

SOBHA

Date: July 25, 2025

BSE Limited Department of Corporate Services PJ Towers, Dalal Street Mumbai – 400 001 Scrip Code: 532784 & 890205	The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 Scrip Code: SOBHA & SOBHAPP
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Dear Sir/Madam(s),

Sub: Investor Presentation for the quarter ended June 30, 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 Financial Result of the Company for the quarter ended June 30, 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

Q1 FY 2026

30 years of Excellence

- Backward integrated model powering in-house concept-to-completion delivery
- Execution track record of 550+ 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
- Driving future growth through geographic expansion, capacity enhancement and operational technology

145.89 mn

sft completed

571

Developments

7 mn

sft annual delivery rate*

43.67 mn

sft under development

27

Cities and 14 states across India

25+

Acres manufacturing facilities

4,500+

Professionals

12,400+

Technicians



Q1 FY26 Highlights

Robust performance driven by operational efficiency

Performance Highlights | Q1 FY26

Disciplined growth backed by strong sales, healthy cashflows and zero net debt balance sheet

RE SALES

₹20.79 Bn

Sales Value

Saleable Area:
1.44 Mn sft

CASHFLOW

₹17.78 Bn

Total Operational Cash Inflow

Net Operational Cashflow: ₹3.95 Bn
Net Cashflow: ₹0.57 Bn

P&L

₹9.01 Bn

Total Revenue

EBITDA: ₹0.73 Bn || 8.1%
PAT: ₹0.14 Bn || 1.5%

DEBT

₹10.19 Bn

Gross Debt

Net Debt: (₹6.87 Bn)
Avg. Interest Cost: 8.86%

COMPLETIONS

1.07 Mn sft

6 Towers, 4 Villas and 1
Plotted Development

NEW LAUNCHES

1.62 Mn sft

2 projects across 2 cities

EXPANSION

Greater Noida

Operating locations
expanded to 12 cities

CREDIT RATING

AA- Stable

Rating remains same,
indicating very low credit risk

New Project Launches | Q1 FY26



SOBHA Aurum, Greater Noida

- SOBHA Aurum is spread across 3.44 acre, located at Sector 36, Greater Noida
- Project has total saleable area of 701,051 sft across 2 towers of 3B + G + 35 / 45 floors
- Total 420 homes – 1, 2, 3, 4 BR with sizes ranging from 739 sft to 2,306 sft
- The project has 74% open space with all modern amenities



Marina One, Kochi

- Launched remaining 4 towers of Marina One, part of largest residential development in Kerala, located right on Marine Drive, Kochi
- 4 Towers of configuration of 2S + 25 / 27 / 28 floors have total saleable area of 920,593 sft
- Total 362 homes – 2, 3, 4 BR homes with sizes ranging from 2,006 - 3,061 sft
- State of the art Clubhouse of 48,000 sft fitted with all modern amenities

Awards and recognition in Q1 FY26



Builder of the Year - Large
BAM Awards 2025

Awarded in the Large – Real Estate Developer Category



The Pride of Gujarat - 2025

Excellence in Residential Project Development 2025 for Sobha Elysia, GIFT City



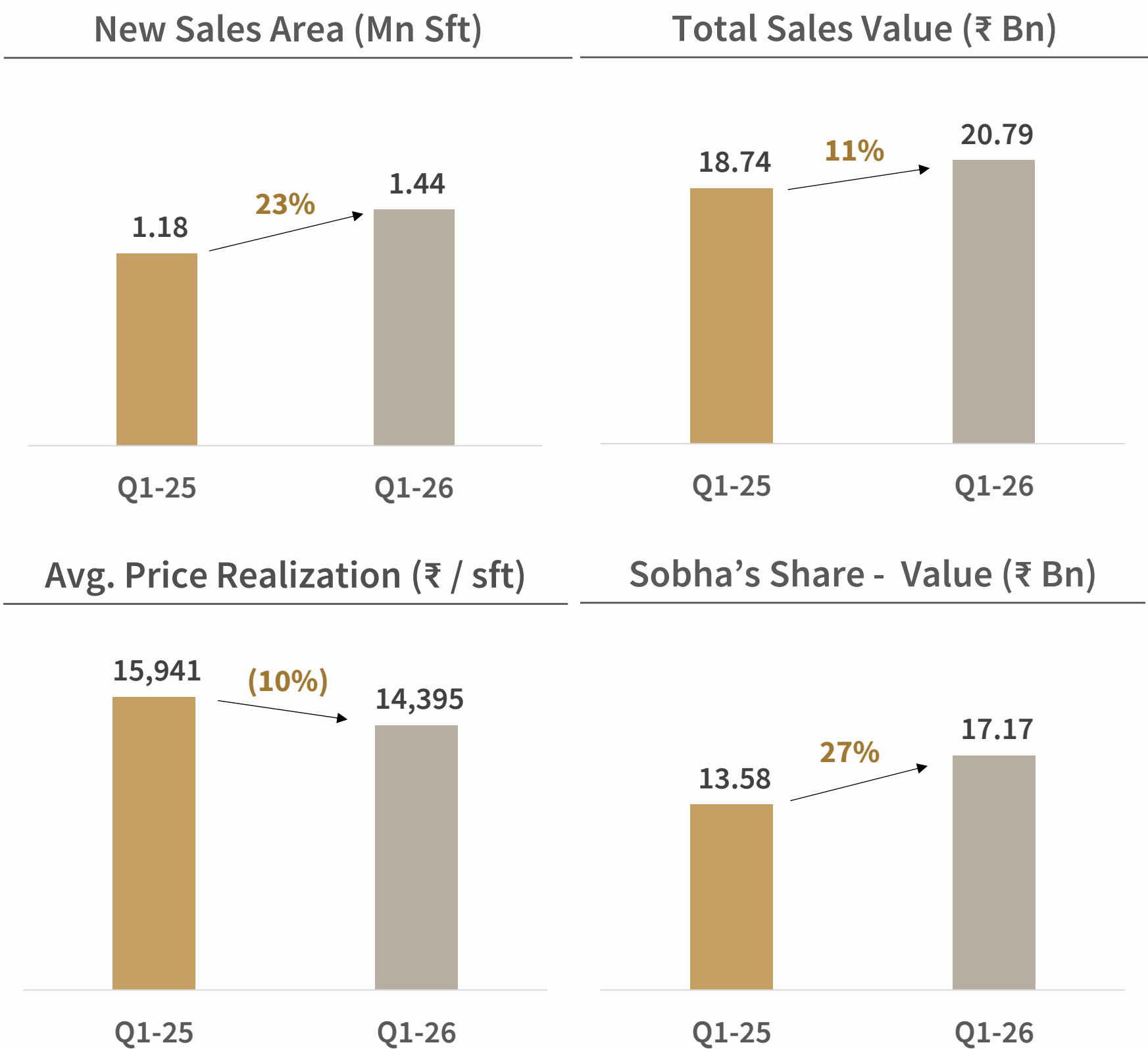
Sales & Operations

Leveraging geographical diversification for growth

Sales Performance Highlights | Q1 FY26

Key Highlights

- Achieved **highest ever quarterly sales** of ₹20,788 mn, crossing ₹2K Cr. quarterly sales value milestone
- Sobha’s share stood at 82.6%, amounting to ₹17,172 mn, recording a growth of 26.5% over Q1 FY25
- In Q1 FY26, we sold 806 homes with total saleable built-up area of 1,444,117 sft, at an average price realization of ₹14,395 / sft
- Expanded footprint in NCR with entry to Greater Noida with SOBHA Aurum successful launch contributing ₹8,339 mn sales



Region wise sales performance | Q1 FY26

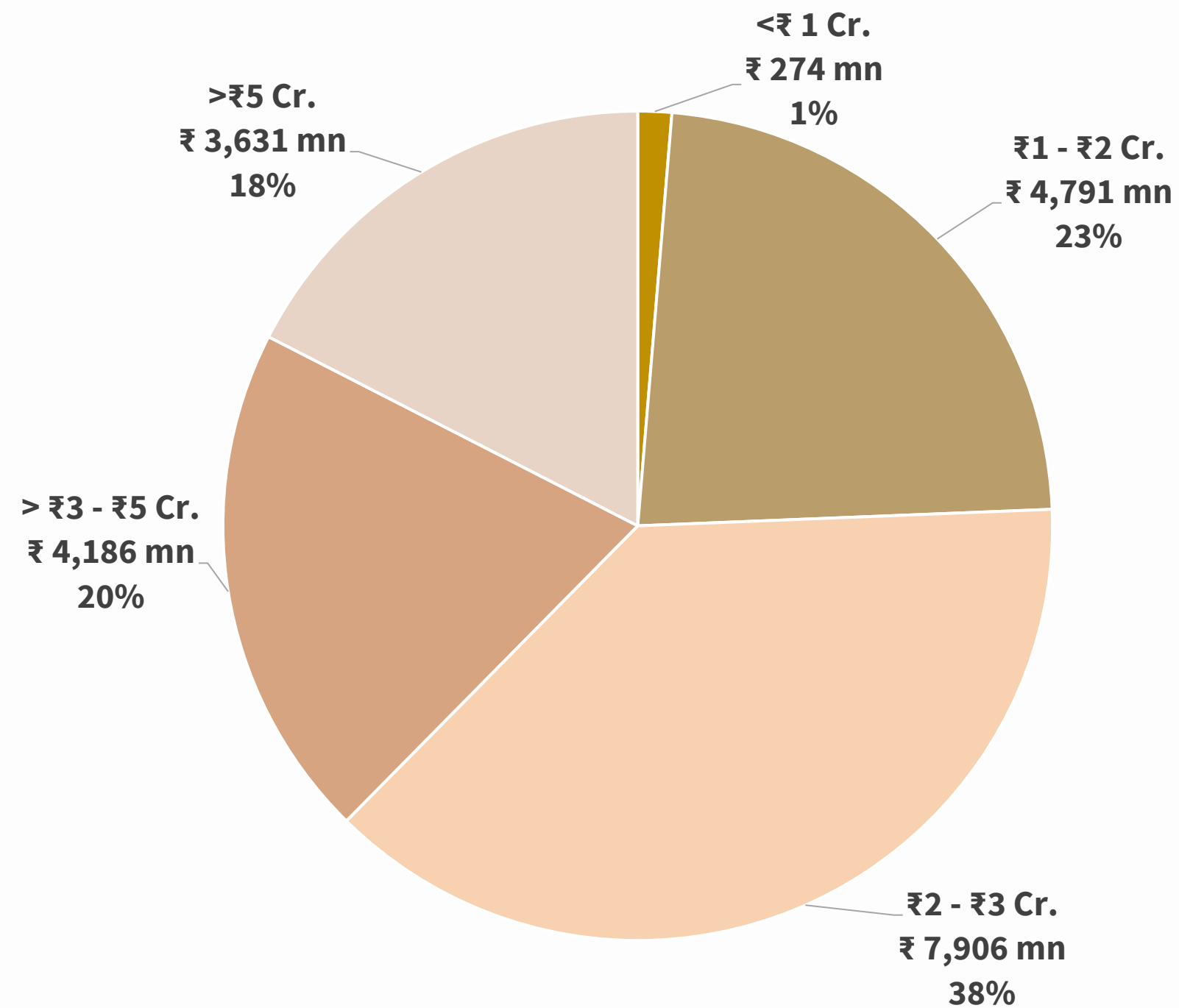
Region	New Sales Area (sft)	Sales Value (₹ Mn)	Sobha's Share (₹ Mn)	Realization (₹ / sft)
Bangalore	463,895	6,024	4,785	12,986
NCR*	711,975	11,863	10,444	16,663
Kerala*	168,872	2,097	1,402	12,419
Tamil Nadu*	83,117	587	337	7,067
GIFT City	10,062	123	122	12,136
Other Regions*	6,196	94	82	15,186
Total	1,444,117	20,788	17,172	14,395

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

Key Highlights

- NCR contribution went up to 57.1%, supported by contribution from Greater Noida (new city addition) on successful launch of SOBHA Aurum
- Gurgaon sales value nearly doubled compared to Q4 FY25, led by improving traction at SOBHA Aranya
- Bangalore contributed 29.0% to overall sales
- Kerala contributed 10.1% to overall sales value, improved by 63.4% compared to Q4 FY25, led by launch of remaining 4 towers in Marina One
- Tamil Nadu sales grew by 58.4% compared to Q4 FY25, due to better sales from SOBHA Conserve on completion

Sales Value by Price bands | Q1 FY26



- Homes ranging from ₹1 - ₹2 cr. contributed 23.0% in Q1 FY26 - SOBHA Madisson Heights & SOBHA Ayana in Bangalore, SOBHA Metropolis (Thrissur)
- Homes ranging from ₹2 - ₹3 cr. contributed 38.0% in Q1 FY26 – SOBHA Aurum (Greater Noida), SOBHA Ayana & SOBHA Neopolis in Bangalore, SOBHA Arbor (Chennai), SOBHA Atlantis (Kochi), SOBHA Ridge Whispering Hills (Trivandrum)
- Homes ranging from ₹3 - ₹5 cr. contributed 20.1% in Q1 FY26 - SOBHA Hampton & SOBHA Neopolis in Bangalore, Marina One & SOBHA Atlantis in Kochi, SOBHA Nesara (Pune), SOBHA Waterfront (Hyderabad), SOBHA Elysia (GIFT City)
- Homes > ₹5 cr. value contributed 17.5% in Q1 FY26 - SOBHA Altus, SOBHA Aranya and International City in Gurgaon, SOBHA Infinia (Bangalore)

Real Estate project completion | Q1 FY26

City / Region	Projects	Tower / Wing / Plot	No. of units	SBA (sft)
Bangalore			275	489,904
Bangalore	Sobha Royal Pavilion	Wing 15	113	250,591
Bangalore	Sobha Windsor	Wing 11	70	141,466
Bangalore	Sobha Dream Gardens	Wing 3B	91	91,359
Bangalore	Sobha Lifestyle	Villa	1	6,488
			319	582,697
Gurgaon	Sobha City Gurgaon	Tower A3 & C5	168	323,710
Chennai	Sobha Conserve	Plots	124	189,667
Chennai	Sobha Arbor	Wing 7	24	54,372
Calicut	Sobha Bela Encosta	Villas	3	14,948
Total			594	1,072,601

- Completion is taken Tower/Wing basis for apartment projects, in case of Villas individual unit completion has been considered
- A Tower/Project is declared as 'completed' by us, once it is fit for living and made available for interior customization

Real Estate development portfolio as on 30 June 2025

Region	Completed		Ongoing		Forthcoming
	Developed Area	SBA	Developable Area	SBA	SBA
Bangalore*	66.31	48.07	21.96	16.22	7.57
NCR*	5.28	3.44	6.50	4.63	6.48
Kerala*	4.77	3.55	7.57	5.07	1.81
Tamil Nadu*	7.85	6.02	0.32	0.23	-
GIFT City	0.81	0.52	2.03	1.57	1.50
Other Regions*	1.52	1.08	1.43	1.09	0.85
Mumbai	-	-	-	-	0.17
Total	86.54	62.68	39.81	28.81	18.38

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

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

Inventory visibility - Ongoing & Forthcoming RE projects

SBA (Mn sft), Sales value (₹ Bn)

Inventory visibility – Real Estate		
Inventory status	SBA	Sales Value
Completed projects	0.20	1.65
Ongoing projects - Released	6.86	104.33
Ongoing projects - Unreleased	4.49	74.37
Forthcoming projects – Residential	17.67	242.55
Forthcoming projects – Commercial	0.71	11.64
Total inventory visibility	29.93	434.54



Forthcoming projects - Residential and Commercial		
City / Region	No. of Projects	SBA
Bangalore	7	7.57
Gurgaon	3	3.37
Greater Noida	1	2.40
Chennai	1	1.50
Pune	1	0.85
Calicut	1	0.83
Thrissur	1	0.73
Trivandrum	1	0.25
Mumbai	1	0.17
Residential Projects	17	17.67
Gurgaon	2	0.71
Commercial Projects	2	0.71
Total Forthcoming	19	18.38

- Unreleased Inventory comprises of towers in SOBHA Altus & SOBHA Aranya (Gurgaon), SOBHA Neopolis, SOBHA Ayana, SOBHA Crystal Meadows, SOBHA Madison Heights and SOBHA Hamptons (Bangalore)
- Sobha's effective share in total forthcoming projects inventory is 82.9%
- In balance of FY 2026, we plan to launch 6-8 mn sft of our forthcoming projects

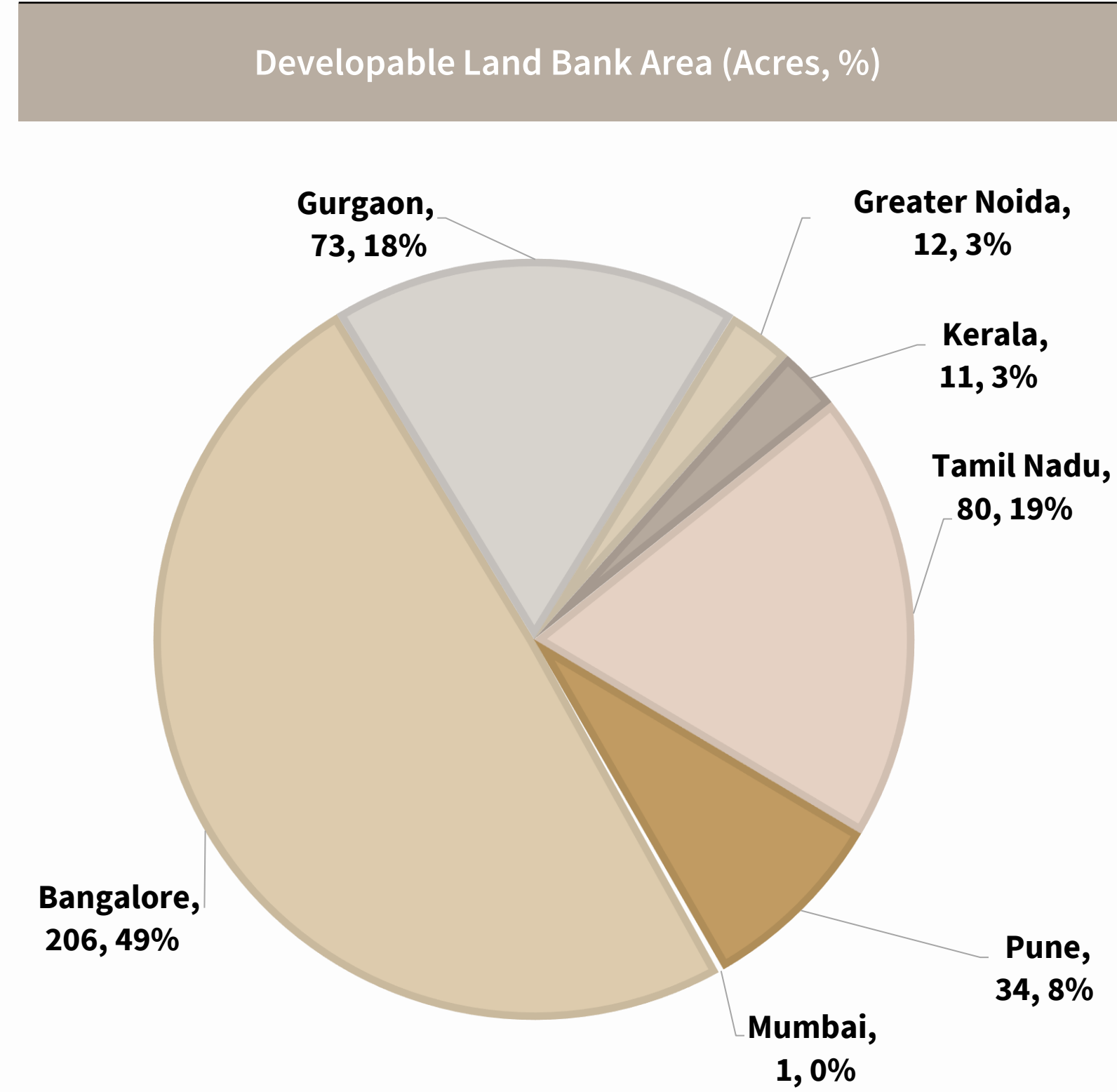
Projected Marginal Cashflow from visible Inventory

SBA (Mn sft), Sales value (₹ Bn)

Particulars	Completed Projects	Ongoing – Released	Ongoing – Unreleased	Total
Total Saleable area	15.23	24.39	4.53	44.15
Sobha’s share of Saleable area (A)	14.25	23.70	4.49	42.44
Total area sold till 30 June 2025 (B)	14.05	16.84	-	30.89
Unsold area as on 30 June 2025 (A-B)	0.20	6.86	4.49	11.55
Balance cost to incur as on 30 June 2025 (C)	3.18	98.37	35.06	136.61
Outstanding receivables + Balance to be billed & collected on sold units* + Refundable deposit (D)	1.88	100.54	0.07	102.49
Sales value of unsold stock ^ (E)	1.35	83.33	60.34	145.02
Marginal Cashflow – Completed & Ongoing (E+D-C)	0.05	85.50	25.35	110.90
Marginal Cashflow – Forthcoming Projects				70.84

- Balance receivables from completed and ongoing released projects is more than adequate to cover the cost to complete the same
 - Sobha’s 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’s share is only considered

Developable Land Bank to support sustained growth



City / Region*	Forthcoming Projects Land	Subsequent Projects Land	Total
Bangalore	76	130	206
Gurgaon	57	16	73
Greater Noida	12	-	12
Kerala	11	-	11
Tamil Nadu	9	71	80
Pune	7	27	34
Mumbai	1	-	1
Developable Land Bank (Acres)	173	244	417
Development Potential (SBA in Mn sft)	18.38	23.53	41.91
Sobha's share (%)	82.9%	82.1%	82.5%

* **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 1,765 Acres of land bank is under various stages of consolidation, monetization and self use
- 48.8 acres in Hoskote is considered under Subsequent Projects Land



Cashflow & Financials

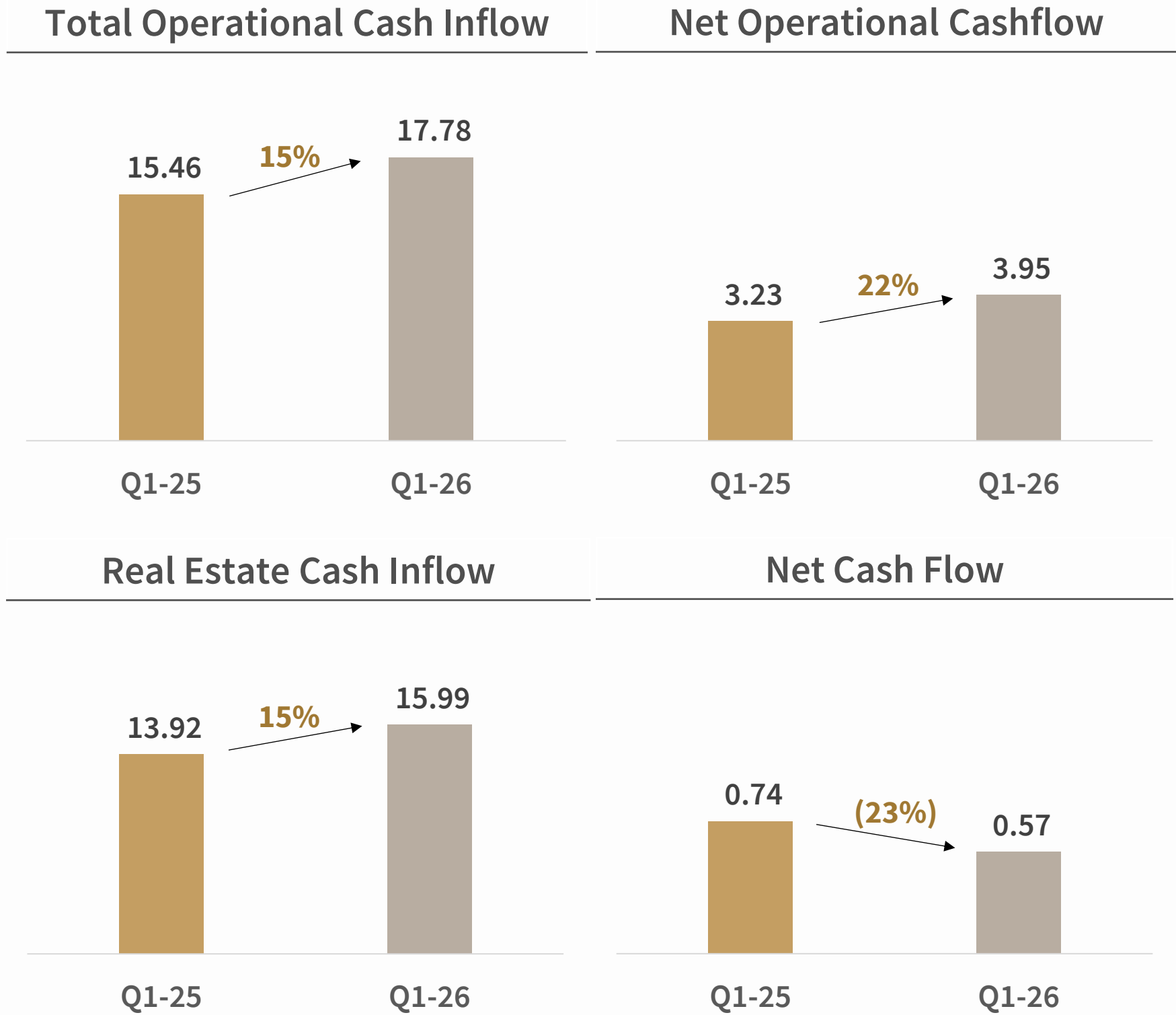
Highest RE collections and zero net debt reinforce financial strength

Cashflow Highlights | Q1 FY26

Key Highlights

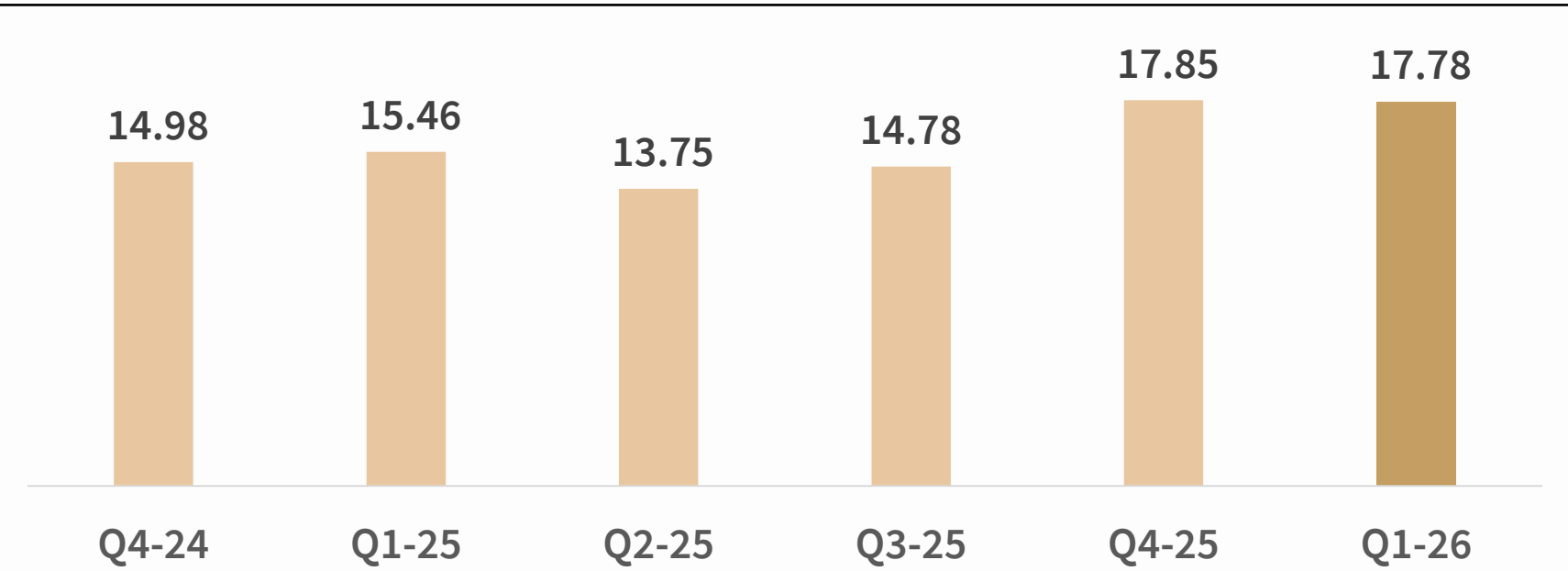
- Achieved total operational cash inflows of ₹17.78 bn in Q1 FY26, growing by 14.9% over Q1 FY25
- Real Estate recorded **highest ever collections** of ₹15.99 bn
- Contracts and manufacturing contributed ₹1.80 bn
- Project related outflows (construction & approvals) for Q1 FY26 stands at ₹7.17 bn, grew by 17.1% vs Q1 FY25
- Net Land related payments was ₹2.81 bn, increased by 74.9% compared to Q1 FY25
- Reduced Net Debt by ₹568 mn in Q1 FY26, to (₹6.87 bn), with Net Debt to Equity ratio falling to (0.15)

₹ Bn

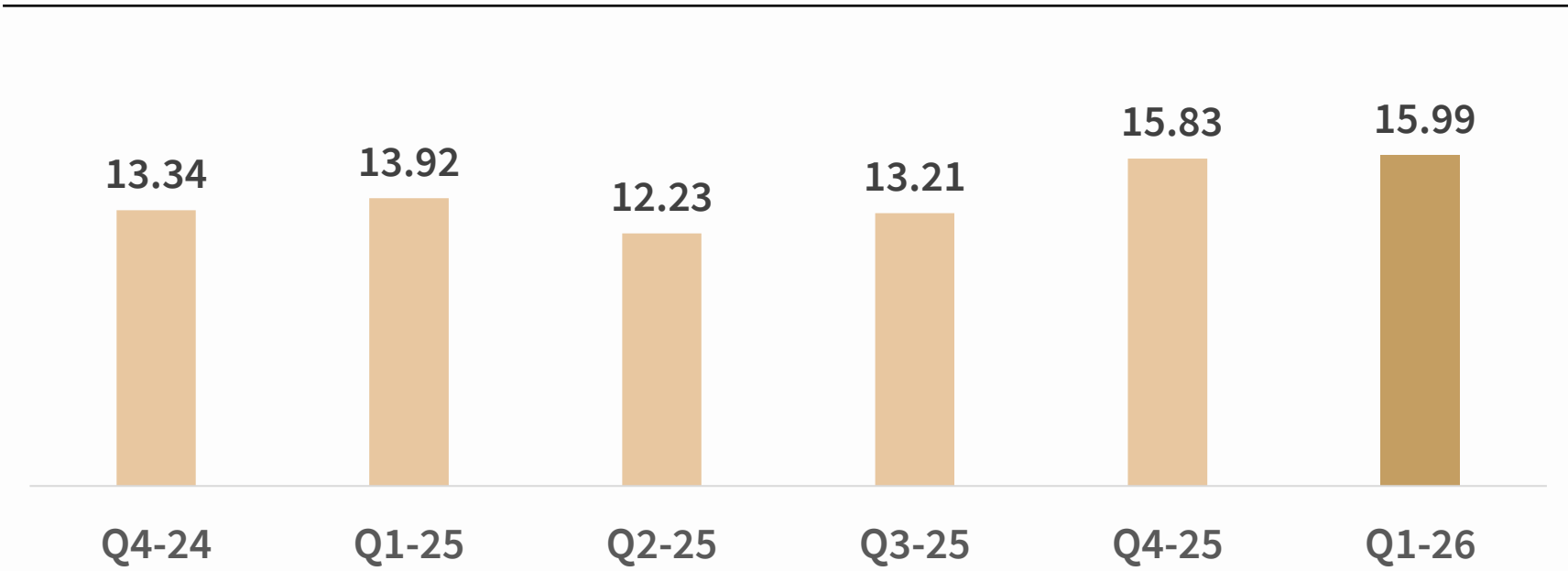


Consistent cashflow generation over the quarters

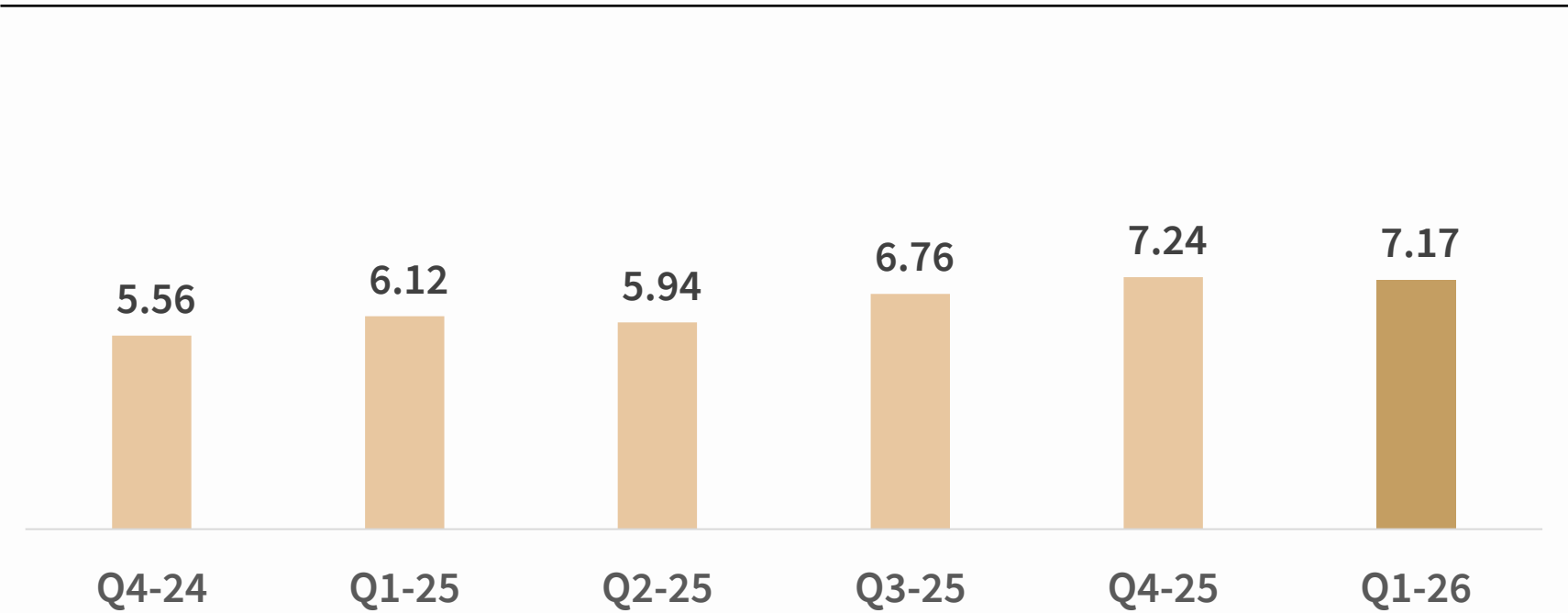
Total Operational Cash Inflow (₹ Bn)



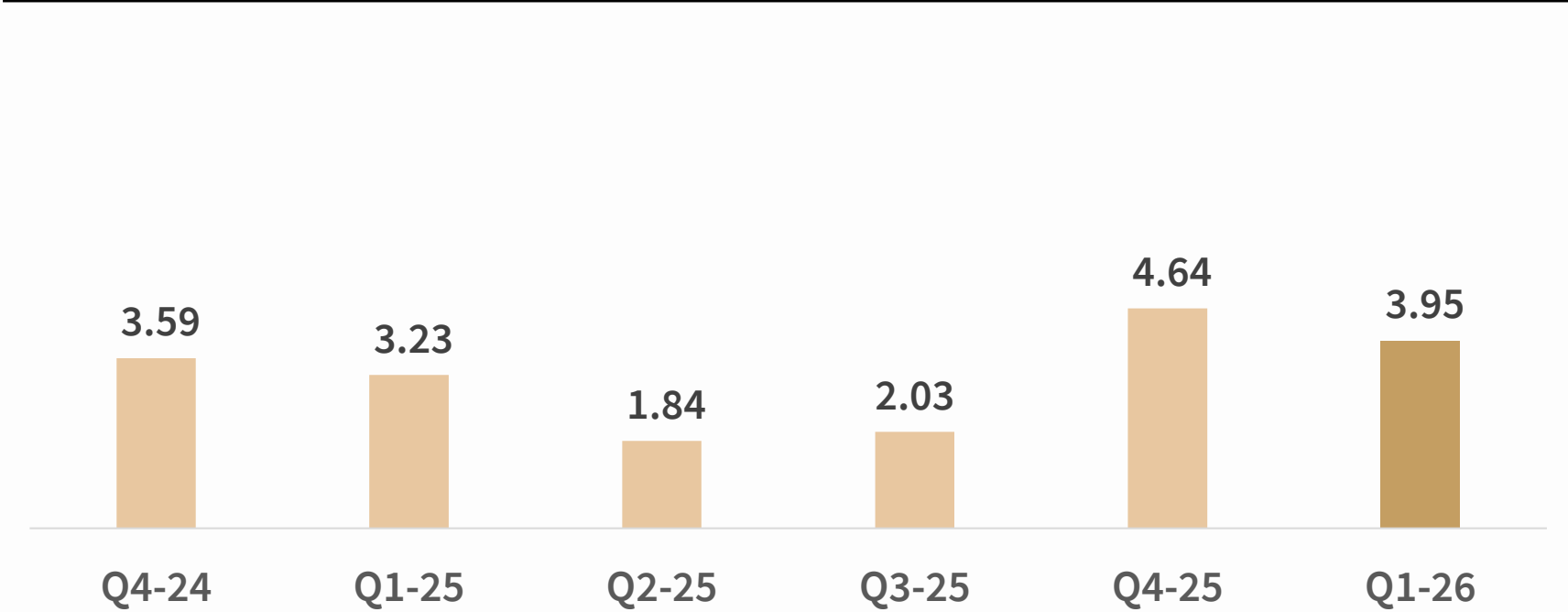
Real Estate Cash Inflow (₹ Bn)



Real Estate Construction Outflows (₹ Bn)



Net Operational Cashflow (₹ Bn)



Consolidated Cashflow Statement | Q1 FY26

₹ Mn

Particulars	Q1-26	Q4-25	Q1-25	FY-25
Operational Cash Inflow				
Real Estate Operations	15,986	15,834	13,917	55,184
Contractual & Manufacturing	1,799	2,014	1,544	6,657
Total Operational Cash Inflow (A)	17,784	17,848	15,461	61,841
Operational Cash Outflow				
Real Estate project related outflow	7,166	7,240	6,118	26,053
Joint Development Partner payments	2,464	1,920	1,944	7,566
Contracts and Manufacturing	1,448	1,647	1,409	5,909
Facility management	160	171	397	986
Overheads	967	757	720	2,896
Sales & Marketing	491	385	335	1,649
CSR	15	45	22	135
Indirect Taxes	735	774	611	2,768
Income Tax (incl. TDS)	387	273	672	2,137
Total Operational Cash Outflow (B)	13,833	13,212	12,228	50,100
Net Operational Cashflow (C = A-B)	3,951	4,636	3,233	11,741

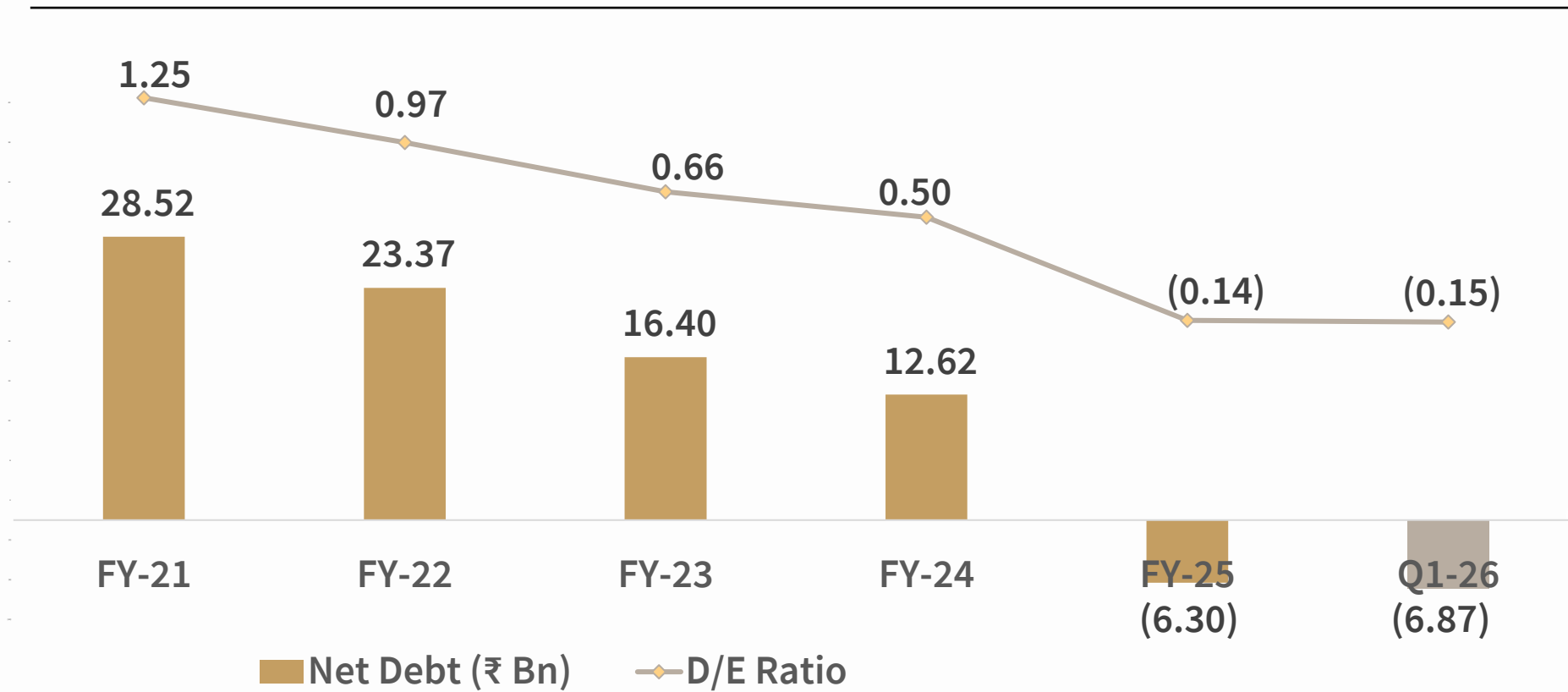
Cashflow Statement | Q1 FY26 (continued)

₹ Mn

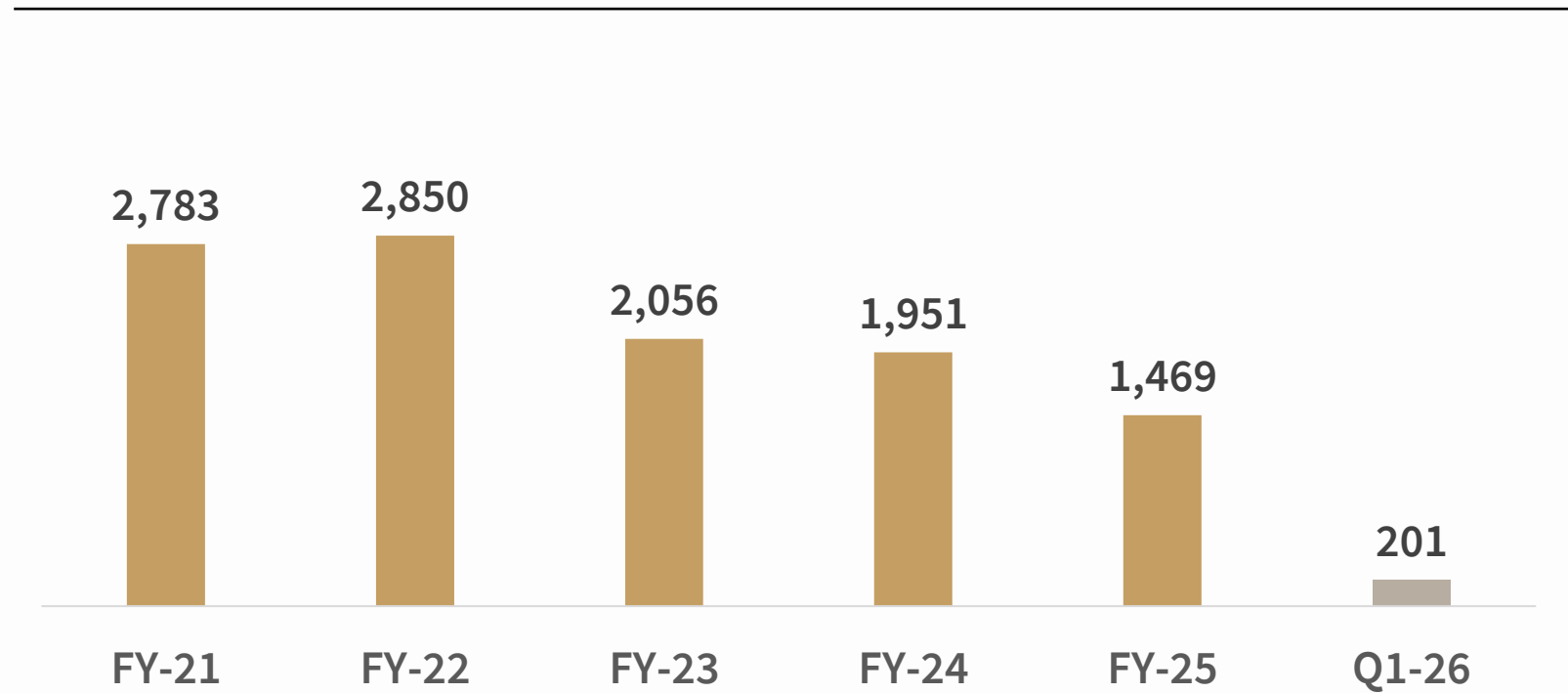
Particulars	Q1-26	Q4-25	Q1-25	FY-25
Financial Inflow				
Rights Issue Proceeds (D)	6	9,966	-	19,961
Financial Outflow				
Finance Related Outflow	201	301	478	1,469
Dividend	-	-	-	301
Total Financial Outflow (E)	201	301	478	1,770
Net Financial Cashflow (F = D-E)	(195)	9,665	(478)	18,191
Net Cashflow after Financing Activities (G = C+F)	3,756	14,301	2,755	29,932
Capital Outflow				
Net Land Payments	2,815	3,132	1,609	9,463
Capex	373	303	407	1,544
Total Capital Outflow (H)	3,188	3,434	2,016	11,006
Total Cash Inflow (I = A+D)	17,790	27,814	15,461	81,803
Total Cash Outflow (J = B+E+H)	17,222	16,948	14,722	62,877
Net Cashflow (I - J)	568	10,866	739	18,926

Negative Net Debt with low borrowing cost

Net debt and D/E ratio

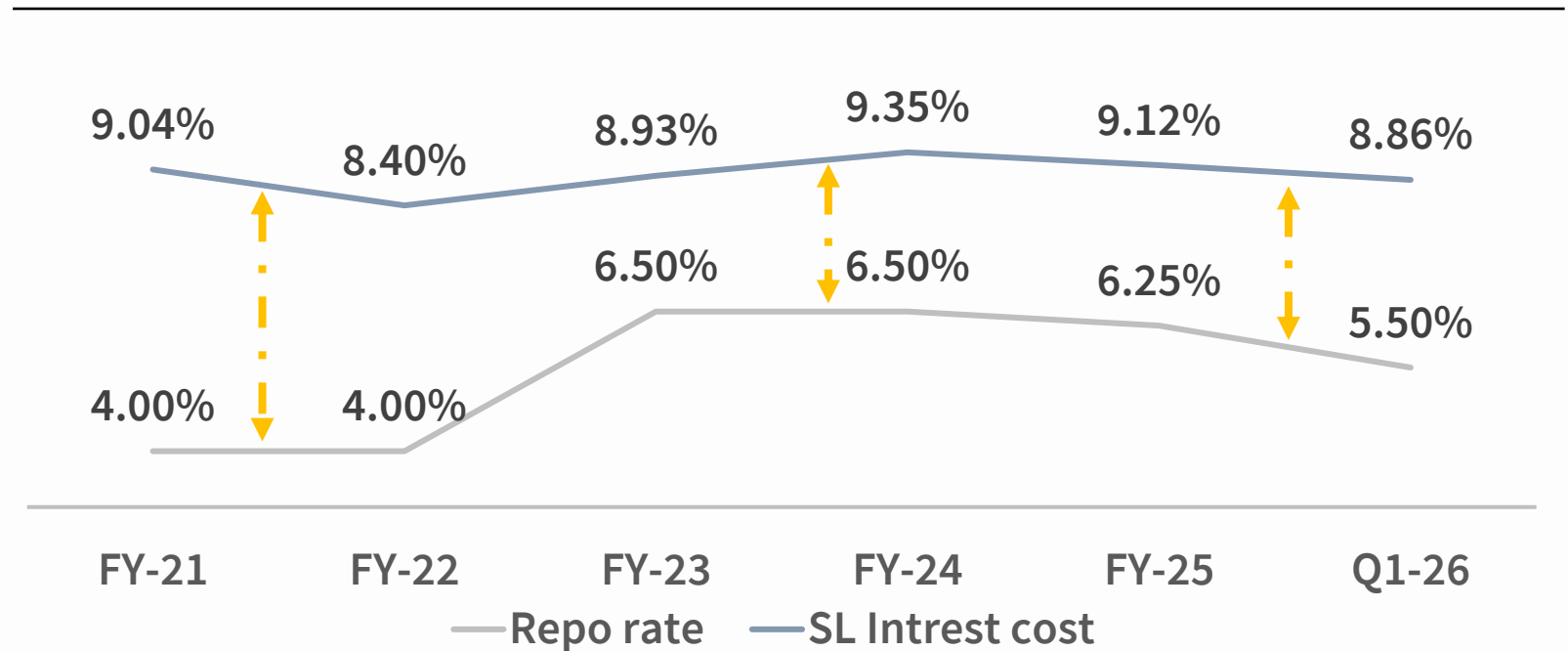


Finance Related Outflows (₹ Bn)



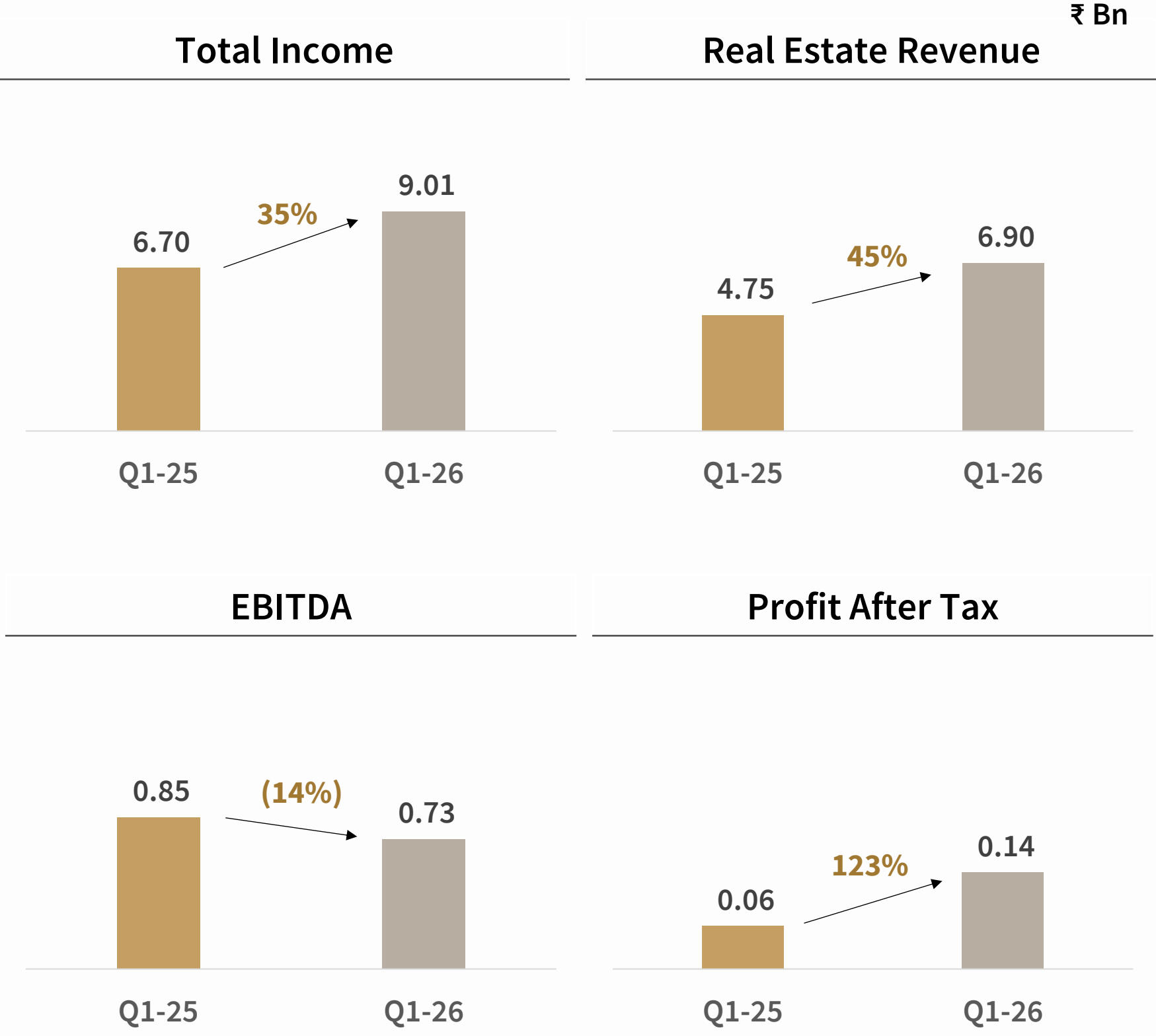
Particulars (₹ Bn)	FY-21	FY-22	FY-23	FY-24	FY-25*	Q1-26
Gross Debt	30.62	25.33	20.04	19.14	11.31	10.19
(-) Cash equivalents	2.10	1.96	3.64	6.51	17.61	17.06
Net Debt	28.52	23.37	16.40	12.62	(6.30)	(6.87)
Net Cash Flow	1.71	5.16	6.97	3.77	18.93	0.57

SL Interest cost vs Repo Rate



Profit & Loss | Q1 FY26

- Total revenue for Q1 FY26 was ₹9.01 bn, improved by 34.6% compared to same period last year
 - Real estate business contributed ₹6.90 bn
 - Contractual & Manufacturing contributed ₹1.62 bn
- EBITDA of ₹0.73 bn with margin of 8.1% was impacted significantly due to lower revenue recognition on account of delay in issuance of OCs in Bangalore projects
- Recorded PAT of ₹136 mn with margin of 1.5%
- Balance revenue yet to be recognized from sales done till 30 June 2025 was ₹172.45 Bn



Profit & Loss Statement | Q1 FY26

₹ Mn

Particulars	Q1-26	Q4-25	Q1-25	FY-25
Real Estate Revenue	6,897	10,591	4,751	33,782
Contractual & Manufacturing Revenue	1,623	1,815	1,653	6,605
Other Income	495	301	295	1,241
Total Income	9,014	12,707	6,699	41,628
less: Total Expenditure	8,281	11,466	5,845	37,444
EBITDA	733	1,242	854	4,184
<i>EBITDA Margin (%)</i>	<i>8.1%</i>	<i>9.8%</i>	<i>12.7%</i>	<i>10.1%</i>
less: Depreciation	237	230	204	898
less: Finance Expenses	310	450	539	1,956
Profit Before Tax	187	562	111	1,330
<i>PBT Margin (%)</i>	<i>2.1%</i>	<i>4.4%</i>	<i>1.7%</i>	<i>3.2%</i>
less: Tax Expenses	50	154	50	383
Profit After Tax	136	409	61	947
<i>PAT Margin (%)</i>	<i>1.5%</i>	<i>3.2%</i>	<i>0.9%</i>	<i>2.3%</i>
Profit after OCI	135	404	64	924

Contracts & Manufacturing – Revenue & Operations

₹ Bn

Particulars	Q1-26	Q1-25
Revenue	1.62	1.65
Contracts	0.81	0.91
Manufacturing & Retail	0.81	0.74
Collections	1.80	1.54
Contracts	0.61	0.56
Manufacturing & Retail	1.19	0.98

Revenue Break up	Q1-26	Q1-25
Manufacturing & Retail	0.81	0.74
Glazing and Metal Works	0.32	0.30
Interiors, Mattress and metercube	0.24	0.23
Concrete Products	0.25	0.21

Ongoing Contractual projects

Projects	SBA (Mn sft)	Location
Total	3.86	
Karle Projects	2.85	Bangalore
Jana Seva Trust Param	0.52	Bangalore
Ashoka University North Campus	0.49	Sonepat

Jana Seva Trust Param, Bangalore *(work in progress)*

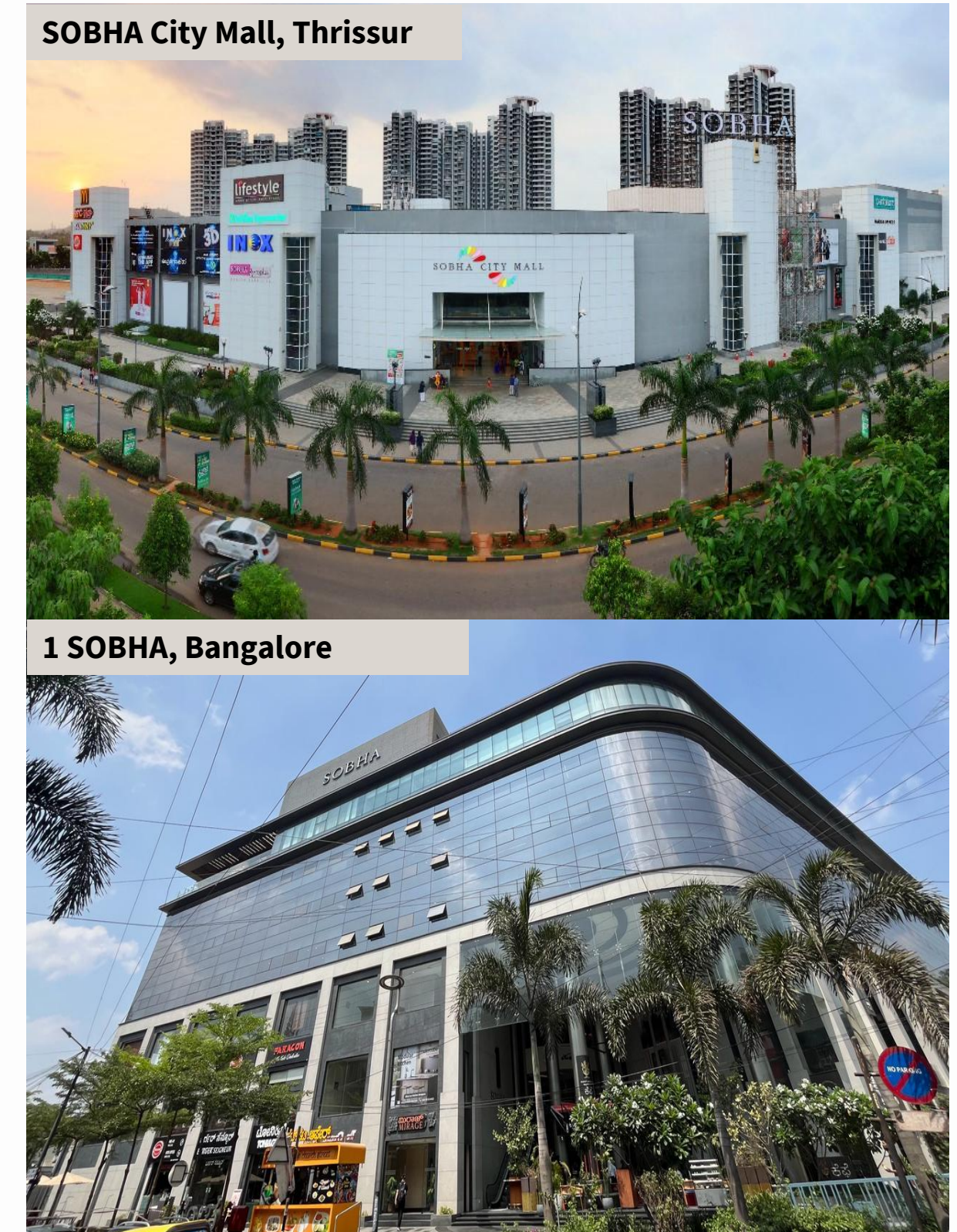


Commercial Portfolio

Project Name	Status	Total Leasable Area (sft)	Sobha's Share Leasable area (sft)
SOBHA City Mall, Thrissur	Operational	323,017	280,798
1 SOBHA, Bangalore	Operational	228,348	154,424
		551,365	435,222
SOBHA City, Bangalore	Ongoing	28,863	28,863
		28,863	28,863
SOBHA Metropolis Shop, Thrissur	Forthcoming*	27,607	27,607
ICG – Retail, Gurgaon	Forthcoming*	407,171	407,171
SOBHA Altus – Retail, Gurgaon	Forthcoming*	172,636	109,624
Sector 106 – Retail, Gurgaon	Forthcoming*	110,000	69,495
		717,414	613,897
Total		1,297,642	1,077,982

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

Net Operating Income from commercial portfolio in Q1 FY26 was ₹143 mn



Consolidated Balance Sheet as on 30 June 2025

₹ Mn

Assets	30-Jun-25	31-Mar-25		Equity & Liability	30-Jun-25	31-Mar-25
Non-current Assets	25,728	25,553		Non-current Liabilities	8,739	9,513
Fixed Assets	5,726	5,506				
Investment Property	4,514	4,545				
Financial Assets	15,488	15,501				
Current Assets	154,664	146,658		Current Liabilities	125,910	117,092
Inventories	117,261	112,522				
Other Current Assets	37,403	34,135		Total Equity	45,743	45,605
Total Assets	180,392	172,210		Total Equity & Liabilities	180,392	172,210



Project Updates

Completed & Ongoing projects

Project Completions – Q1 FY26



SOBHA Windsor
Wing 11, Bangalore

1 wing – 2B+ G+ 17 floors
SBA – 141,466 sft (70 homes)



SOBHA Dream Garden
Wing 3B, Bangalore

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



SOBHA Lifestyle
Bangalore

1 villa
SBA – 6,488 sft



SOBHA Royal Pavillion
Wing 15, Bangalore

1 wing – 2B+ G+ 18 floors
SBA – 250,591 sft (113 homes)

Project Completions - Q1 FY26 *(continued)*



SOBHA City Gurgaon
Tower A3

1 wing - B+ S+ 18 floors
SBA – 111,407 sft (72 homes)



SOBHA City Gurgaon
Tower C5

1 wing - B+ S+ 24 floors
SBA – 212,303 sft (96 homes)



SOBHA Conserve
Chennai

124 plots
SBA – 189,667 sft



SOBHA Arbor
Chennai

1 tower - S + 5 floors
SBA - 54,372 sft (24 homes)

Ongoing Projects



SOBHA Ayana
Bangalore

12 wings - G + 11/ 13/ 14 floors
SBA – 1,130,711 sft (683 homes)



SOBHA Galera
Bangalore

Villas - Duplex and Triplex
SBA – 131,102 sft (40 homes)



SOBHA Victoria Park
Bangalore

5 towers - G+ 9 floors
SBA – 430,494 sft (240 homes)



SOBHA Altus
Gurgaon

3 towers - 1B+ S+ 11 floors
SBA - 808,235 sft (293 homes)

Ongoing Projects *(continued)*



Marina One
Kochi

9 towers - 2B+ 25/ 27/ 28 floors
SBA - 2,365,318 sft (848 homes)



SOBHA Elysia
GIFT City

2 towers - 4B+ 2S+ 35 floors
SBA - 1,249,985 sft (572 homes)



SOBHA Nesara
Pune

2 towers - G+ 23 floors
SBA - 437,064 sft (203 homes)



SOBHA Lake Edge
Thrissur

1 tower - G+ 25 floors
SBA - 239,222 sft (72 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

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

Investor’s Contact

Soumyadeep Saha
Investor Relations
Tel: +91-80-49320000 Ext. 5024
Email: soumyadeep.s@sobha.com

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