

SOBHA

Date: April 08, 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,

Subject: Real Estate Operational Update for the quarter and year ended March 31, 2025.

With reference to the above captioned subject, please find enclosed a statement containing an update on the real estate operations of the Company for the quarter and year ended March 31, 2025.

We request you to take the aforesaid information on record for dissemination through your website.

Yours sincerely,

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, Bellandur Post, Bengaluru - 560103, Karnataka, India.
CIN: L45201KA1995PLC018475 | Tel: +91 80 49320000 | www.sobha.com | Email: investors@sobha.com

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REAL ESTATE OPERATIONAL UPDATE – Q4 FY 2024-25

Indian economic fundamentals remained stable despite headwinds arising from global uncertainty in the final quarter of FY2025. The IMF and CRISIL project India to grow resiliently by 6.5% in FY 2026 as well. Office space absorption across major cities remained strong, recording a 15% y-o-y growth during January to March 2025, driven by sustained demand for Grade A offices. These indicators continue to support stable residential demand across India's top cities amid constrained supply. While domestic fundamentals remain strong, the emergence of global trade warfare introduces risks, the repercussions of which are expected to unfold over time.

SOBHA recorded a sales value of ₹62.77 billion in FY 2025, with a sold area of 4.68 million square feet and an average price of ₹13,412 per square foot. Bangalore contributed 58.0% and Gurgaon 19.9% to the total. Gurgaon achieved its highest ever annual sales of ₹12.49 billion, driven by the launch of two projects during the year. Kerala reported steady sales from existing inventory, contributing 13.3%, while Tamil Nadu registered ₹1.70 billion—an increase of 73.0% over the previous year—supported by two plotted development launches in FY 2025. Pune region witnessed improved traction following completion of one tower, while Hyderabad registered a growth of 21.1% over FY 2024.

In Q4 FY 2025, Sobha recorded a sales value of ₹18.36 billion, with 1.56 million square feet sold at an average price of ₹11,781 per square foot—up 32.2% over Q3 FY 2025 and 22.1% over Q4 FY 2024. Bangalore led with a sales value of ₹14.06 billion across 1.24 million square feet, contributing 76.6%, supported by two new launches. Other regions also performed well: Gurgaon rose 25.2% over the previous quarter; Kerala remained steady at ₹1.28 billion; Hyderabad added ₹418 million, up 44.7% over Q3 FY 2025 and 115.5% over Q4 FY 2024; and Tamil Nadu recorded ₹371 million, a 53.7% year-on-year increase.

The key operational highlights for the quarter ended March 31, 2025, are summarized below:

New Sales

In Square Feet (sft)

Location	Q4-25	Q3-25	Q4-24	H2-25	H2-24	FY-25	FY-24
Bangalore	1,242,456	722,886	1,005,697	1,965,343	2,258,768	2,845,951	4,105,244
Gurgaon	77,458	59,127	7,132	136,585	95,167	514,358	535,949
Kerala*	120,687	118,267	253,772	238,955	460,548	757,864	938,314
GIFT City	17,481	14,714	6,303	32,195	89,177	138,999	262,302
Tamil Nadu*	52,067	52,263	31,990	104,329	51,894	265,555	129,563
Hyderabad	28,640	20,571	17,899	49,211	32,769	85,688	75,681
Pune	19,401	28,539	16,526	47,940	14,503	71,410	36,086
Total	1,558,190	1,016,367	1,339,319	2,574,556	3,002,825	4,679,825	6,083,138

**Kerala includes Kochi, Thrissur, Calicut and Trivandrum; Tamil Nadu includes Chennai and Coimbatore*

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Sales Value and Price Realisation

Particulars	Q4-25	Q3-25	Q4-24	H2-25	H2-24	FY-25	FY-24
Total Sales Value (Rs. Mn)	18,357	13,886	15,040	32,244	34,556	62,765	66,441
Sales Value – Sobha Share (Rs. Mn)	13,702	12,499	12,735	26,200	30,090	49,605	54,150
Sobha Share (%)	74.6%	90.0%	84.7%	81.3%	87.1%	79.0%	81.5%
Average Price Realization (Rs. / sft)	11,781	13,663	11,230	12,524	11,508	13,412	10,922

Key Operational Highlights of FY25

- Total sales value of ₹62.77 billion
- Highest number of new launches: 8 projects comprising 8.76 mn sft across 4 cities
- Highest-ever average realization of ₹13,412 per square foot, an improvement of 22.8% over FY 2024

New launches in Q4 FY 2025

Two projects were launched during the quarter, with a total saleable area of 4.11 mn sft.

- **SOBHA Madison Heights and SOBHA Hamptons**, launched in SOBHA Town Park, offered a combined saleable area of 3.67 million square feet. Together, they comprised 13 wings and 2,104 apartments across 1, 2, 3, and 4-bedroom configurations, with sizes ranging from 754 to 2,846 square feet.
- **Chartered Birdsong**, a plotted development project launched under the Development Management model, is spread over 18.38 acres in Sadenahalli Village, Bangalore. It offers a saleable area of 0.44 mn sft.

Disclaimer: The information in this update contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of capital expenditure. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.