

Rustomjee®

Date: July 7, 2025

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

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 Q1 FY26:

Operational Performance Matrix (QoQ)	Q1 FY26	Q1 FY25	YoY Growth (%)	Q4 FY25	QoQ Growth (%)
Area (In Mn Sqft)	0.63	0.24	159%	0.58	9%
Pre-Sales (In Rs. bn)	10.68	6.11	75%	8.54	25%
Collection (In Rs. bn)	5.75	4.85	19%	7.47	-23%

- a) **Pre-Sales:** Pre-Sales of **INR 10.68 bn** in Q1FY26 as compared to **INR 6.11 bn** in Q1FY25, showing a growth of **75% YoY** basis. Best ever Q1 Pre-sales of the Company.
- b) **Collections:** Collections are at **INR 5.75 bn** in Q1FY26 as compared to **INR 4.85 bn** in Q1FY25, showing a growth of **19% YoY** basis.
- c) **New Launches:** Launched **3 projects** in Q1FY26 having saleable area of **0.91 mn sq ft** and estimated GDV of **INR 40 bn** (“Rustomjee Balmoral” at Chembur, “Rustomjee Crescent” at Pali Hill and “Rustomjee Cliff Tower” at Bandra). About **57%** of the full-year FY26 guidance has already been achieved in Q1FY26.
- d) **Business Development:** We added **3 Projects** in Q1FY26 having saleable Area of **3.25 mn sq ft** and estimated GDV of **INR 77.27 bn** (“GTB Nagar” at Sion, “Lokhandwala Cluster” at Andheri West, “Swarganga CHSL” at Dindoshi Nagar Cluster, Goregaon East). All 3 are redevelopment projects. These strategic additions align with

KEYSTONE REALTORS LIMITED

Registered Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069.
Tel.: +91 22 6676 6888 | CIN : L45200MH1995PLC094208 | Website: www.rustomjee.com





our goal to maintain and strengthen our leadership in the redevelopment space. Remarkably, we've surpassed our FY26 full-year guidance in the very first quarter.

- e) **Credit Rating:** ICRA has upgraded the credit rating of the Company to “ICRA A+” With Stable Outlook from “ICRA A” With Positive Outlook.

Commenting on the Company's operational performance for Q1FY26, Mr. Boman Irani, CMD of Keystone Realtors Limited, said “Q1FY26 has laid a strong foundation for the year, marking a pivotal moment for our company as we build on the solid momentum carried over from FY25. We recorded Pre-Sales of INR 10.68 billion, reflecting a robust 75% year-on-year growth. During the quarter, we launched three projects with an estimated Gross Development Value (GDV) of INR 40 billion representing nearly 57% of our full-year FY26 guidance achieved in just the first quarter. On the business development front, we secured three new projects in Q1FY26, adding a GDV of INR 77.27 billion. With this, we have already surpassed our full-year FY26 guidance for new additions. Mumbai's redevelopment opportunities continue to be a key strategic focus, and our leadership in this segment positions us well to harness the potential it offers. Our outstanding performance in both Business Development and New Launches underscores our agility in capturing market opportunities and driving sustained growth. Backed by a strong balance sheet, we are well capitalized and equipped to continue delivering long-term value to all stakeholders. We remain confident in our ability to maintain a strong growth trajectory in both acquisitions and project launches throughout the remainder of the year. We are confidently poised to deliver substantial value to all stakeholders as we navigate through this year.”

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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