2G + 8S + 56 floors, of which in Phase I we launched till the 33rd floor
- Saleable carpet area of 128,961 sft

## SOBHA Strada, Gurgaon



- Commercial development on 2.03 acre, located at Sector 106, Gurgaon
- Single tower of 4B + G + 31 floors with total saleable area of 214,060 sft
- Comprising 222 units 1 BR studio service apartments and retail space

# Awards and recognition in Q3 FY 2026



Chairman Mr. Ravi Menon, as Impactful CSR Leader of India



Awarded as CHAMPIONS OF CSR 2025



Awarded as BEST Brands of 2025



Platinum Award - Annual Report Gold Award - Stories

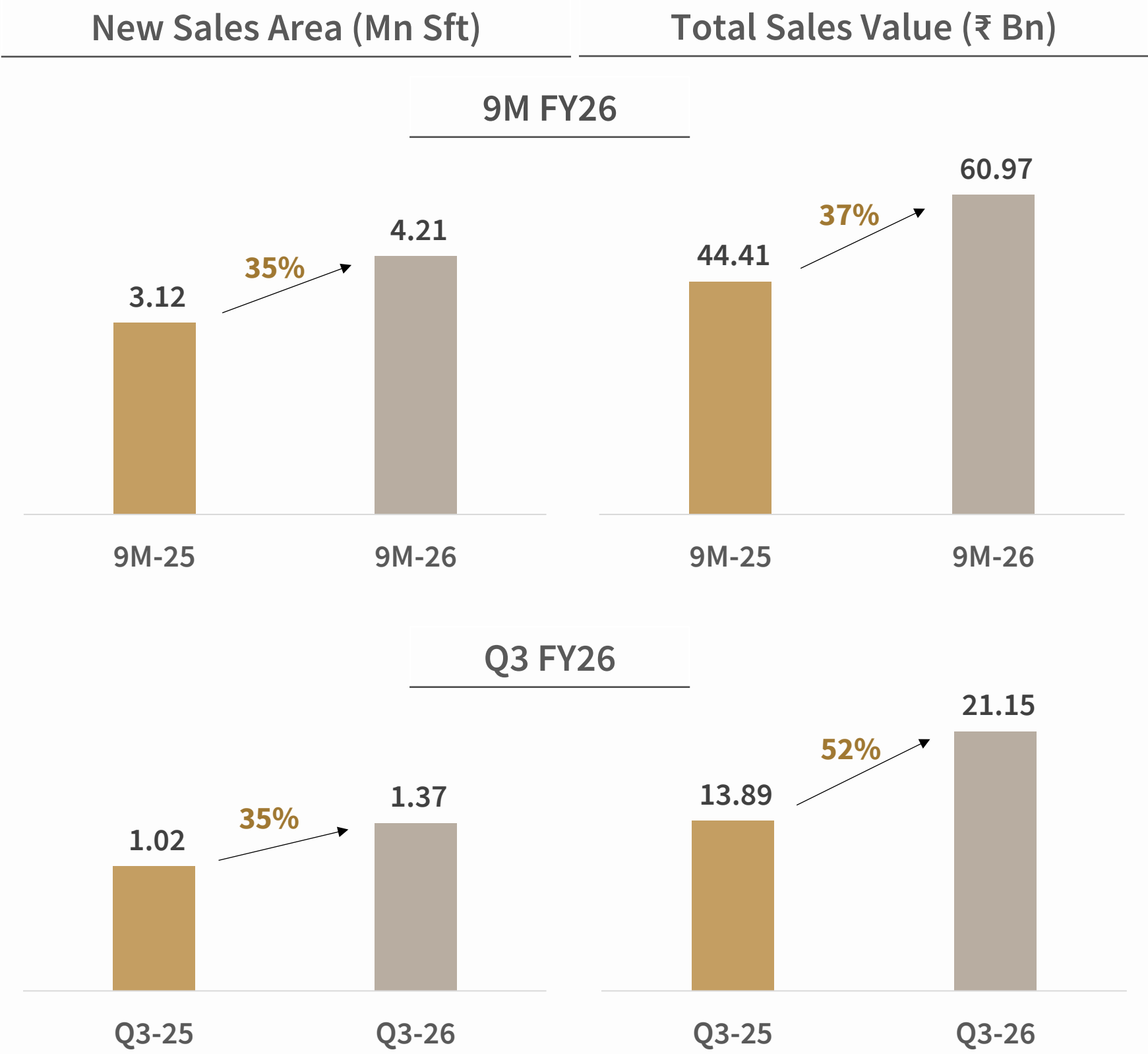
# SALES & OPERATIONS

Highlights | **Sales & Operations** | Cashflow & Financials | Project Updates

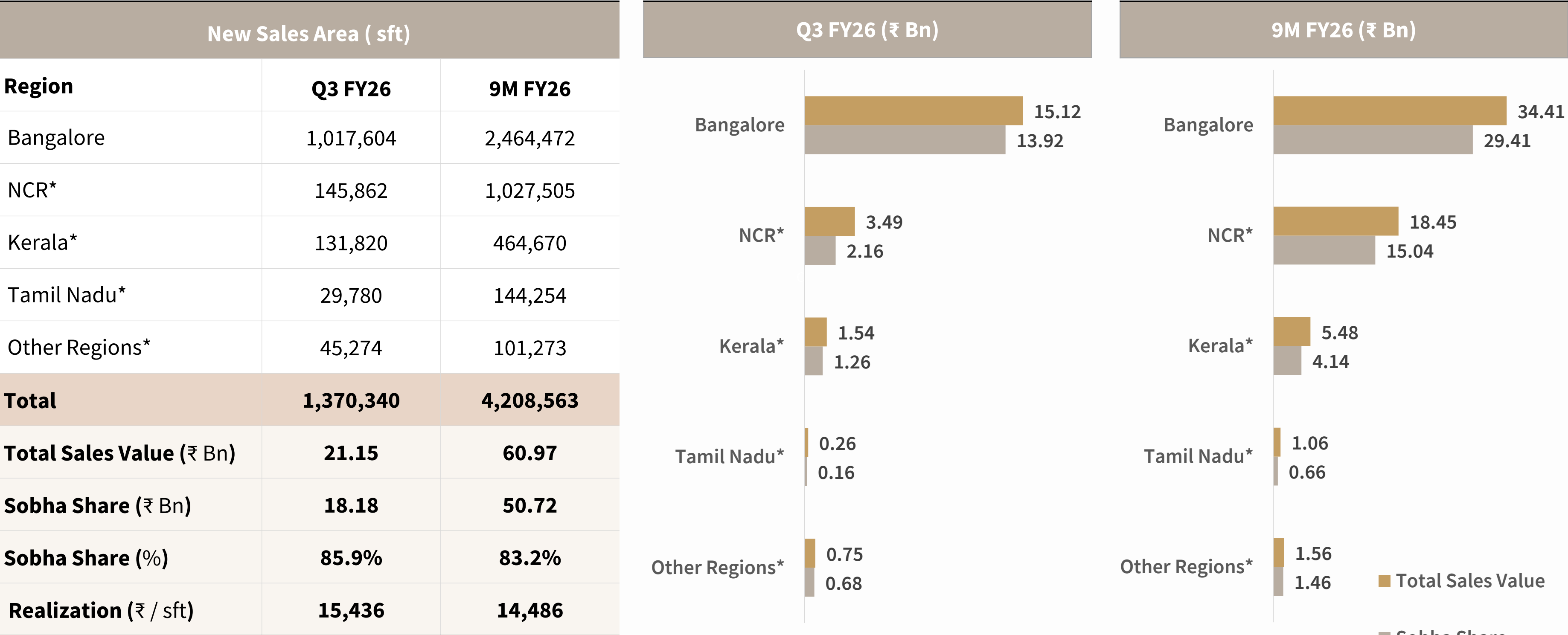
# Achieved historic Sales Performance in Q3 & 9M FY26

## Key Highlights

- In 9M FY26, achieved sales value of ₹60.97 Bn (growth of 37.3% compared to 9M-FY25), new sales area 4.21 Mn sft
- In Q3-FY26, SOBHA recorded sales value of ₹21.15 Bn, growth of 52.3% compared to Q3-FY25; Sobha share of sales value was also highest ever, at ₹18.18 Bn (85.9%)
- Crossed ₹2K Cr. quarterly sales milestone for 2nd time
- Bangalore reported highest ever quarterly sales value of ₹15.12 Bn, contributing 71.5% to Q3-FY26
- Gurgaon sales value grew by 119.2% over Q2-FY26, supported by successful launch of SOBHA Strada



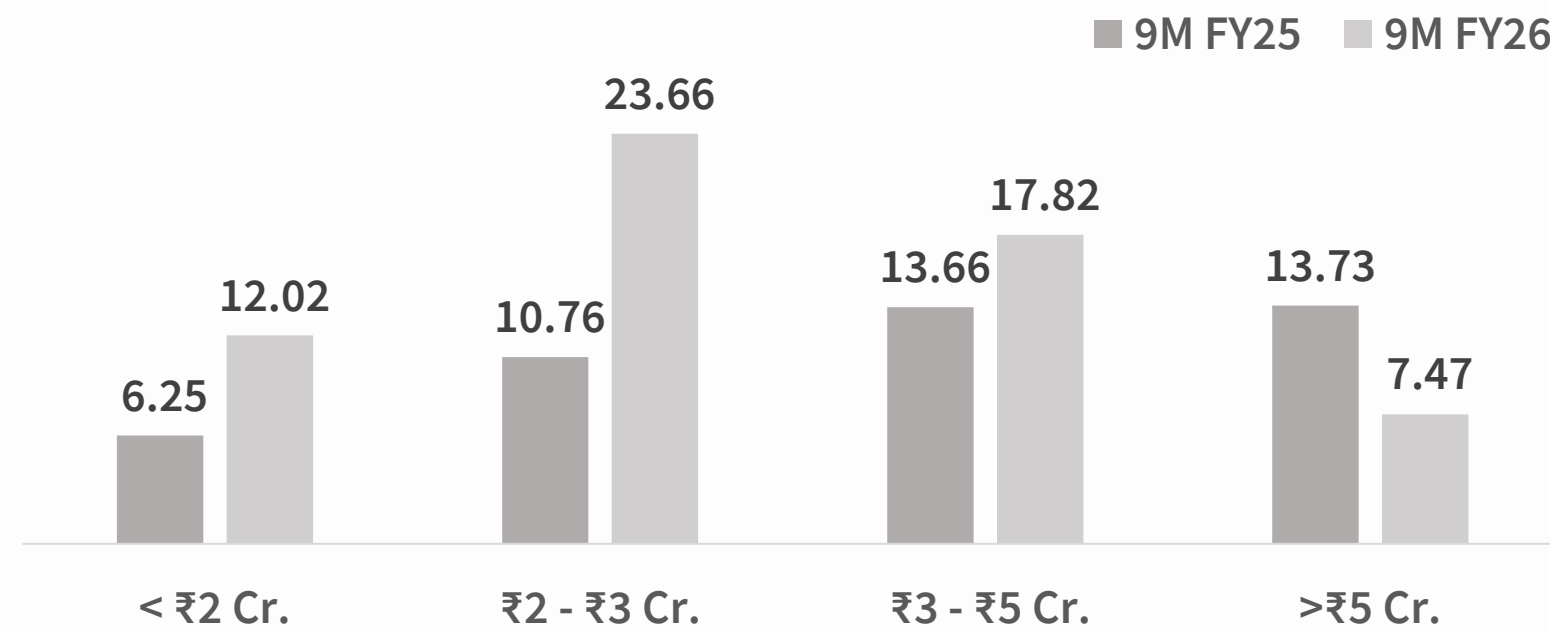
# Region wise sales performance | Q3 & 9M FY26



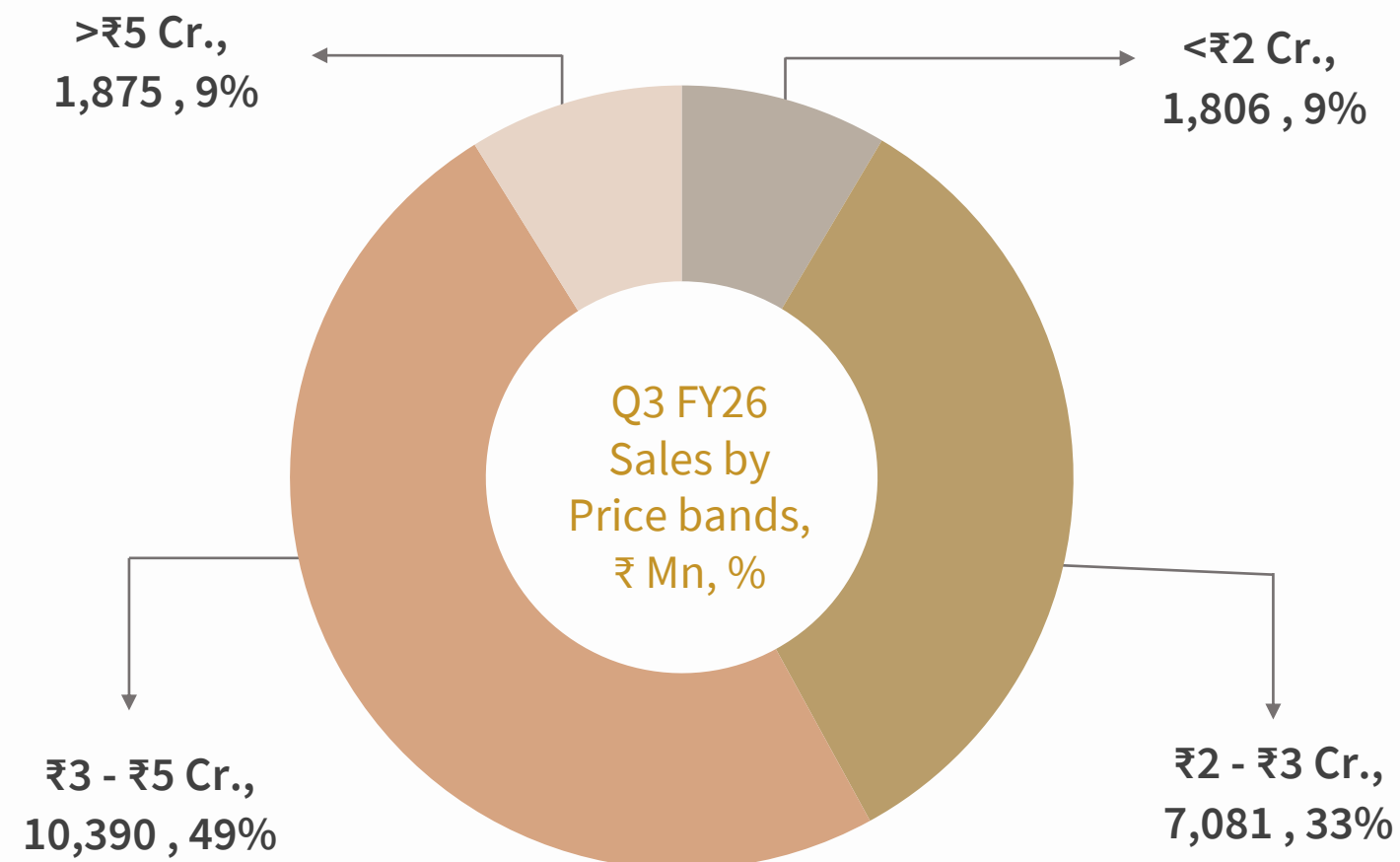
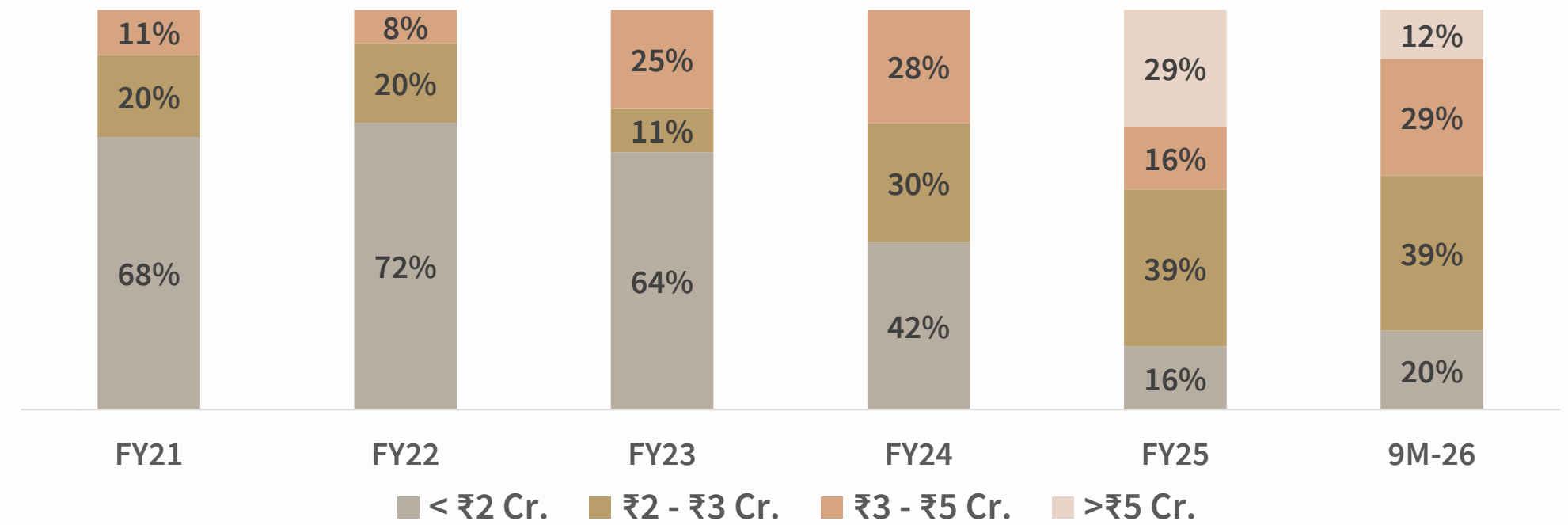
*\*NCR includes Gurgaon and Greater Noida ; Kerala includes Kochi, Thrissur, Calicut and Trivandrum ; Tamil Nadu includes Chennai and Coimbatore ; Other Regions includes Hyderabad , GIFT City, Pune and Mumbai (Carpet area is reported for Mumbai region)*

# Sales Value by Price bands | Q3 & 9M FY26

9M FY26 vs 9M FY25 Sales value by Price bands (₹ Bn)



5 Year trend in Price bands contribution



- In Q3-FY26, homes in range of ₹2 Cr. to ₹3 Cr. contributed 33% - SOBHA Townpark, SOBHA Neopolis and SOBHA Strada together contributed 79.5% to this segment
- Homes ranging from ₹3 Cr. to ₹5 Cr. contributed 49% in Q3-FY26 sales - mainly supported by SOBHA Magnus, contributing 72.6% to this segment
- Super luxury homes (above ₹5 Cr) contributed 29% in FY25, supported by SOBHA Aranya, SOBHA Altus, SOBHA Infinia, and other premium villa and rowhouse projects. In FY26, mix is gyrating towards sweet spot of ₹2 Cr. to ₹5 Cr. with new launches like SOBHA Aurum, SOBHA Magnus and inventory in SOBHA Townpark

# Real Estate project completion | Q3 & 9M FY26

Completed Project (Q3 FY 26)	Tower / Wing	No. of units	SBA (sft)
<b>Bangalore</b>		<b>771</b>	<b>1,096,535</b>
Sobha Windsor	Wing 6 & 9	138	262,280
Sobha Dream Acres	Wing 23 & 24	237	237,727
Sobha Manhattan Towers	Wing 4	138	206,861
Sobha Royal Pavilion	Wing 13	75	118,757
Sobha Sentosa	Wing 2	71	107,042
Sobha Dream Gardens	Wing 1A	91	91,359
Sobha Galera	Wing 1 & 2	20	65,545
Sobha Lifestyle	Villa	1	6,965
<b>Other Cities</b>		<b>144</b>	<b>292,670</b>
Sobha City (Gurgaon)	Tower C6	96	212,303
Sobha Arbor (Chennai)	Wing 2 & 4	48	80,367
<b>Total</b>		<b>915</b>	<b>1,389,205</b>

- 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

## Key Highlights

- In 9M FY26 we completed 2,100 homes measuring 3.64 mn sft of saleable area
- Focused construction strategy to address increasing complexity of managing multiple sites, specialized teams, and aggressive timelines in a bid to scale up our project delivery sustainably
- Multiple initiatives rolled out to reduce cost, improve efficiency & productivity through increase in use of automation and adapting new technologies

# RE development portfolio as on 31 December 2025

Region	Completed		Ongoing		Forthcoming
	Developed Area	SBA	Developable Area	SBA	SBA
Bangalore*	68.43	49.79	19.66	13.89	7.68
NCR*	5.62	3.65	6.63	4.75	4.51
Kerala*	5.38	3.93	6.98	4.69	1.81
Tamil Nadu*	8.03	6.14	0.14	0.11	1.36
Other Regions*	2.54	1.75	3.39	2.65	1.15
<b>Total</b>	<b>89.99</b>	<b>65.26</b>	<b>36.82</b>	<b>26.08</b>	<b>16.51</b>

**Note:**

- Real Estate product mix includes Multi Storied Apartments, Row Houses, Villas, Plotted Developments & Club House Facilities etc.
- Developed / Developable area includes super built-up area / saleable area (SBA) plus common area, car parking area, service area, storage area, internal roads and common amenities
- Forthcoming projects include opportunities which are expected to be launched over next 6-8 quarters. These projects are at advanced stages of design / approval
- Forthcoming projects also include future commercial projects for sale

*\*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 Marginal Cashflow from visible Inventory

Particulars	Unit	Completed Projects	Ongoing – Released	Ongoing – Unreleased	Total
Total Saleable area	<i>Mn sft</i>	17.69	24.85	1.30	<b>43.84</b>
Sobha share of Saleable area (A)	<i>Mn sft</i>	16.69	24.08	1.28	<b>42.05</b>
Total area sold till 31 Dec 2025 (B)	<i>Mn sft</i>	16.42	17.06	-	<b>33.48</b>
Unsold area as on 31 Dec 2025 (A-B)	<i>Mn sft</i>	0.27	7.02	1.28	<b>8.57</b>
Balance cost to incur as on 31 Dec 2025 (C)	<i>₹ Bn</i>	3.74	107.84	8.86	<b>120.44</b>
Outstanding receivables + Balance to be billed & collected on sold units* + Refundable deposit (D)	<i>₹ Bn</i>	0.95	103.44	0.07	<b>104.46</b>
Sales value of unsold stock ^ (E)	<i>₹ Bn</i>	1.85	91.61	13.15	<b>106.62</b>
<b>Marginal Cashflow – Completed &amp; Ongoing (E+D-C)</b>	<i>₹ Bn</i>	<b>(0.94)</b>	<b>87.22</b>	<b>4.36</b>	<b>90.64</b>
<b>Marginal Cashflow – Forthcoming Projects</b>	<i>₹ Bn</i>				<b>73.09</b>

- SOBHA Crystal Meadows (Rowhouse), launched in Q4-FY24 is being redesigned and hence removed from inventory
  - 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*

# Inventory visibility - Ongoing & Forthcoming RE projects

SBA (Mn sft), Sales value (₹ Bn)

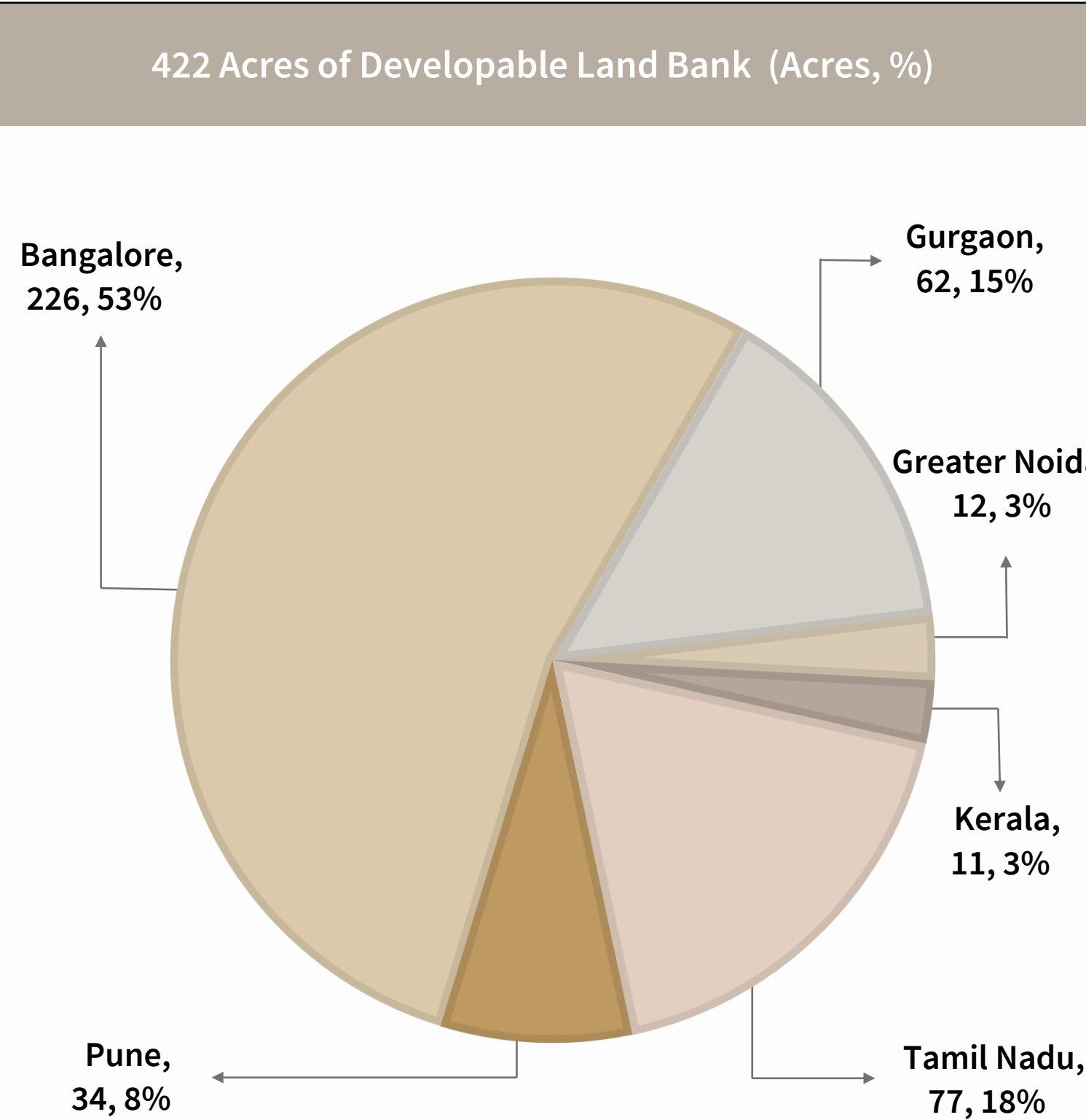
Inventory visibility – Real Estate		
Inventory status	SBA	Sales Value
Completed projects	0.27	2.10
Ongoing projects - Released	7.02	115.19
Ongoing projects – Unreleased	1.28	21.63
Forthcoming projects – Residential	15.91	223.19
Forthcoming projects – Commercial	0.60	9.02
<b>Total inventory visibility</b>	<b>25.08</b>	<b>371.13</b>



Forthcoming projects - Residential and Commercial		
City / Region	No. of Projects	SBA
Bangalore	5	7.68
Greater Noida	1	2.48
Gurgaon	2	1.43
Chennai	1	1.36
Pune	1	1.00
Calicut	1	0.81
Thrissur	1	0.75
Trivandrum	1	0.25
Mumbai	1	0.14
<b>Residential Projects</b>	<b>14</b>	<b>15.91</b>
Gurgaon	1	0.60
<b>Commercial Projects</b>	<b>1</b>	<b>0.60</b>
<b>Total Forthcoming</b>	<b>15</b>	<b>16.51</b>

- Unreleased Inventory comprises of towers in SOBHA Aranya (Gurgaon), SOBHA Ayana, SOBHA Madison Heights and SOBHA Hamptons (Bangalore), Marina One (Kochi)
- Sobha share in inventory of completed and ongoing projects is 76.7%
- Sobha share in total forthcoming projects inventory is 85.3%

# Developable Land Bank to support sustained growth



City / Region*	Forthcoming Projects Land	Subsequent Projects Land	Total
Bangalore	78	148	226
Gurgaon	18	44	62
Greater Noida	12	-	12
Kerala	11	-	11
Tamil Nadu	9	68	77
Pune	7	27	34
<b>Developable Land Bank (Acres)</b>	<b>135</b>	<b>287</b>	<b>422</b>
<b>Development Potential (SBA in Mn sft)</b>	<b>16.51</b>	<b>26.28</b>	<b>42.79</b>
<b>Sobha share (%)</b>	<b>85.3%</b>	<b>81.8%</b>	<b>83.1%</b>

\* **Bangalore** includes Mysore; **Tamil Nadu** includes Chennai, Coimbatore, Hosur; **Kerala** includes Kochi, Trivandrum, Thrissur and Calicut.

- In addition to the above lands, a total of 1,752 Acres of land bank (owned/JD/ lease) is under various stages of consolidation, monetization and self use
- Development of 48.8 Acres in Hoskote is considered in Forthcoming Project

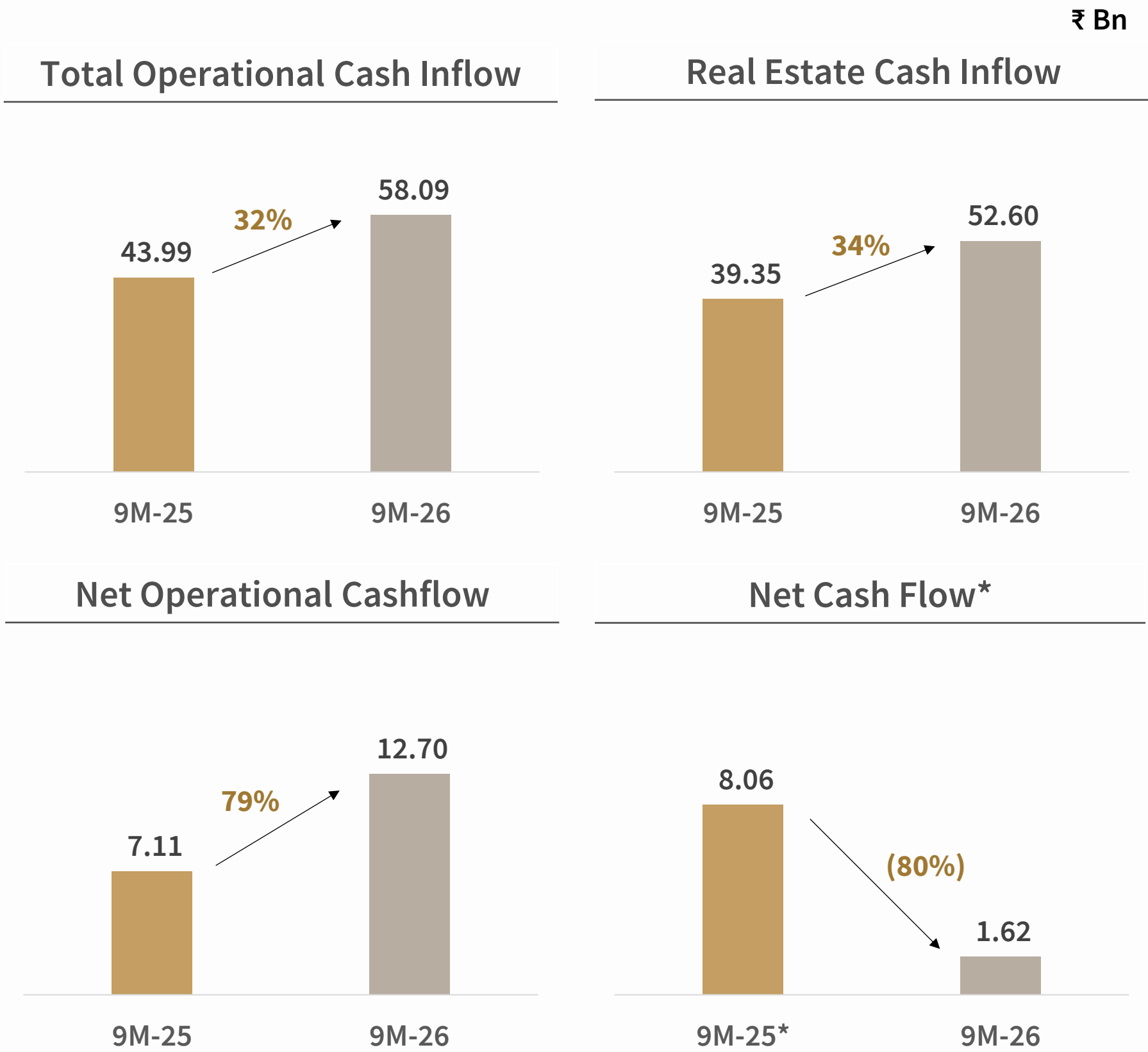
# CASHFLOW & FINANCIALS

Highlights | Sales & Operations | **Cashflow & Financials** | Project Updates

# Cashflow performance | Q3 & 9M FY26

## Key Highlights

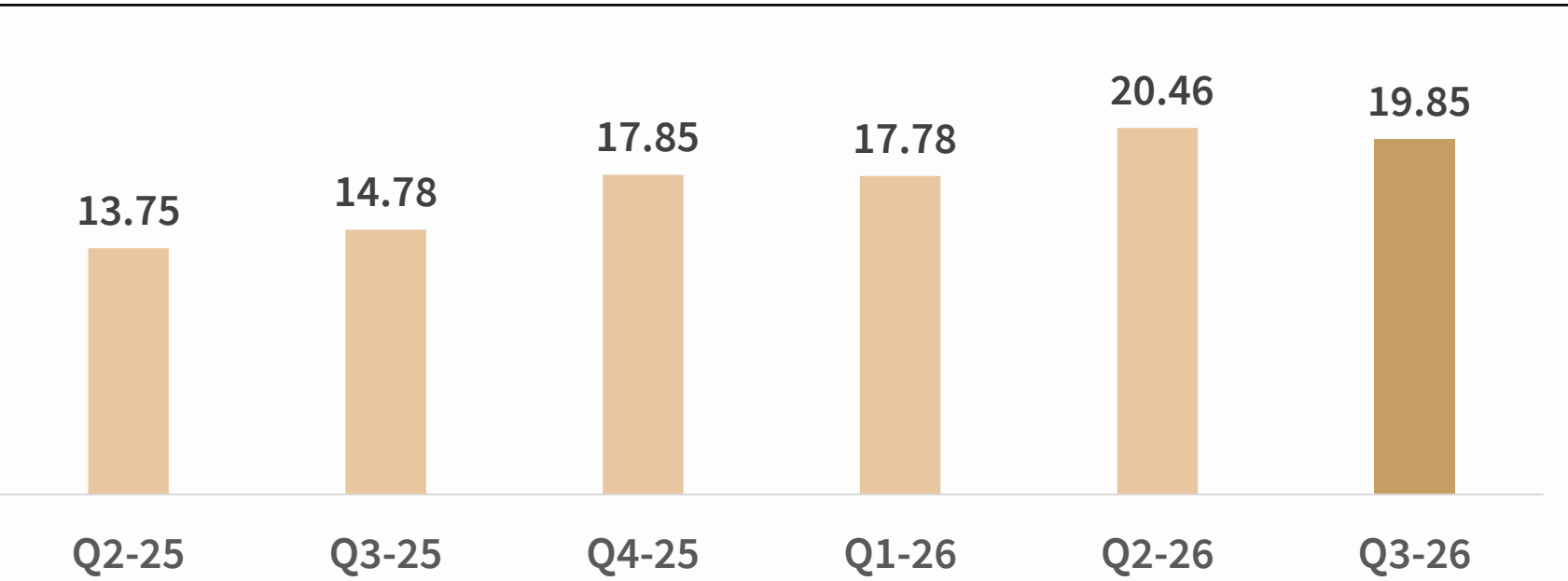
- Achieved total operational cash inflow of ₹19.85 Bn in Q3 FY26, increased by 34.3% over Q3 FY25
- Real estate collection was ₹18.16 Bn in Q3 FY26 growth of 37.5% over same period of FY25
- Sales & Marketing outflows increased to ₹1,005 Mn in Q3 FY26, in line with growth in Sales value in FY26
- Net operational cashflow in Q3 FY26 improved by 78.0% compared to Q3 FY25 to ₹3.62 Bn
- Net Land payments in 9M FY26 was ₹8,720 Mn, up by 37.7% compared to same period in FY25
- Generated net cashflow of ₹416 Mn in Q3 FY26 and ₹1,618 Mn in 9M FY26



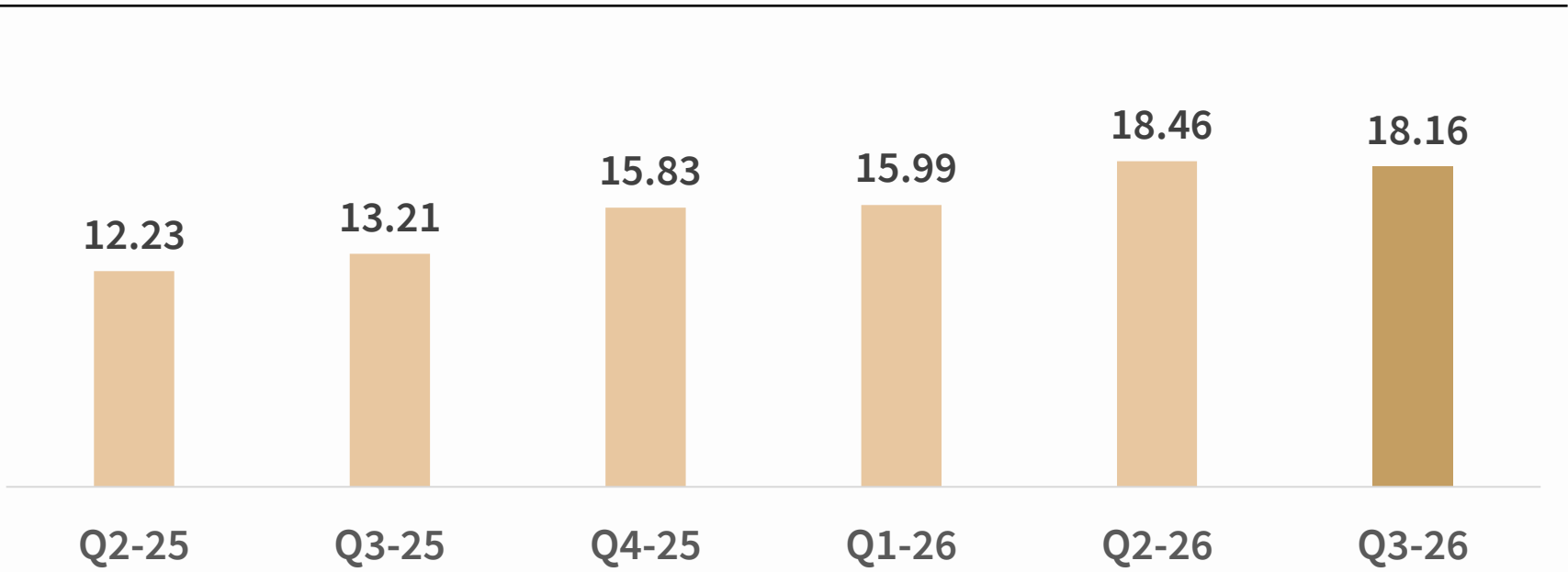
\* Rights Issue receipts included

# Healthy and consistent cashflow growth over the quarters

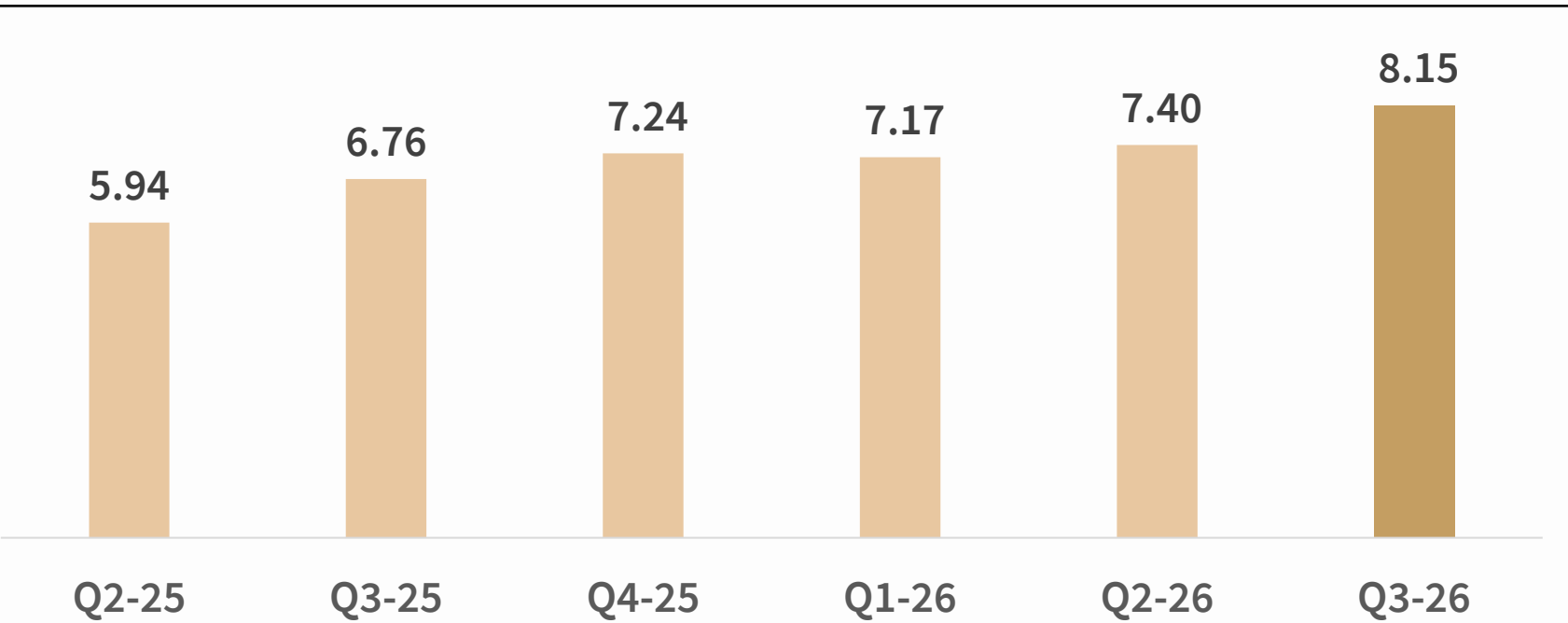
Total Operational Cash Inflow (₹ Bn)



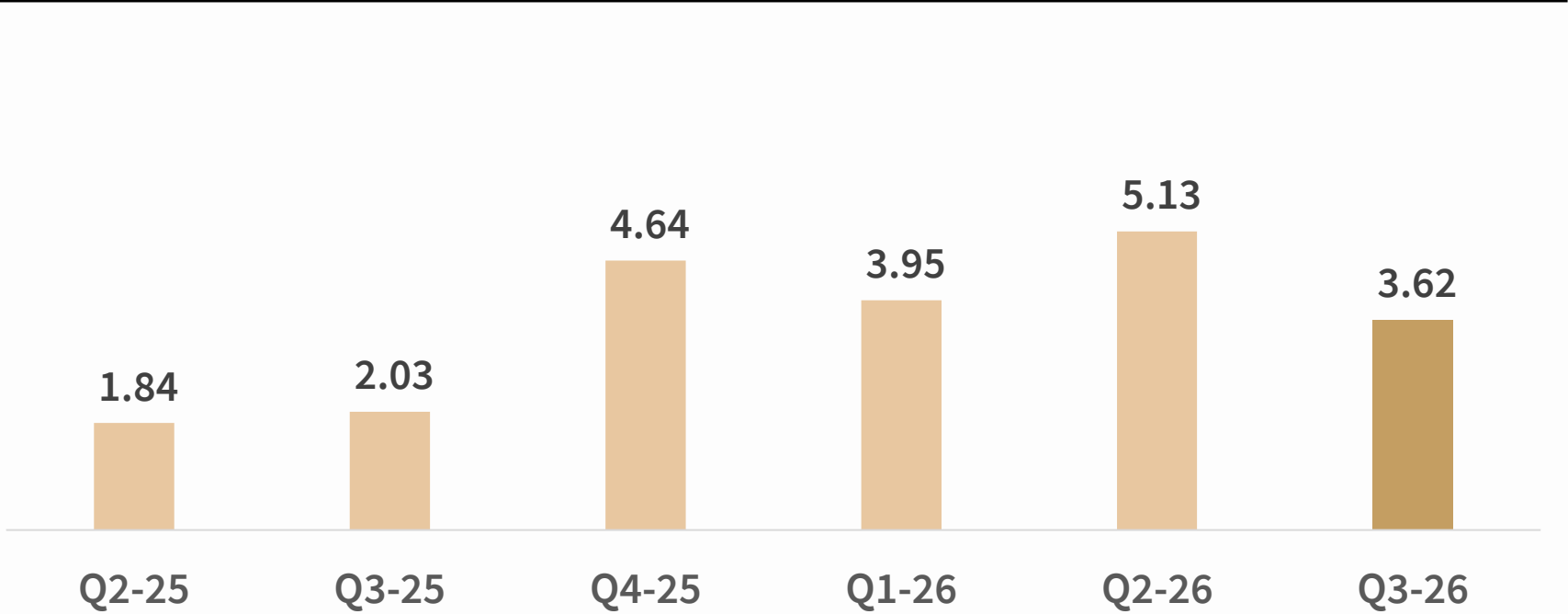
Real Estate Cash Inflow (₹ Bn)



Real Estate Construction Outflows (₹ Bn)



Net Operational Cashflow (₹ Bn)



# Consolidated Cashflow Statement | Q3 & 9M FY26

₹ Mn

Particulars	Q3-26	Q2-26	Q3-25	9M-26	9M-25	FY-25
<b>Operational Cash Inflow</b>						
Real Estate Operations	18,156	18,459	13,206	52,601	39,350	55,184
Contractual & Manufacturing	1,689	1,999	1,575	5,486	4,643	6,657
<b>Total Operational Cash Inflow (A)</b>	<b>19,845</b>	<b>20,458</b>	<b>14,781</b>	<b>58,088</b>	<b>43,993</b>	<b>61,841</b>
<b>Operational Cash Outflow</b>						
Real Estate project related outflow	8,146	7,398	6,758	22,710	18,813	26,053
Joint Development Partner payments	3,260	2,759	1,837	8,483	5,646	7,566
Contracts and Manufacturing	1,329	1,725	1,535	4,501	4,262	5,909
Facility management	244	242	149	646	814	986
Overheads	634	852	661	2,453	2,135	2,896
Sales & Marketing	1,005	592	566	2,088	1,264	1,649
CSR	15	15	27	45	95	135
Indirect Taxes	756	853	577	2,343	1,994	2,768
Income Tax (incl. TDS)	840	889	639	2,117	1,864	2,137
<b>Total Operational Cash Outflow (B)</b>	<b>16,228</b>	<b>15,325</b>	<b>12,749</b>	<b>45,386</b>	<b>36,888</b>	<b>50,100</b>
<b>Net Operational Cashflow (C = A-B)</b>	<b>3,617</b>	<b>5,134</b>	<b>2,032</b>	<b>12,702</b>	<b>7,105</b>	<b>11,741</b>

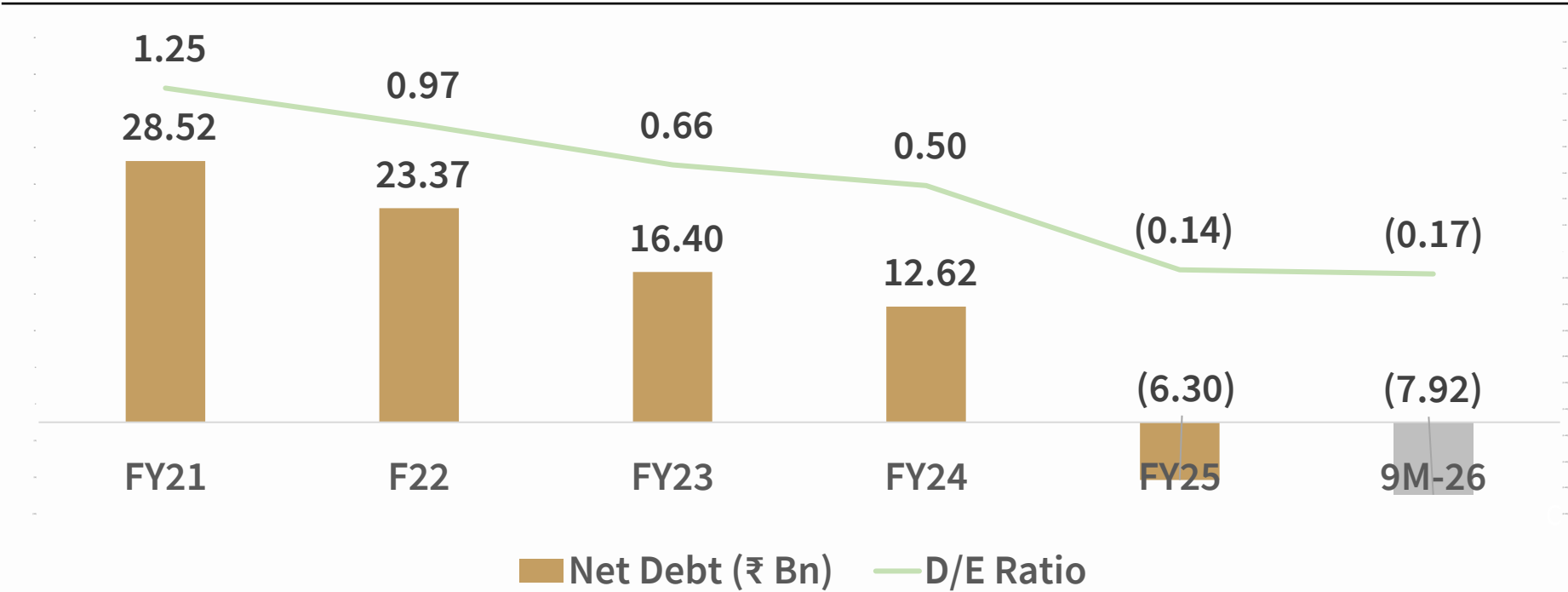
# Cashflow Statement | Q3 & 9M FY26 (*continued*)

₹ Mn

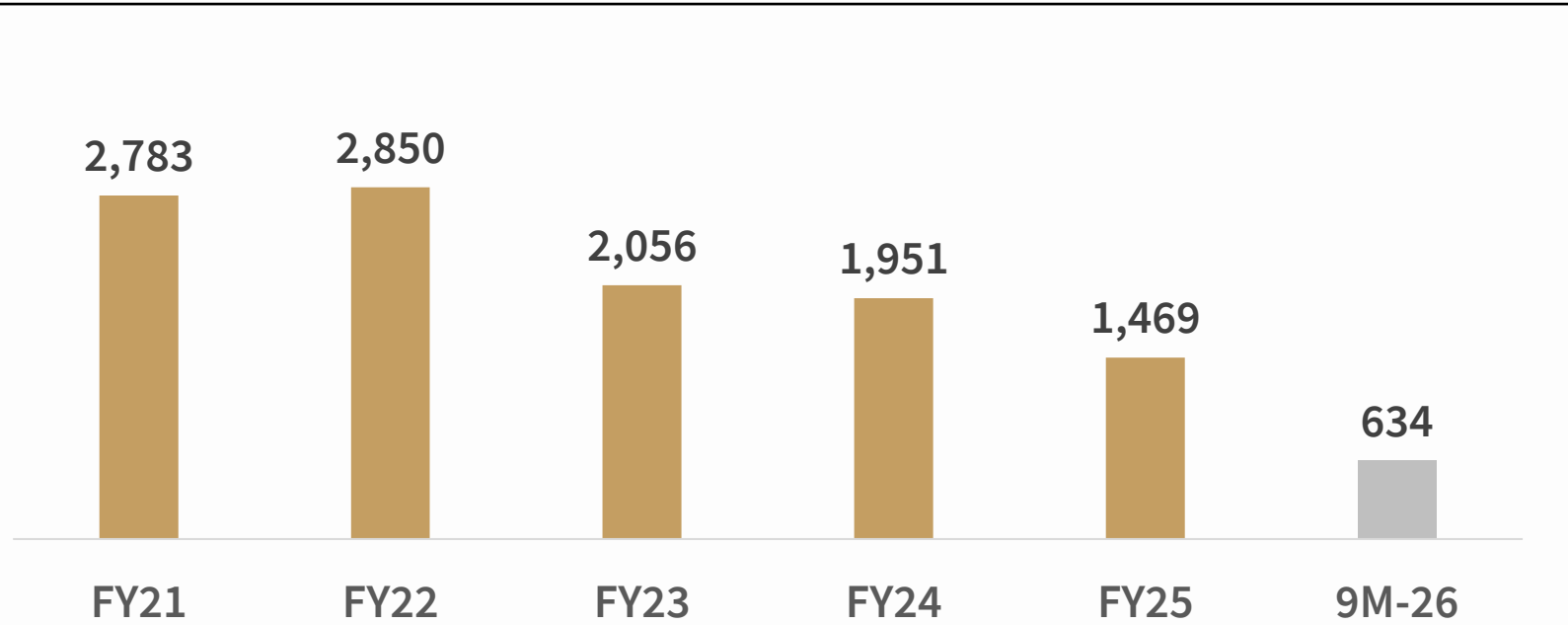
Particulars	Q3-26	Q2-26	Q3-25	9M-26	9M-25	FY-25
<b>Financial Inflow</b>						
Rights Issue Proceeds (D)	6	-	-	12	9,995	19,961
<b>Financial Outflow</b>						
Finance Related Outflow	198	235	338	634	1,168	1,469
Dividend	-	321	-	322	301	301
<b>Total Financial Outflow (E)</b>	<b>199</b>	<b>557</b>	<b>338</b>	<b>956</b>	<b>1,469</b>	<b>1,770</b>
<b>Net Financial Cashflow (F = D-E)</b>	<b>(193)</b>	<b>(557)</b>	<b>(338)</b>	<b>(944)</b>	<b>8,526</b>	<b>18,191</b>
<b>Net Cashflow after Financing Activities (G = C+F)</b>	<b>3,425</b>	<b>4,577</b>	<b>1,694</b>	<b>11,757</b>	<b>15,632</b>	<b>29,932</b>
<b>Capital Outflow</b>						
Net Land Payments	2,400	3,506	3,058	8,720	6,331	9,463
Investments	150	50	-	200	-	-
Capex	458	386	394	1,218	1,241	1,544
<b>Total Capital Outflow (H)</b>	<b>3,008</b>	<b>3,942</b>	<b>3,452</b>	<b>10,138</b>	<b>7,572</b>	<b>11,006</b>
<b>Total Cash Inflow (I = A+D)</b>	<b>19,851</b>	<b>20,458</b>	<b>14,781</b>	<b>58,100</b>	<b>53,988</b>	<b>81,802</b>
<b>Total Cash Outflow (J = B+E+H)</b>	<b>19,435</b>	<b>19,823</b>	<b>16,539</b>	<b>56,480</b>	<b>45,929</b>	<b>62,877</b>
<b>Net Cashflow (I - J)</b>	<b>416</b>	<b>635</b>	<b>(1,758)</b>	<b>1,619</b>	<b>8,060</b>	<b>18,926</b>

# Negative Net Debt with low borrowing cost

Net debt and D/E ratio



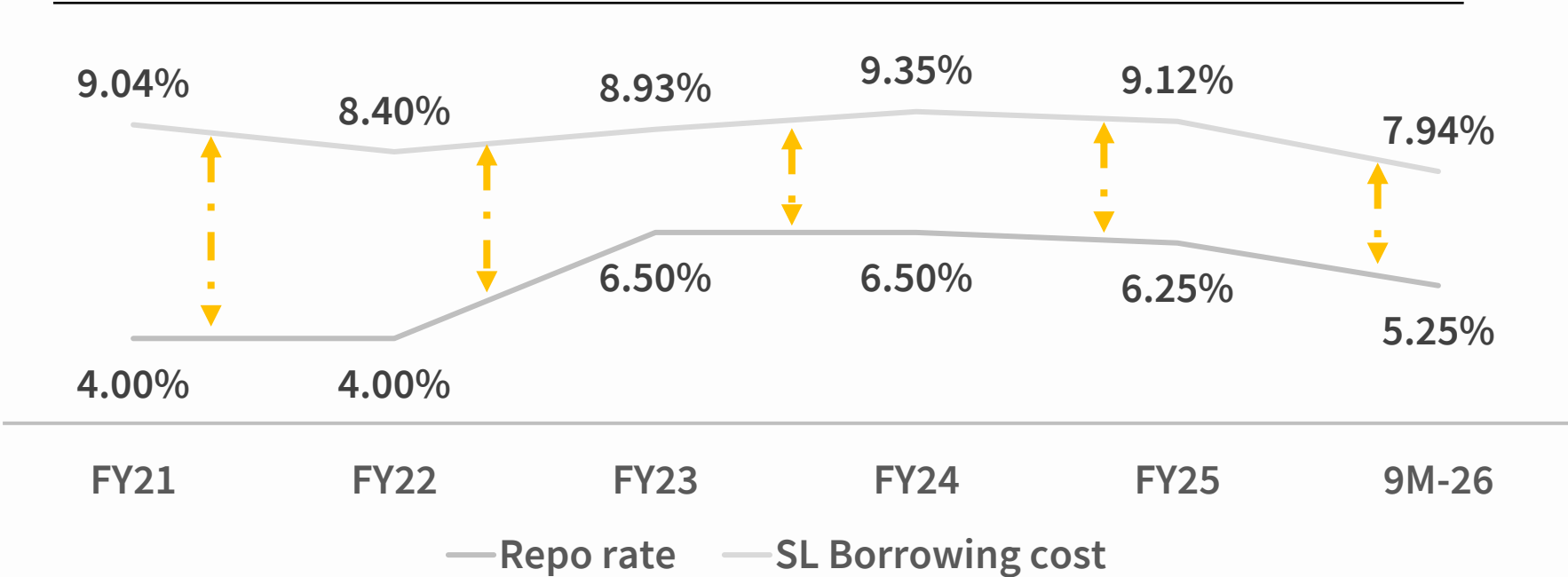
Finance Related Outflows (₹ Bn)



Particulars (₹ Bn)	FY21	FY22	FY23	FY24	FY25*	9M-26
Gross Debt	30.62	25.33	20.04	19.14	11.31	9.97
(-) Cash equivalents	2.10	1.96	3.64	6.51	17.61	17.90
Net Debt	28.52	23.37	16.40	12.62	(6.30)	(7.92)
Net Cash Flow	1.71	5.16	6.97	3.77	18.93	1.62

\* Rights Issue receipts included

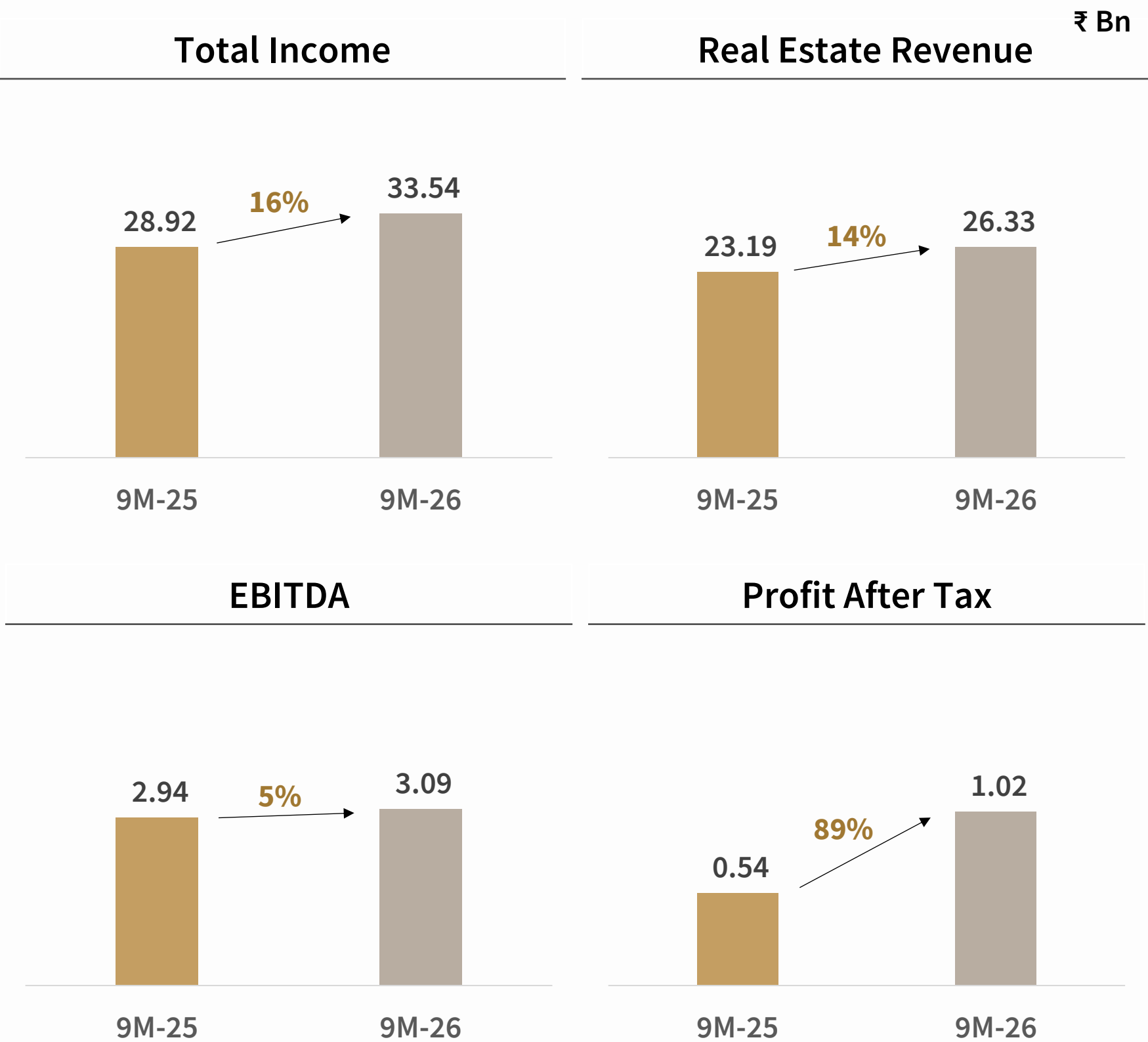
SL Interest cost vs Repo Rate



# Profit & Loss | 9M FY26

## Key Highlights

- Total revenue recorded in 9M FY26 was ₹33.54 bn, improved by 16.0% compared to same period last year
  - Real estate business contributed ₹26.33 bn, grew by 13.5% compared to 9M FY25
  - Contractual & Manufacturing contributed ₹5.71 bn
- Generated EBITDA of ₹3.09 bn, recording growth of 5.1% compared to 9M FY25, with margin of 9.4%
- PBT improved by 79.9% to ₹1.38 bn, aided by lower finance cost; PAT was ₹1,016 mn with margin of 3.0%
- Balance revenue yet to be recognized from sales done till 31 December 2025 was ₹186.06 Bn



# Profit & Loss Statement | Q3 & 9M FY26

₹ Mn

Particulars	Q3-26	Q2-26	Q3-25	9M-26	9M-25	FY-25
Real Estate Revenue	7,442	11,990	10,627	26,329	23,191	33,782
Contractual & Manufacturing Revenue	1,986	2,086	1,614	5,695	4,789	6,605
Other Income	402	617	328	1,514	939	1,241
<b>Total Income</b>	<b>9,831</b>	<b>14,693</b>	<b>12,569</b>	<b>33,538</b>	<b>28,920</b>	<b>41,628</b>
less: Total Expenditure	9,046	13,120	11,569	30,447	25,978	37,444
<b>EBITDA</b>	<b>785</b>	<b>1,574</b>	<b>1,000</b>	<b>3,091</b>	<b>2,942</b>	<b>4,184</b>
<i>EBITDA Margin (%)</i>	<i>8.0%</i>	<i>10.7%</i>	<i>8.0%</i>	<i>9.2%</i>	<i>10.2%</i>	<i>10.1%</i>
less: Depreciation	277	262	233	776	669	898
less: Finance Expenses	303	322	473	935	1,506	1,956
<b>Profit Before Tax</b>	<b>205</b>	<b>989</b>	<b>295</b>	<b>1,381</b>	<b>768</b>	<b>1,330</b>
<i>PBT Margin (%)</i>	<i>2.1%</i>	<i>6.7%</i>	<i>2.3%</i>	<i>4.1%</i>	<i>2.7%</i>	<i>3.2%</i>
less: Tax Expenses	51	264	78	365	230	383
<b>Profit After Tax</b>	<b>154</b>	<b>725</b>	<b>217</b>	<b>1,016</b>	<b>538</b>	<b>947</b>
<i>PAT Margin (%)</i>	<i>1.6%</i>	<i>4.9%</i>	<i>1.7%</i>	<i>3.0%</i>	<i>1.9%</i>	<i>2.3%</i>
<b>Profit after OCI</b>	<b>156</b>	<b>687</b>	<b>221</b>	<b>978</b>	<b>520</b>	<b>924</b>

# Contracts & Manufacturing – Revenue & Operations

₹ Bn		
Particulars	9M-26	9M-25
Revenue	5.69	4.79
Contracts	2.77	2.38
Manufacturing & Retail	2.92	2.41
Glazing and Metal Works	1.37	1.03
Interiors, Mattress and metercube	0.82	0.71
Concrete Products	0.73	0.67
Collections	5.49	4.64
Contracts	2.01	1.76
Manufacturing & Retail	3.48	2.88
Glazing and Metal Works	1.58	1.21
Interiors, Mattress and metercube	1.02	0.89
Concrete Products	0.88	0.78

## Ongoing Contractual projects (Civil)

Projects	SBA (Mn sft)	Location
<b>Total</b>	<b>3.07</b>	
Karle SEZ Projects	2.54	Bangalore
Jana Seva Trust Param	0.52	Bangalore
Other smaller projects	0.01	Bangalore

## Karle SEZ Projects, Bangalore *(work in progress)*



# Commercial Portfolio

sft

Project Name	Status	Total Leasable Area	Sobha Share Leasable area
SOBHA City Mall, Thrissur	Operational	322,964	280,804
1 SOBHA, Bangalore	Operational	230,279	156,356
		<b>553,243</b>	<b>437,160</b>
SOBHA City - Retail, Bangalore	Ongoing	28,863	28,863
SOBHA Metropolis - Retail, Thrissur	Ongoing	27,607	27,607
		<b>56,470</b>	<b>56,470</b>
ICG – Retail, Gurgaon	Forthcoming*	407,171	407,171
SOBHA Altus – Retail, Gurgaon	Forthcoming*	172,636	109,624
SOBHA Strada – Retail, Gurgaon	Forthcoming*	82,691	54,692
		<b>677,169</b>	<b>578,650</b>
<b>Total</b>		<b>1,272,211</b>	<b>1,065,117</b>

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

**NOI from operating commercial portfolio in 9M FY26 was ₹423 Mn**



# Consolidated Balance Sheet as on 31 December 2025

₹ Mn						
Assets	31-Dec-25	30-Sep-25		Equity & Liability	31-Dec-25	30-Sep-25
<b>Non-current Assets</b>	<b>28,704</b>	<b>27,304</b>		<b>Non-current Liabilities</b>	<b>6,990</b>	<b>7,927</b>
Fixed Assets	6,131	5,983				
Investment Property	4,479	4,517				
Financial Assets	18,094	16,805				
<b>Current Assets</b>	<b>166,052</b>	<b>159,164</b>		<b>Current Liabilities</b>	<b>141,495</b>	<b>132,432</b>
Inventories	128,354	121,064				
Other Current Assets	37,698	38,100		<b>Total Equity</b>	<b>46,270</b>	<b>46,109</b>
<b>Total Assets</b>	<b>194,756</b>	<b>186,468</b>		<b>Total Equity &amp; Liabilities</b>	<b>194,756</b>	<b>186,468</b>

# PROJECT UPDATES

Highlights | Sales & Operations | Cashflow & Financials | **Project Updates**

# Project Completions – Q3 FY26



**SOBHA Dream Acres  
Wing 23 & 24, Bangalore**

2 wings – 2B+ G+ 14 floors  
SBA – 237,727 sft (237 homes)



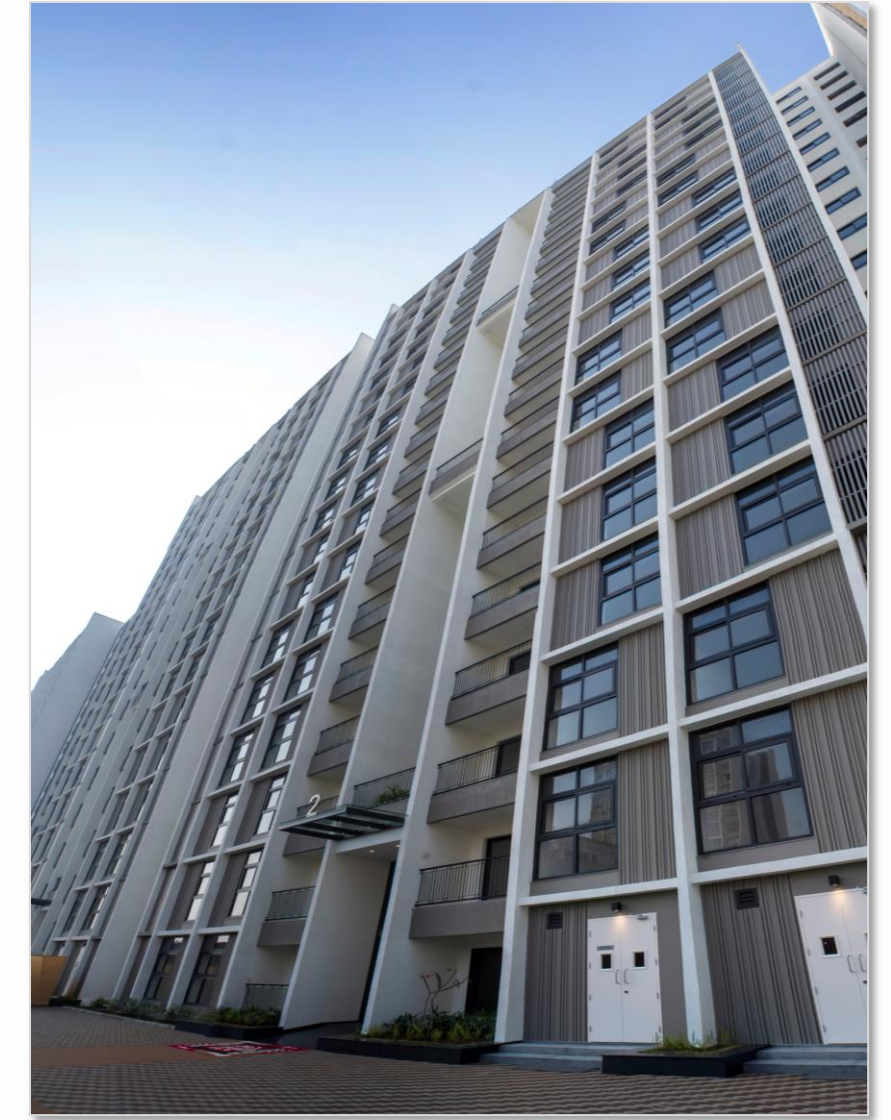
**SOBHA Dream Garden Wing 1A  
Bangalore**

1 wing - B+ G+ 23 floors  
SBA – 91,359 sft (91 homes)



**SOBHA Manhattan Tower Wing 4  
Bangalore**

1 wing - B+ G+ 2S+ 36 floors  
SBA – 206,861 sft (138 homes)



**SOBHA Sentosa Wing 2  
Bangalore**

1 wing – 2B+ G+ 17 floors  
SBA – 107,042 sft (71 homes)

# Project Completions – Q3 FY26 *(continued)*



**SOBHA Windsor Wing 6 & 9  
Bangalore**

2 wings – B+ G+ 17 floors  
SBA – 262,279 sft (138 homes)



**SOBHA Galera  
Bangalore**

2 wings– 20 Rowhouses  
SBA – 65,545 sft



**SOBHA Arbor Wing 2 & 4  
Chennai**

2 wings – S+ 5 floors  
SBA – 80,367 sft (48 homes)



**SOBHA City Tower C6  
Gurgaon**

1 tower – 2B+ G+ 17 floors  
SBA – 212,303 sft (96 homes)

# Ongoing Projects



**SOBHA Madison Heights**  
Bangalore

7 wings – 2B+ S+ 41 floors  
SBA – 1,581,452 sft (1,120 homes)



**SOBHA Ayana**  
Bangalore

12 wings – 2B+ G+ 13/ 14 floors  
SBA – 1,130,711 sft (683 homes)



**SOBHA Insignia**  
Bangalore

1 block – 2B+ G+ 8 floors  
SBA – 80,250 sft (78 homes)



**SOBHA Royal Crest**  
Bangalore

3 wings - 2B+ G+ 3S+ 28 floors  
SBA – 654,429 sft (329 homes)

# Ongoing Projects *(continued)*



**SOBHA Aranya**  
Gurgaon

5 blocks - 2B+ 43/ 46 floors  
SBA – 1,927,457 sft (524 homes)



**SOBHA Nesara**  
Pune

1 Block - B+ G+ 3S+ 23 floors  
SBA – 279,196 sft (94 homes)



**Marina One**  
Kochi

6 wings – 2B+ 25/ 27/ 28 floors  
SBA – 1,990,318 sft (540 homes)



**SOBHA Metropolis**  
Thrissur

6 blocks - G+ 21/ 23/ 25 floors  
SBA – 1,130,615 sft (504 homes)

# Board of Directors



**Ravi PNC Menon, Chairman**  
 23+ years of experience in the real estate and construction business  
 Bachelor of Science in Civil Engineering from Purdue University, USA



**Jagadish Nangineni, Managing Director**  
 23+ years of experience across diverse sectors - real estate, consulting & technology  
 B.Tech in Civil Engineering from IIT Bombay and PGDM from IIM Calcutta



**Nisanth M N, Deputy Managing Director**  
 22+ 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**  
 31+ 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**  
 35+ years of experience across industries such as manufacturing, financial services and infrastructure. He is a commerce graduate and CA, and has a 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**

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