Rustomjee

Date: October 7, 2025

The General Manager, Listing Department, **BSE 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 & 977174	**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 H1FY26 & Q2FY26:

Operational Performance Matrix		**YTD H1 FY26**		**YTD H1 FY25**	**YTD Growth (%)**		**FY25**
Area (In Mn Sqft)		1.13		0.70	61%		1.69
Pre-Sales (In Rs. bn)		18.31		13.11	40%		30.28
Collection (In Rs. bn)		11.77		10.37	13%		23.27

Operational Performance Matrix (QoQ)		**Q2FY26**		**Q2FY25**	**YoY Growth (%)**		**Q1FY26**
Area (In Mn Sqft)		0.50		0.46	9%		0.63
Pre-Sales (In Rs. bn)		7.63		7.00	9%		10.68
Collection (In Rs. bn)		6.01		5.52	9%		5.75

a) **Pre-Sales**: Pre-Sales of **INR 7.63 bn** in Q2FY26 as compared to **INR 7.00 bn** in Q2FY25**,** showing a growth of **9% YoY** basis. Pre-Sales of **INR 18.31 bn** for H1FY26 as compared to **INR 13.11 bn** for H1FY25, showing a growth of **40%**

YoY on half yearly basis. **46% of full year FY26 Pre-Sales guidance achieved in H1FY26**.

b) **Collections:** Collections are at **INR 6.01 bn** in Q2FY26 as compared to **INR 5.52 bn** in Q2FY25, showing a growth of **9% YoY** basis. Collection stood at **INR 11.77 bn** for H1FY26 as compared to **INR 10.37 bn** for H1FY25, showing a growth of **13% YoY on half yearly** basis.

c) **New Launches:** Launched **1 project** in Q2FY26 having saleable area of **0.21 mn sq ft** with an estimated GDV of **INR 9.49 bn ("Thirty3.15" at Bandra West)**. **With this, we have launched a total of 4 projects in H1FY26 with an estimated GDV of INR 49.16 bn. About 70% of the full-year FY26 launches guidance has already been achieved in H1FY26.**

d) **Business Development:** For the H1FY26 we added **3 Projects** having saleable Area of **3.25 mn sq ft** and an 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 our goal to maintain and strengthen our leadership in the redevelopment space. **Remarkably, we've surpassed our full-year FY26 business development guidance.**

Commenting on the Company's operational performance for Q2FY26, Mr. Boman Irani, CMD of Keystone Realtors Limited, said "As we successfully close the second quarter of FY26, I am delighted to share that our company continues to progress through a pivotal phase of growth and opportunity. This quarter marks yet another period of strong performance, reaffirming our consistent growth trajectory and disciplined execution. Building on the solid momentum carried forward from FY25, we achieved Pre-Sales of INR 7.63 billion in Q2FY26, reflecting a 9% year-on-year growth and thereby achieving INR 18.31 billion about 46% of our full-year FY26 Pre-Sales guidance within the first half. During the quarter, we launched one project with an estimated GDV of INR 9.49 billion in Q2FY26, taking the total to four projects in H1FY26 with a combined estimated GDV of INR 49.16 billion thereby achieving about 70% of our full-year FY26 launches guidance within the first half. As we move into the festive season, 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 strong performance in both Business Development and New Launches highlights our agility and commitment to driving long-term 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 KISHORE NANDA

Digitally signed by BIMAL KISHORE NANDA
Date: 2025.10.07 18:47:09 +05'30'

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