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Q2FY26 Result Update
24th October, 2025

Sunteck Realty Ltd

Healthy YoY Pre-sales & Profitability

CMP: INR 435

Rating: Buy

Target: INR 904

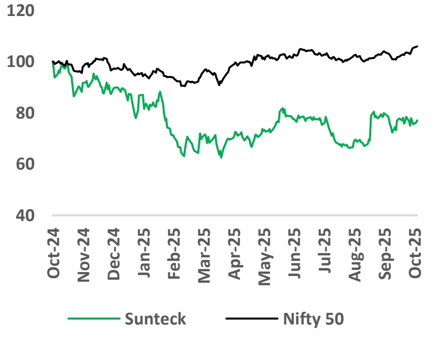
Stock Info	
BSE	512179
NSE	SUNTECK
Bloomberg	SRIN:IN
Sector	Real Estate
Face Value (INR)	1
Equity Capital (INR mn)	146
Mkt Cap (INR mn)	63,360
52w H/L (INR)	574 / 347
Avg Yearly Volume (in 000')	560

Shareholding Pattern %
(As on September, 2024)

Promoters	63.3
FII	19.4
DII	6.4
Public & Others	10.9

Stock Performance (%)	1m	6m	12m
SUNTECK	-1.5%	5.2%	-23.7%
NIFTY	2.8%	6.4%	6%

Sunteck vs Nifty



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Sunteck Realty Ltd delivered strong operational and financial performance in Q2FY26, led by robust pre-sales growth and margin expansion. For Q2FY26, operating revenue came in at INR 2,520 Mn, reflecting a YoY increase of 49% and sustained growth momentum. Pre-sales reached INR 7,020 Mn, registering 34% YoY growth, and collections stood at INR 3,310 Mn, up 24% YoY. The company posted a substantial surge in profitability, with EBITDA at INR 780 Mn (up 108% YoY) and PAT of INR 490 Mn (up 41% YoY), highlighting efficient operations and a healthy balance sheet with net debt/equity at 0.04x.

Strong Pre-Sales Momentum: The company delivered robust quarterly pre-sales of INR 7,020 Mn in Q2FY26, up 34% YoY and 10% QoQ, driven by continued demand across both the Uber Luxury (notably Nepean Sea Road) and Premium Luxury segments. Management reiterated their confidence in sustaining 30–35% annual growth in pre-sales, supported by a balanced GDV mix and consistent launch activity.

Strategic Pipeline of Premium Launches: Sunteck Realty's project pipeline in Q2FY26 underscores a clear focus on aggressive business development and strategic expansion, highlighted by the addition of two significant projects— one being a large redevelopment project in Andheri near the Western Express Highway with a GDV of INR 11 bn, and the other a joint development project in Mira Road with a GDV of INR 12 bn—alongside a strong launch pipeline, including upcoming launches at ODC Goregaon (5th Avenue), Sunteck Sky Park (Mira Road), Vasai, Naigaon, and the anticipated Dubai project in the second half of the year. Additionally, the inclusion of the Nepean Sea Road Project 2, which adds an incremental GDV of INR 24 billion, significantly strengthens the company's luxury portfolio. These projects further strengthen Sunteck's market leadership in premium and luxury residential segments.

Profitability on an Uptrend: Q2FY26 EBITDA grew by 108% YoY to INR 780 Mn, with margins expanding 873 bps to 31%. PAT stood at INR 490 Mn, up 41% YoY, with PAT margin at 19%, driven by strong sales, collections, and prudent cost controls. Net operating cash flow surplus reached INR 2,580 Mn in H1FY26, supporting ongoing business development investments and maintaining low leverage.

Outlook and Valuation - Remain positive on Sunteck Realty's sustained growth, anchored by aggressive business development, a near debt-free balance sheet, and a proven track record in luxury and premium housing. The GDV is on course to double within the next 2–3 years, targeting INR 520 Bn by FY27, with a strategic focus on launch momentum across key MMR micro-markets and the international Dubai project. The management expects to maintain a balanced GDV mix (Uber Luxury 38%, Premium Luxury 29%, Aspirational 34%), supporting strong pre-sales and margin trajectory.
Assigning a price-to-NAV multiple of 1.25x and maintaining a Buy rating with a target price of INR 904, given the strong deal pipeline, improving profitability, and sector-leading balance sheet.

Key Financials

Y/e 31st March in mn	FY23	FY24	FY25	FY26E
Net Revenue	3,624	5,648	8,531	21,413
EBITDA	642	1,173	1,858	6,156
EBITDA Margin %	17.7	20.8	21.8	28.7
Adjusted PAT	(56)	708	1,485	4,446
PAT Margin %	-1.4	11.4	109.6	20.2
Adjusted EPS (INR)	(0.4)	4.8	10.1	30.4
ROE %	-	2.4	4.7	12.4

Source: Arihant Research, Company Filings

Q2FY26 Concall Highlights~

Outlook:

Sunteck Realty targets robust pre-sales growth through H2FY26, buoyed by a strong launch pipeline, premium project additions, and its new luxury brand. The company continues to pivot towards Uber and Premium Luxury segments, maximizing capital efficiency while maintaining operational leverage and cash flow strength.

Financial Highlights–

- Q2FY26 pre-sales reached INR 7,020 Mn, up 34% YoY, with H1FY26 pre-sales at INR 13,590 Mn, a 32% YoY increase.
- Collections for Q2FY26 were INR 3,310 Mn, a 24% YoY rise; operating cash flow surplus for H1 reached INR 2,600 Mn, up 35% YoY.
- Q2FY26 operating revenue stood at INR 2,524 Mn (49% YoY growth), with EBITDA at INR 780 Mn (31% margin, 108% YoY growth), net profit at INR 490 Mn (41% YoY growth), and H1 net profit at INR 820 Mn (44% YoY growth).
- Net debt-to-equity at 0.04x, with a strong balance sheet after deployment of INR 4.3 billion in business development initiatives in H1FY26.

Other Highlights–

- The launch and introduction of the Emaance brand, positioned as an invitation-only real estate luxury lifestyle portfolio, sets new benchmarks in the luxury segment. The inaugural project under Emaance at Nepean Sea Road will be one of the most exclusive developments in the country.
- Two new projects were added in H1FY26: a large redevelopment at Andheri (GDV: INR 11 billion) and a joint development at Mira Road (GDV: INR 12 billion), reflecting Sunteck's aggressive business development.
- Pipeline of launches includes key projects at Nepean Sea Road (official launch in Q4FY26), 5th Avenue at ODC Goregaon (residential & commercial), new towers at Sunteck Sky Park (Mira Road), expanded phases at Vasai and Naigaon, and the highly anticipated Dubai project.
- The company earned a five-star rating from GRESB with a near-perfect ESG score of 99/100, recognizing sustained advancements in sustainability practices.
- Management continues to emphasize balanced GDV mix between Uber Luxury (38%), Premium Luxury (29%), and Aspirational Luxury (34%) segments, driving broad-based growth in both sales and profitability.
- Expectations for further improvement in collection efficiency and project delivery timelines, with substantial capital deployed proactively to sustain future expansion.

Q2FY26 - Quarterly Performance (Consolidated)

INR Mn (Consolidated)	Q2FY26	Q2FY25	Y-o-Y	Q1FY26	Q-o-Q
Net Sales	**2,524**	**1,690**	***49%***	**1,883**	***34%***
Total Expenditure	1,745	1,317	*33%*	1,406	*24%*
EBITDA	778	374	*108%*	477	*63%*
Margins (%)	*30.8%*	*22.1%*	*873bps*	*25.4%*	*549bps*
Depreciation	36	36	*-1%*	34	*4%*
Interest	194	99	*96%*	149	*30%*
OtFer Income	98	130	*-25%*	132	*-26%*
PBT before EO expense	*450.1*	*108.3*	*316%*	*161.8*	*178%*
Extra-Ord expense	-	-	*0%*	-	*0%*
PBT	450	108	*316%*	162	*178%*
Tax	**159**	**22**	***632%***	**92**	***72%***
MI & Profit/Loss of Asso. Cos.	2	(1)	*-533%*	0	*484%*
Reported PAT	294	86	*241%*	70	*319%*
Adj PAT	**292**	**87**	***237%***	**70**	***318%***
Margins (%)	12%	5%	*643bps*	4%	*785bps*

Particular (Mn)	Q2FY26	Q2FY25	Y-o-Y	Q1FY26	Q-o-Q
Pre-sale	7020	5240	*34%*	6570	*7%*
Collection	3310	2670	*24%*	3510	*-6%*

Source: Arihant Research, Company Filings

Profit & Loss Statement (Consolidated)

Y/e 31st March in mn	FY23	FY24	FY25	FY26E
Net Revenue	3,624	5,648	8,531	21,413
Op. Expenses	2,983	4,476	6,673	15,257
EBITDA	642	1,173	**1,858**	6,156
Depreciation	92	95	129	401
EBIT	550	1,078	**1,730**	5,755
Other income	284	555	495	555
Interest Exp.	859	684	409	356
Extra Ordinary Items	70	1	18	-
Reported PBT	45	950	**1,835**	5,953
Tax	31	240	331	1,507
PAT	14	709	1,503	4,446
Adjusted PAT	(56)	708	**1,485**	4,446
Adjusted EPS (INR)	(0.4)	4.8	***10.1***	30.4

Source: Arihant Research, Company Filings

Balance Sheet (Consolidated)

Y/e 31st March in mn	FY23	FY24	FY25	FY26E
Share Capital	140	146	146	146
Reserves & Surplus	27,738	31,095	33,694	37,876
Networth	27,878	31,242	33,840	38,023
Debt	6,885	3,791	3,791	3,791
Net deferred Tax liabilities	9	59	59	59
Others	90	173	173	173
Capital Employed	**34,862**	**35,266**	**37,705**	**42,060**
Goodwill	14	25	25	25
Property, Plant and Equipment	1,490	4,881	6,264	7,764
Capital work in progress	1,012	183	183	183
Other Non-Current Assets	3,820	4,903	4,903	4,903
Net Fixed Assets	6,321	9,968	11,350	12,850
Investments	99	24	24	24
Current Assets, Loans & Advances	66,152	69,220	70,065	74,793
Inventory	57,251	59,663	43,925	49,427
Debtors	1,496	2,925	5,406	10,544
Cash & Bank balance	888	597	13,396	5,793
Bank balance	694	461	461	461
Loans & advances and others	5,823	5,574	6,878	8,568
Current Liabilities & Provisions	37,724	43,971	43,759	45,632
Liabilities	37,672	43,906	43,694	45,567
Provisions	52	65	65	65
Net Current Assets	28,428	25,249	26,306	29,161
Application of Funds	**34,862**	**35,266**	**37,705**	**42,062**

Source: Arihant Research, Company Filings

Cash Flow Statement (consolidated)

Y/e 31st March in mn	FY23	FY24	FY25	FY26E
PBT	45	950	**1,835**	**5,967**
Depreciation & amortisation	92	95	129	317
Interest expense	859	684	409	368
(Inc)/Dec in working capital	2,020	(502)	537	5,224
Tax paid	(70)	(121)	(556)	(1,511)
Less: Interest/Dividend Income Received	(267)	(84)	(488)	(495)
Other operating Cash Flow	(60)	69	34	(228)
Cash flow from operating activities	2,620	1,090	**1,899**	**9,641**
Capital expenditure	(181)	(631)	(325)	(2,808)
Inc/(Dec) in investments	8	14	-	0
Others	13	3,128	(42)	(1,841)
Cash flow from investing activities	(160)	2,511	**(367)**	**(4,649)**
Inc/(Dec) in share capital	13	2	1	-
Inc/(Dec) in debt	(1,650)	(2,784)	(444)	-
Dividend Paid	(215)	(211)	(220)	(264)
Others	(763)	(534)	(372)	(368)
Cash flow from financing activities	(2,615)	(3,527)	**(1,035)**	**(631)**
Net cash flow	(155)	74	**497**	**4,361**
Opening balance	436	280	356	853
Closing balance	280	354	853	5,214

Source: Arihant Research, Company Filings

Ratio Analysis

Per share data

	FY23	FY24	FY25E	FY26E
No. of shares (m)	140	146	146	146
Diluted no. of shares (m)	140	146	146	146
BVPS (INR)	198	213	222	250
CEPS (INR)	0.8	5.5	11.1	32.6
DPS (INR)	1.5	1.5	1.5	1.5
Margins (%)				
	FY23	**FY24**	**FY25E**	**FY26E**
EBITDA Margin(%)	17.7	20.8	21.8	28.7
EBIT Margin(%)	15.2	19.1	20.3	27.3
PAT Margin(%)	-1.4	11.4	16.4	20.3
Growth Indicators (%)				
	FY23	**FY24**	**FY25E**	**FY26E**
Revenue(%)	-29.4	55.8	51.0	151.0
EBITDA(%)	-32.7	82.7	58.4	231.2
Adj PAT(%)	-123.3	-1369.3	109.6	200.1
Adj EPS(%)	-123.3	-1317.0	109.6	200.1
Valuation (x)				
	FY23	**FY24**	**FY25E**	**FY26E**
P/E (x)	-1283.7	105.5	50.3	16.8
P/BV (x)	2.6	2.4	2.3	2.0
EV/EBITDA (x)	125.7	66.4	41.4	11.9
EV/Sales (x)	22.3	13.8	9.0	3.4
Return				
	FY23	**FY24**	**FY25E**	**FY26E**
RoE (%)	-0.2	2.4	4.7	12.9
RoCE (%)	2.4	4.7	6.2	16.4
Asset/T.O (x)	0.1	0.2	0.2	0.6
Net Debt/Equity (x)	0.1	0.1	0.1	0.0
EBIT/Interest (x)	0.6	1.6	4.2	15.9

Source: Arihant Research, Company Filings

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Stock Rating Scale	Absolute Return
BUY	>20%
ACCUMULATE	12% to 20%
HOLD	5% to 12%
NEUTRAL	-5% to 5%
REDUCE	-5% to -12%
SELL	<-12%

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