

Date: 12.02.2026

To,

<b>The General Manager,</b> Listing Operations Department of Corporate Services <b>BSE Limited</b> P. J. Towers, Dalal Street, Fort, Mumbai- 400 001  <b>Stock Code: 532891</b>	<b>The Manager,</b> Listing Department, <b>National Stock Exchange of India Limited,</b> Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051  <b>Stock Code: PURVA</b>
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Dear Sir / Madam,

**Sub: Analysts/Institutional Investors Meeting – Presentation**

**Ref: Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

We write to inform you that we are enclosing herewith the presentation on the un-audited standalone and consolidated financial results for the quarter and nine months ended December 31, 2025, to be made to the Analysts/Institutional Investors and the same is also being made available on the Company's website at <https://www.puravankara.com/investors>.

This is for your information and records.

Thanking you,

Yours sincerely,

**For Puravankara Limited**

**(Sudip Chatterjee)**

**Company Secretary & Compliance Officer**

**Membership No.: F11373**



*Artist's impression of Purva Silversky, Bengaluru*

**INVESTOR  
CORPORATE  
PRESENTATION  
Q3 FY26**

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**PURAVANKARA**

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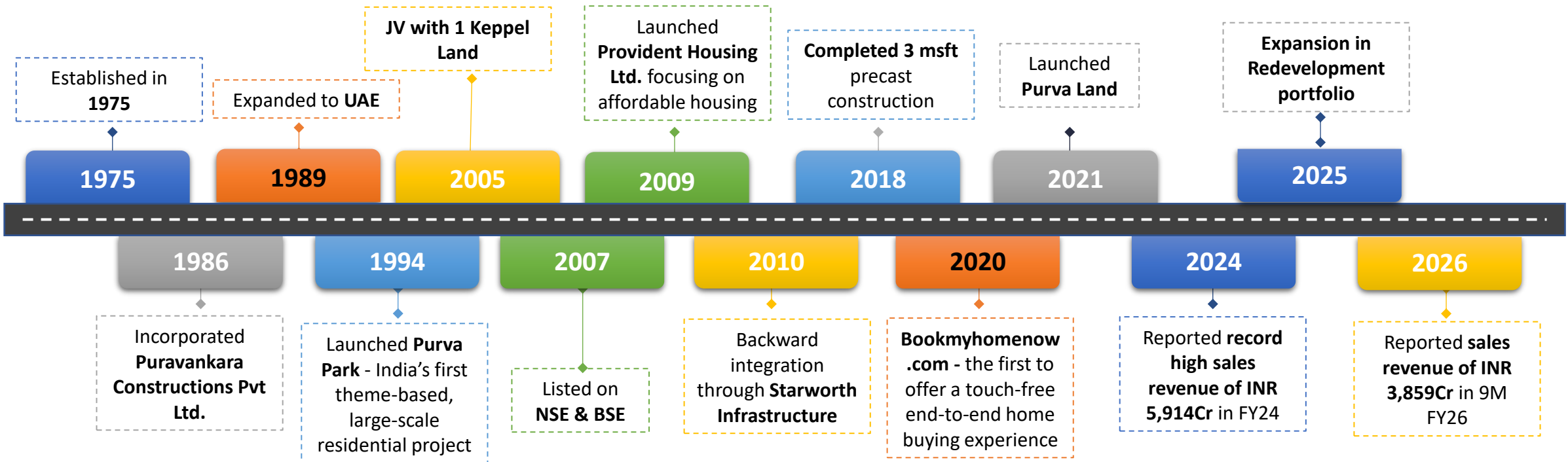
An artist's impression of a modern residential development. The scene features several tall, multi-story apartment buildings with a mix of white and reddish-brown facades. In the foreground, there is a lush green park area with a large tree on the left that has vibrant purple flowers. A paved walkway with steps leads through the park, where a few people are seen walking and sitting. The sky is bright blue with scattered white clouds. A blue and orange geometric graphic is overlaid on the top left corner.

# Company Overview

*Artist's impression of Provident Botanico, Bengaluru*

Investor Presentation Q3FY26

# Our Journey 50 years of Legacy



# PURVA

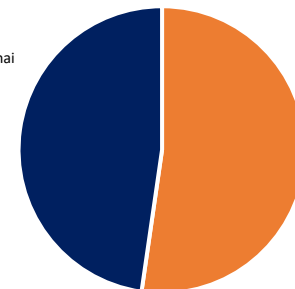
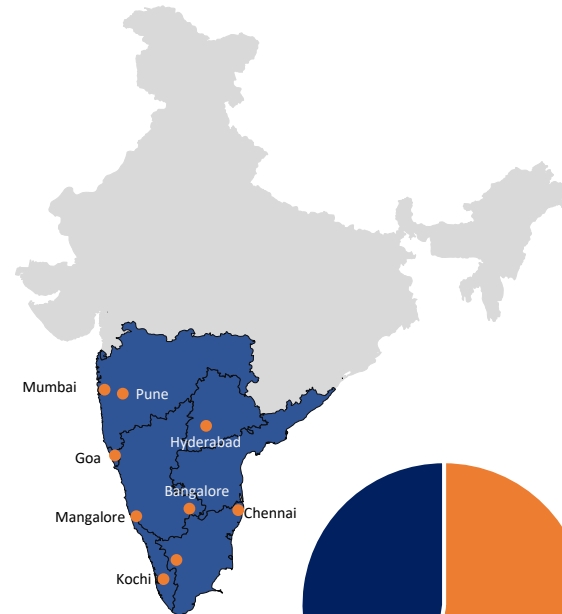
# PROVIDENT

More For Sure

# PURVALAND

Plotted Development

- Operations was started in 1975 & Company incorporated on June 3, 1986 , a strong legacy in real estate development.
- Presence in luxury residences, commercial, premium affordable housing and plotted development.
- Investment from HDFC Capital for INR 1,150 crores for Provident Housing Limited.
- ICRA has reaffirmed Puravankara Ltd.'s rating at "A-" Stable.



Developable Area  
■ Land Assets 52% 37.65msft ■ Ongoing 48% 34.35msft

## 93

Completed residential and commercial projects

## 56 msft

93 projects delivered with 56.10 msft of completed Developable Area.

## 22,000+

Homes with total Developable Area of over 34.35 msft under development

## 38 msft

Land bank of over 37.65 msft of Developable Area, with Group's economic interest of 34.13 msft

The background of the slide is an artist's impression of the Purva Blubelle residential complex in Bengaluru. It features two prominent, tall, modern high-rise towers with a grid-like facade and illuminated windows. The scene is set during sunset or sunrise, with a warm, golden glow on the left side of the image. In the foreground, there is a modern, multi-level transit system with glass railings. The sky is filled with soft, wispy clouds. On the left side, there is a large white graphic element resembling a house's roofline, with an orange arrow pointing downwards towards the text.

# Operational Overview Sales and Collections

*Artist's impression of Purva Blubelle, Bengaluru*

Investor Presentation Q3FY26

# Key Business Highlights – Q3FY26

~INR **1,414** Cr

Sales Value

Q3FY25 sales of INR 1,209 Cr

**1.49** msft

Sales volume\*

Q3FY25 sales volume of 1.43 msft

~INR **1,140** Cr

Customer Collections

22% YoY increase

~INR **9,500**

Average Realization ₹ per sft

12% YoY increase

~INR **1,104** Cr

Total Revenue

Revenue for Q3FY25 was INR 334 Cr

~INR **58** Cr profit

PAT

For Q3FY25 loss of INR 94 Cr

**23%**

EBIDTA Margin<sup>^</sup>

EBIDTA margin for Q3FY25 was 10%

\*Saleable Area

<sup>^</sup>EBIDTA/Total Income

# Key Business Highlights – 9MFY26

~INR **3,859** Cr

Sales Value

9MFY25 sales of INR 3,543 Cr

**4.24** msft

Sales volume\*

9MFY25 sales volume of 4.24 msft

~INR **3,045** Cr

Customer Collections

9MFY25 collection of INR 2,820 msft

~INR **9,105**

Average Realization ₹ per sft

9% YoY increase

~INR **2,305** Cr

Total Revenue

Revenue for 9MFY25 was INR 1,529 Cr

~INR **53** Cr loss

PAT

For 9MFY25 loss of INR 99 Cr

**20%**

EBIDTA Margin<sup>^</sup>

EBIDTA margin for 9MFY25 was 21%

\*Saleable Area

<sup>^</sup>EBIDTA/Total Income

An artist's impression of a modern apartment complex at dusk. The scene features several high-rise buildings with balconies, some of which are illuminated. In the foreground, there is a swimming pool with lounge chairs and umbrellas. A landscaped garden with trees and a walkway is visible. The text "Diversified Offerings Across Market Segments" is overlaid on the image. The name "The Oxygen" is visible on a glass-enclosed structure on the right. The text "Tower 20" is visible on one of the buildings.

# Diversified Offerings Across Market Segments

Artist's impression of Purva Celestial, Bengaluru

Investor Presentation Q3FY26

# Sales Q3FY26 Vs Q3FY25

## Based on Bookings

	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-25	Dec-24	%	Dec-25	Dec-24	%	Dec-25	Dec-24	%	Dec-25	Dec-24	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
<b>Purva South</b>	<b>1.26</b>	<b>1.28</b>	<b>-1%</b>	<b>993</b>	<b>1,266</b>	<b>-22%</b>	<b>1,180</b>	<b>1,033</b>	<b>14%</b>	<b>9,351</b>	<b>8,071</b>	<b>16%</b>
Completed Projects	0.15	0.08	83%	106	42	152%	137	60	127%	9,336	7,513	24%
Ongoing Projects	1.12	1.20	-7%	887	1,224	-28%	1,043	973	7%	9,353	8,109	15%
<b>West &amp; Commercial</b>	<b>0.23</b>	<b>0.15</b>	<b>51%</b>	<b>211</b>	<b>158</b>	<b>34%</b>	<b>234</b>	<b>175</b>	<b>34%</b>	<b>10,381</b>	<b>11,696</b>	<b>-11%</b>
Completed Projects	0.02	0.01	100%	47	6	683%	20	6	267%	10,195	5,560	83%
Ongoing Projects	0.21	0.14	47%	164	152	8%	214	170	26%	10,399	12,134	-14%
<b>Total Gross</b>	<b>1.49</b>	<b>1.43</b>	<b>4%</b>	<b>1,204</b>	<b>1,424</b>	<b>-15%</b>	<b>1,414</b>	<b>1,209</b>	<b>17%</b>	<b>9,500</b>	<b>8,452</b>	<b>12%</b>

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.03 msft during Q3FY26 and 0.04 msft during Q3FY25
- “South” –
  - South sales value increased with 14% due to ‘Purva Silversky’ launch and sustenance sales.
- “West & commercial” –
  - The sales value increased by 34% YoY primarily due to launch of ‘Purva Panorama’ in Thane, Mumbai
- Overall Pre- sales value has grown by 17% YoY
- Average realization of the Group is at 12% higher YoY, reflecting improved pricing and product mix.

\* Sales pertains to the bookings of that respective period which is reported.

# Sales 9MFY26 Vs 9MFY25

Based on Bookings

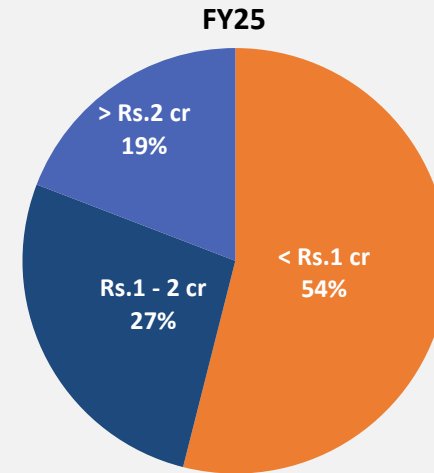
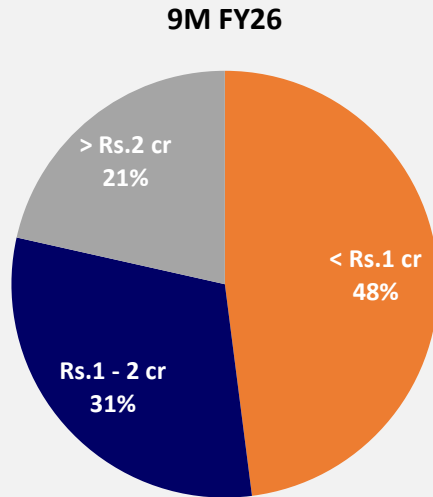
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-25	Dec-24	%	Dec-25	Dec-24	%	Dec-25	Dec-24	%	Dec-25	Dec-24	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
<b>Purva South</b>	<b>3.31</b>	<b>3.77</b>	<b>-12%</b>	<b>2,586</b>	<b>3,319</b>	<b>-22%</b>	<b>2,988</b>	<b>3,052</b>	<b>-2%</b>	<b>9,032</b>	<b>8,090</b>	<b>12%</b>
Completed Projects	0.48	0.22	116%	385	178	116%	464	203	128%	9,586	9,053	6%
Ongoing Projects	2.82	3.55	-20%	2,201	3,141	-30%	2,524	2,849	-11%	8,936	8,029	11%
<b>West &amp; Commercial</b>	<b>0.93</b>	<b>0.47</b>	<b>100%</b>	<b>864</b>	<b>470</b>	<b>84%</b>	<b>870</b>	<b>491</b>	<b>77%</b>	<b>9,313</b>	<b>10,492</b>	<b>-11%</b>
Completed Projects	0.04	0.03	42%	59	26	127%	32	24	31%	7,985	8,641	-8%
Ongoing Projects	0.89	0.44	103%	805	444	81%	838	467	80%	9,372	10,611	-12%
<b>Total Gross</b>	<b>4.24</b>	<b>4.24</b>	<b>0%</b>	<b>3,450</b>	<b>3,789</b>	<b>-9%</b>	<b>3,859</b>	<b>3,543</b>	<b>9%</b>	<b>9,105</b>	<b>8,356</b>	<b>9%</b>

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.15 msft during 9M FY26 and 0.21 msft during 9M FY25
- “South” –
  - South maintained its sustenance sales velocity with 12% increase in realization.
- “West & commercial” –
  - The sales value increased by 77% YoY primarily due to launch of ‘Purva Panorama’ in Thane, Mumbai
- Overall Pre- sales value has grown by 9% YoY
- Average realization of the Group is at 9% higher YoY

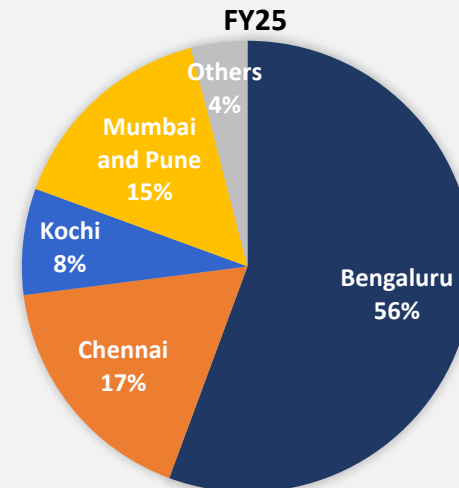
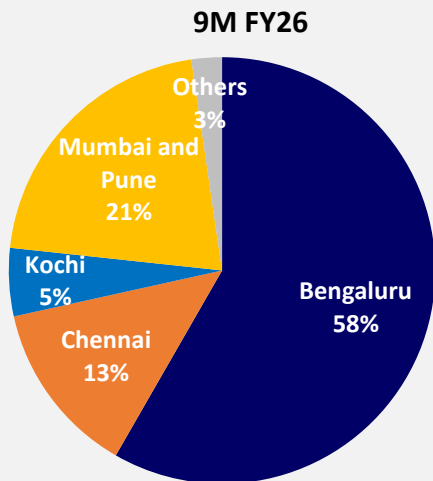
\* Sales pertains to the bookings of that respective period which is reported.

# Sales area classification – unit value & regional contribution

## Unit Value wise contribution to sales value



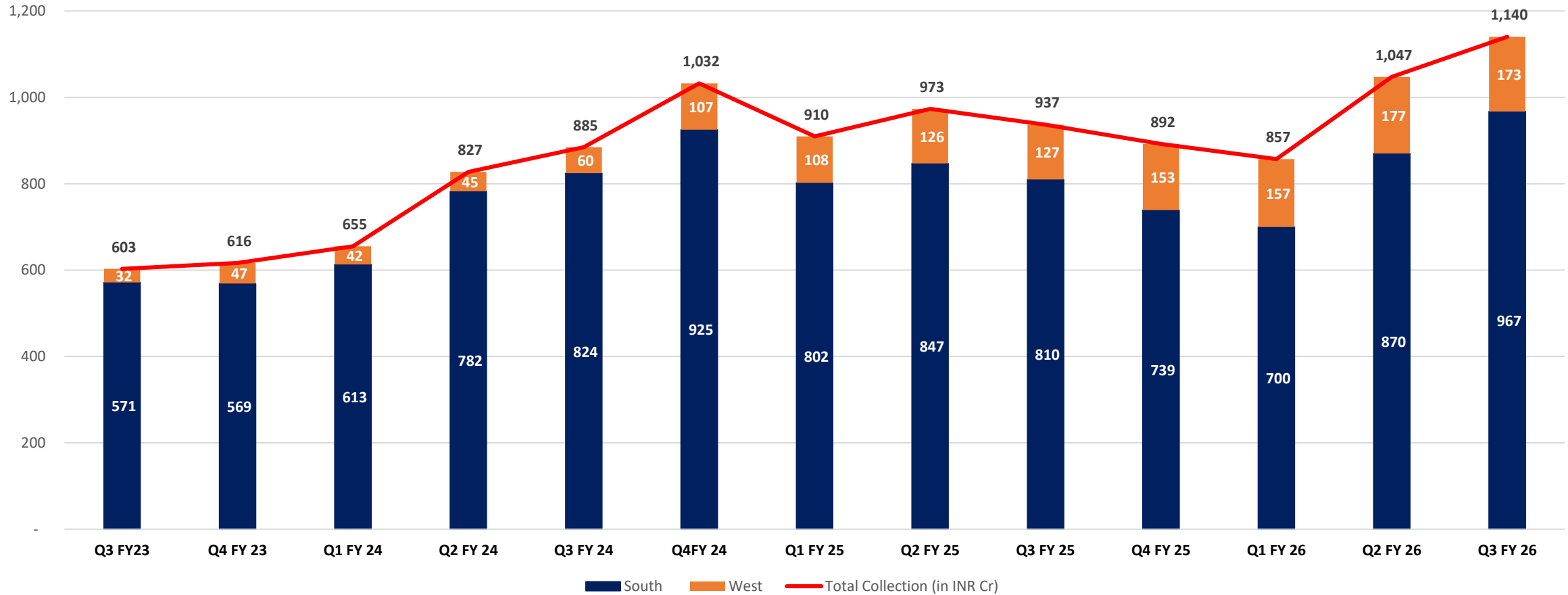
## Regional contribution to sales value



- Unit Value wise –79% of the Group’s sales are accounted by units, for which average sales price per unit is less than Rs 2 Cr in 9M FY26
- Unit Value wise –48% of the Group’s sales are accounted by units which costs less than 1 Cr in 9M FY26
- ~42% of the sales volume were from outside Bengaluru Real estate market in 9M FY26 vs 44% in FY25.
- Increase in sales from Mumbai and Pune from 15% in FY25 to 21% in 9M FY26 is indicative of growing presence in Western region.

# Collections trend

Collections (INR cr)



- Collections nearly doubled over the last three years, rising from INR 603 Cr in Q3 FY23 to INR 1,140 Cr in Q3 FY26.

An artist's impression of a modern high-rise residential complex. The image shows several tall, slender towers with a mix of glass and metallic facades. The towers are set against a backdrop of a clear sky with soft, warm light, suggesting either dawn or dusk. In the foreground, there is a landscaped area with greenery, including palm trees and other tropical plants. A road with a few cars is visible in the lower right corner. The overall aesthetic is clean, modern, and aspirational.

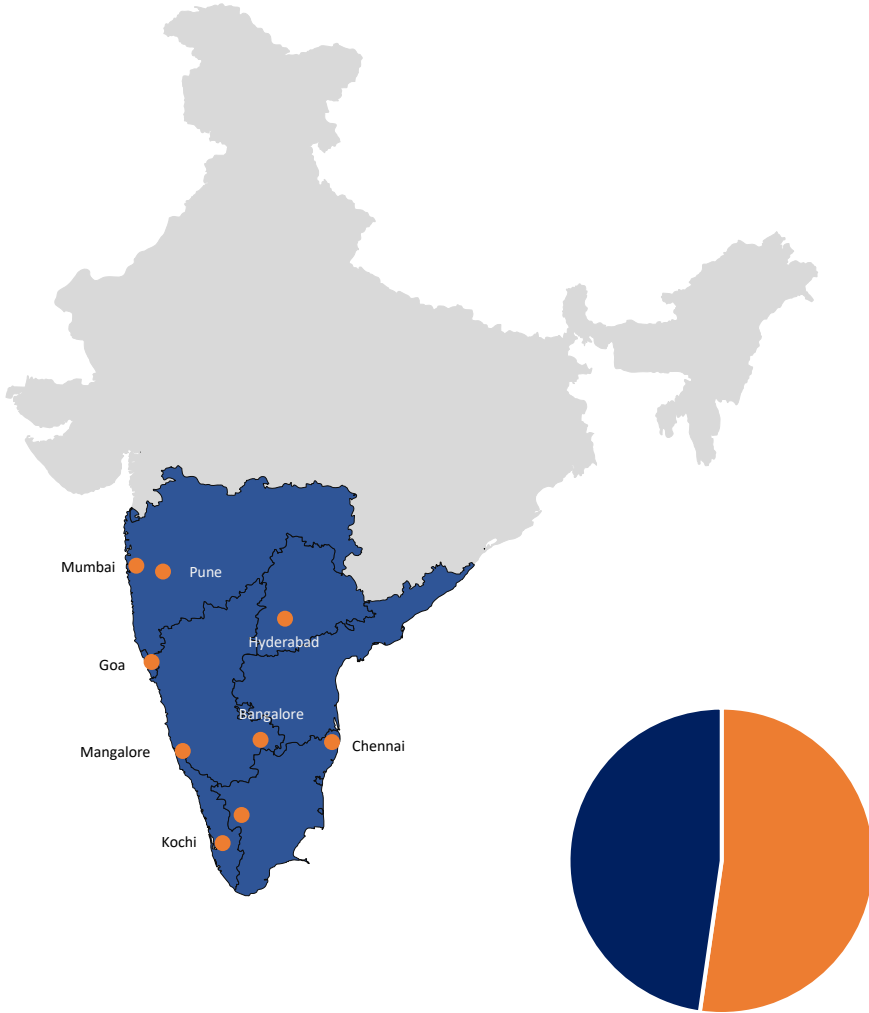
# Expanding with a Pan-India Presence

*Artist's impression of Purva Panorama, Thane*

Investor Presentation Q3FY26

# Diversified across markets, brands and stages of development

Developable Area as at 31 December 2025 in million sq. ft.



	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
<b>South India</b>				
Bengaluru	40.58	14.71	25.34	40.04
Chennai	6.54	6.13	0.00	6.13
Hyderabad	2.78	0.00	0.00	0.00
Kochi	2.74	3.12	2.93	6.06
Others	2.40	1.50	1.07	2.57
<b>West India</b>				
Mumbai	0.14	4.47	4.31	8.78
Pune	0.92	4.43	0.00	4.43
<b>Overseas</b>				
Colombo	0.00	0.00	4.00	4.00
<b>Total Developable Area</b>	<b>56.10</b>	<b>34.35</b>	<b>37.65</b>	<b>72.00</b>
<b>South</b>	53.12	22.28	33.34	55.63
<b>West</b>	1.76	8.90	4.31	13.21
<b>Commercial</b>	1.22	3.17	0.00	3.17
<b>Group's economic interest</b>	<b>48.67</b>	<b>31.32</b>	<b>34.13</b>	<b>65.45</b>
<b>South</b>	46.65	20.37	31.48	51.85
<b>West</b>	1.26	8.08	2.65	10.73
<b>Commercial</b>	0.76	2.87	0.00	2.87
<b>Land Bank under settlement/clearances</b>			18.77	18.77
<b>Total Developable Area</b>	<b>56.10</b>	<b>34.35</b>	<b>56.43</b>	<b>90.77</b>

**Note:**

1. Includes JVs and other subsidiaries
2. Group's economic interest is estimated developer's share after deducting economic interest of JD|JV partners

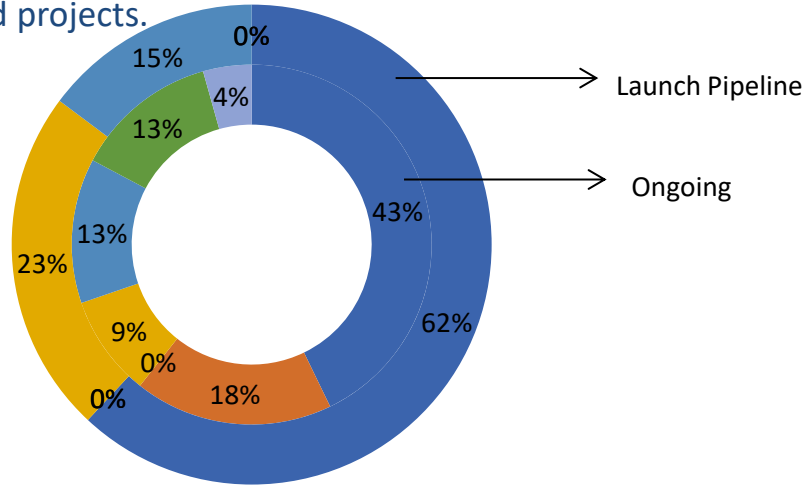
■ Land Assets 52% 37.65msft ■ Ongoing 48% 34.35msft

Developable Area

We are actively discussing multiple land acquisitions. We have signed many MOUs and paid advances. We expect these efforts will significantly expand our land bank in the coming quarters.

# Ongoing and new launches

Non-Bengaluru projects now account for 57% of the share of ongoing and 38% of Planned projects. Mumbai & Pune together constitute 15% of the Planned projects.

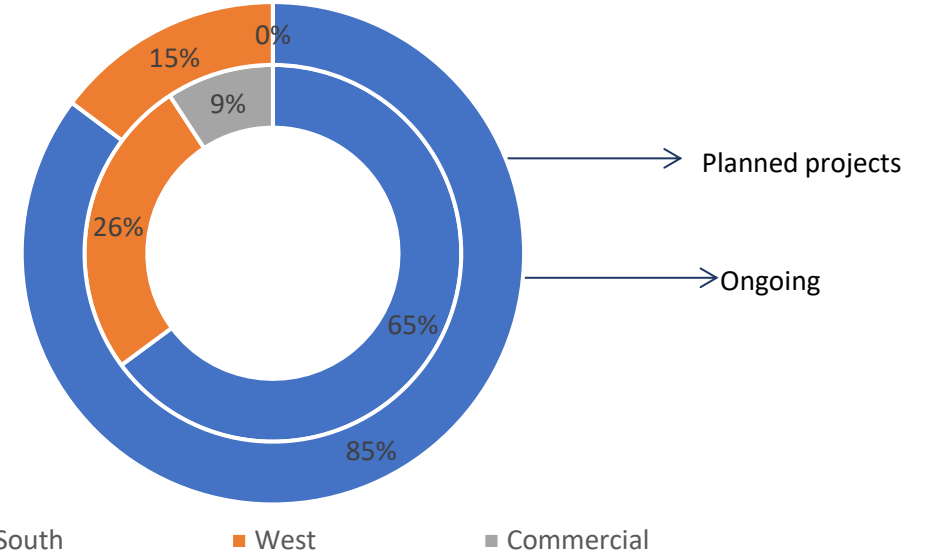


■ Bengaluru ■ Chennai ■ Hyderabad ■ Kochi ■ Mumbai ■ Pune ■ Others

	Ongoing msft	Planned projects msft	Ongoing	Planned projects
Bengaluru	14.71	7.81	43%	62%
Chennai	6.13	0.00	18%	0%
Hyderabad	0.00	0.00	0%	0%
Kochi	3.12	2.93	9%	23%
Mumbai	4.47	1.86	13%	15%
Pune	4.43	0.00	13%	0%
Others	1.50	0.00	4%	0%
<b>Total</b>	<b>34.35</b>	<b>12.61</b>	<b>100%</b>	<b>100%</b>

Note: 1. Based on Developable Area in msft  
 2. Ongoing projects includes approx. 9.68 million sqft of area not open for sale.

Geography wise Ongoing and Planned projects;



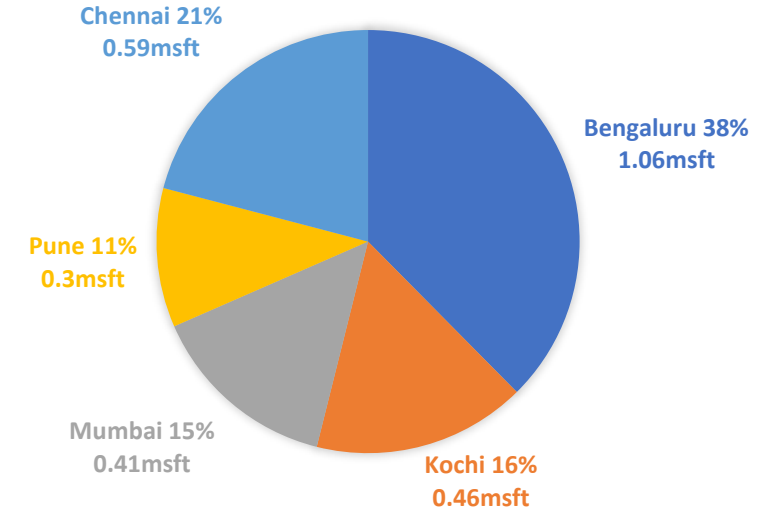
■ South ■ West ■ Commercial

	Ongoing msft	Planned projects msft	Ongoing	Planned projects
South	22.28	10.74	65%	85%
West	8.90	1.86	26%	15%
Commercial	3.17	0.00	9%	0%
<b>Total</b>	<b>34.35</b>	<b>12.61</b>	<b>100%</b>	<b>100%</b>

# Launches & Completions 9M FY 26

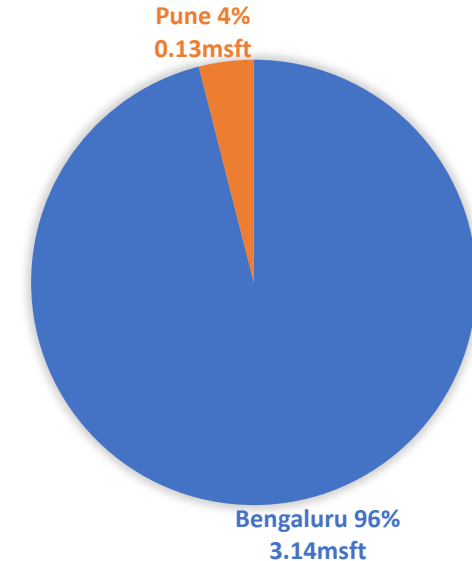
## Launches in 9M FY 26

Sr. No.	Quarter	Project Name	New Project/Phase	City	Zone	Developable Area (msft)
1	Q1 FY26	Marina One Phase 5 (S10 and E7 towers)	New Phase	Kochi	PL-South	0.46
2		Deansgate 2	New Phase	Bengaluru	PL-South	0.29
3		One Park Avenue Tower 1 & 6	New Phase	Mumbai	PL-West	0.41
<b>Q1 Total</b>						<b>1.16</b>
4	Q2 FY26	Atmosphere Pune Phase 1	New Phase	Pune	PL-West	0.30
<b>Q2 Total</b>						<b>0.30</b>
5	Q3 FY26	Windermere Phase 4C	New Phase	Chennai	PL-South	0.59
6		Purva SilverSky	New Project	Bengaluru	PL-South	0.77
<b>Q3 Total</b>						<b>1.37</b>
<b>9M FY 26 Total</b>						<b>2.83</b>



## Completions in 9M FY 26

Sr. No.	Quarter	Project Name	New Project/Phase	City	Zone	Developable Area (msft)
1	Q1 FY26	Atmosphere-T1	New Phase	Bengaluru	PL-South	0.96
<b>Q1 Total</b>						<b>0.96</b>
2	Q2 FY26	Provident Equinox-II	New Phase	Bengaluru	PL-South	0.28
3		Oakshire	New Project	Bengaluru	PL-South	0.72
4		Provident Park Square-V	New Phase	Bengaluru	PL-South	0.55
<b>Q2 Total</b>						<b>1.55</b>
5	Q3 FY26	Atmosphere-T2	New Phase	Bengaluru	PL-South	0.63
6		Silversand II	New Phase	Pune	PL-West	0.13
<b>Q3 Total</b>						<b>0.76</b>
<b>9M FY 26 Total</b>						<b>3.27</b>



# Planned projects

Sr. no	Location/ Project Name	City	Development Model	New Project/New phase	Developable Area	PL Share in JD	Saleable area (msft)	Inventory that will be opened at the time of launch	Expected launch quarter
<b>Puravankara South</b>									
1	Bellandur	Bengaluru	Owned	New project	0.44	100%	0.44	0.44	Q1FY27
2	Winworth - 3	Kochi	Owned	New project	1.26	100%	1.26	0.63	Q1FY27
3	Grand Hills	Bengaluru	Owned	New project	0.84	100%	0.84	0.84	Q1FY27
4	Westend	Bengaluru	JDA	New project	0.26	65%	0.26	0.26	Q4FY26
5	Hennur Road	Bengaluru	Owned	New project	0.44	100%	0.44	0.44	Q4FY26
6	Cityspire - Winworth (2)	Kochi	Owned	New project	1.67	100%	1.67	0.42	Q4FY26
7	Mallasandra	Bengaluru	Owned	New project	0.84	100%	0.84	0.42	Q1FY27
8	Kanakapura	Bengaluru	Owned	New project	0.52	100%	0.52	0.52	Q4FY26
9	KIADB	Bengaluru	Owned	New project	3.48	67%	3.48	1.16	Q4FY26
10	Nellakunte (plotted)	Bengaluru	Owned	New project	0.16	100%	0.16	0.16	Q1FY27
11	Balegere (Panathur)	Bengaluru	JDA	New project	0.83	60%	0.50	0.50	Q1FY27
<b>Total</b>					<b>10.74</b>		<b>10.41</b>	<b>5.78</b>	
<b>Puravankara West</b>									
12	Apna ghar redevelopment (Unit 4 &5)	Mumbai	Redevelopment	New project	1.00	100%	0.61	0.36	Q4FY26
13	Miami	Mumbai	Redevelopment	New project	0.19	100%	0.08	0.03	Q1FY27
14	Deccan	Mumbai	Redevelopment	New project	0.68	100%	0.35	0.06	Q4FY26
<b>Total</b>					<b>1.86</b>		<b>1.05</b>	<b>0.45</b>	
<b>Total New Launches</b>					<b>12.61</b>		<b>11.46</b>	<b>6.23</b>	
<b>New phase launches</b>					<b>2.80</b>		<b>2.80</b>	<b>2.80</b>	
<b>Total launches</b>					<b>15.41</b>		<b>14.26</b>	<b>9.03</b>	

**Notes:**

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change & are in relation to financial year April - March
3. All the projects are at different stages of approval and some of the projects will be launched in phases
4. Estimated future cashflow potential from total new launches (excluding new phases) is approx. INR 5,687 crore

An artist's impression of a modern residential complex. The image shows two long, multi-story apartment buildings with a mix of light blue and brown facades. The buildings are set against a clear blue sky with a few wispy clouds. In the foreground, there is a well-maintained green lawn with several palm trees and other plants. The overall scene is bright and sunny, suggesting a pleasant environment.

# Efficient capital management

Artist's impression of Provident Kenvista, Pune

Investor Presentation Q3FY26

# Debt movement

## Debt/ sft of under construction area

	Dec-25	Sep-25	June-25	Mar-25
<b>Net Debt</b>	<b>2,482</b>	<b>2,727</b>	<b>2,676</b>	<b>2,814</b>
Ongoing Projects (msft)*	27	26	27	26
<b>Debt/ sft (Rs/ sft)</b>	<b>923</b>	<b>1,046</b>	<b>1,004</b>	<b>1,079</b>
Debt/ sft for Residential & Land	659	795	775	862
Debt/ sft for commercial	264	251	230	217
<b>Total</b>	<b>923</b>	<b>1,046</b>	<b>1,004</b>	<b>1,079</b>

\*ongoing open for sale and includes commercial projects.

## Debt movement pattern

in Rs. Cr	Dec-25	Sep-25	June-25	Mar-25
<b>Opening Balance</b>	<b>3,599</b>	<b>3,543</b>	<b>3,681</b>	<b>3,560</b>
Net Addition (Repayment)	-35	56	-138	121
<b>Debt Outstanding**</b>	<b>3,564</b>	<b>3,599</b>	<b>3,543</b>	<b>3,681</b>
Less: Cash and Cash Equivalents***	1,082	872	867	867
<b>Net debt</b>	<b>2,482</b>	<b>2,727</b>	<b>2,676</b>	<b>2,814</b>
<b>Cost of Debt*</b>	<b>11.08%</b>	11.32%	11.35%	11.85%
Net Worth	1,692	1,637	1,678	1,736
<b>Net Debt / Equity Ratio</b>	<b>1.47</b>	<b>1.67</b>	<b>1.59</b>	<b>1.62</b>

\* Cost of debt is weighted average of closing balance of debt and interest rates as at 31st December 2025

\*\*Debt does not include NCD issued to HCARE Fund 3 of INR 1,045 cr, 360 One of INR 125 cr and Purva Excellence Fund of INR 122 cr as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of INR 128 crores

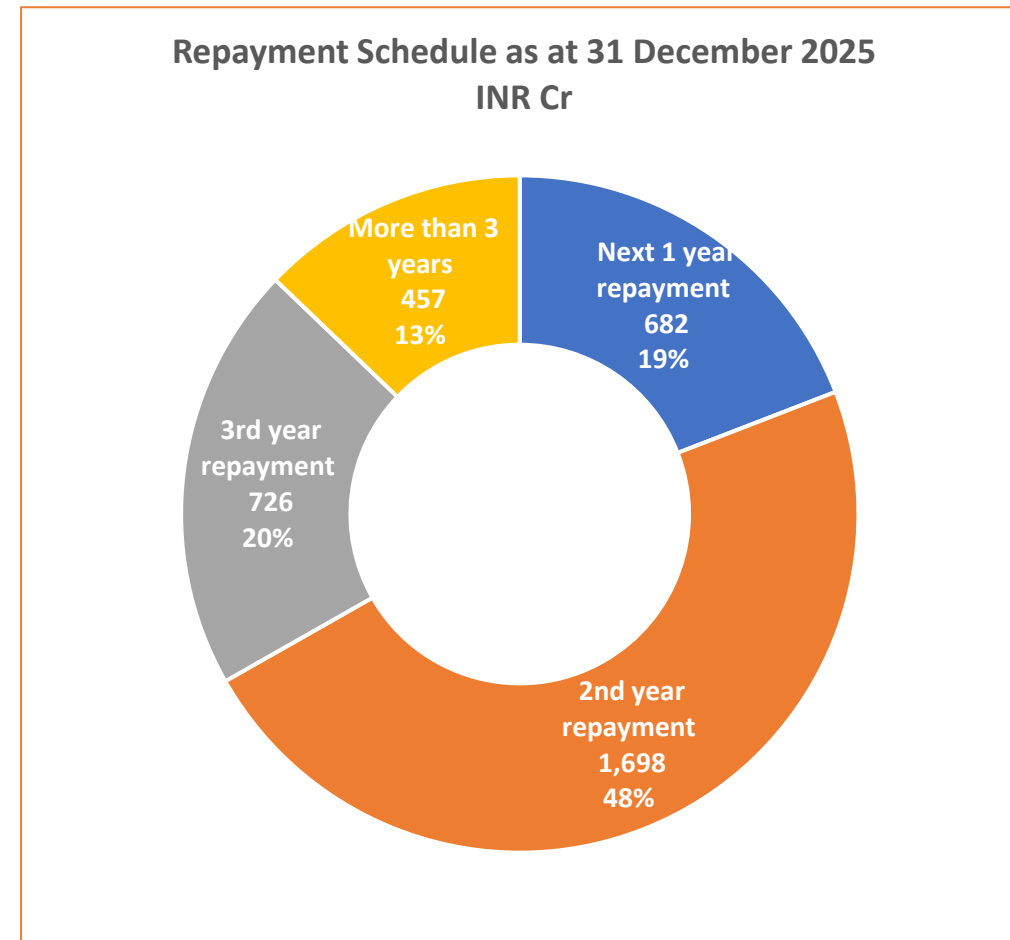
\*\*\*Cash and bank includes 'Cash and cash equivalents', 'Bank balances other than Cash and cash equivalents' and "Non-Current Fixed deposits".

- Gross debt reduced by INR 35 crore and net debt by INR 244 crore this quarter.
- While the Debt per sq. ft. for Residential and Land portfolios has reduced from INR 795 to INR 659. Commercial Debt per sq. ft. Increased due to INR 47 crore capex towards asset creation.
- Cost of debt has reduced to 11.08% QoQ.

# Debt composition and repayment schedule

Debt Composition			
	As at 30 September 2025	As at 31 December 2025	Increase/(decrease)
Residential	1,924	2,353	429
Land	1012	502	-510
Capex towards Commercial development	663	709	46
<b>Total Gross Debt</b>	<b>3,599</b>	<b>3,564</b>	<b>-35</b>
Less Cash and equivalent	872	1082	209
<b>Net Debt*</b>	<b>2,727</b>	<b>2,482</b>	<b>-244</b>

- Residential debt has increased by INR 429 crore, primarily due to the reclassification of 'Purva Silversky' and 'Purva Panorama (Thane)' debt from Land to Residential.
- Overall gross debt reduced by INR 35 crore and net debt by INR 244 crore when compared to previous quarter .
- Land-related debt decreased by INR 510 crore.
- The company continues to maintain a balanced debt profile, with incremental borrowing aligned to business growth and capital expenditure plans.



*\*\*Debt does not include NCD issued to HCARE Fund 3 of INR 1,045 cr, 360 One of INR 125 cr and Purva Excellence Fund of INR 122 cr as these investments are payable when able nature.*

*It also does not include unamortised processing fee, accrued interest and others to the extent of INR 128 crores*



PURVA  
ZENTECH

# Update on Financials

*Artist's impression of Purva Zentech, Bengaluru*



Investor Presentation Q3FY26

# Consolidated statement of profit & loss for the quarter ended December 31, 2025

All numbers in INR Cr

Particulars	Q3FY26	Q2FY26	Q3FY25
<b>Income</b>			
Revenue from operations	1,069.31	644.20	318.17
Other income	34.75	18.53	16.03
<b>Total income</b>	<b>1,104.06</b>	<b>662.73</b>	<b>334.20</b>
<b>Expenses</b>			
Sub-contractor cost	514.93	516.68	337.32
Cost of raw materials and components consumed	80.95	83.25	99.80
Land purchase cost	515.68	10.05	181.48
Purchase of stock of flats			
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-474.05	-269.07	-532.59
Employee benefit expense	74.79	81.08	77.97
Finance expense	164.75	168.58	142.79
Depreciation and amortization expense	10.55	10.52	8.28
Other expenses	137.75	118.16	136.18
<b>Total expenses</b>	<b>1,025.35</b>	<b>719.25</b>	<b>451.23</b>
<b>Profit from operations before tax expense share of profit/(loss) of associates and joint ventures</b>	<b>78.71</b>	<b>-56.52</b>	<b>-117.03</b>
Share of profit/(loss) of associates and joint ventures, net	-0.07	-0.13	-1.98
Exceptional Item		0.00	0.75
<b>Profit before tax</b>	<b>78.64</b>	<b>-56.65</b>	<b>-118.26</b>
Tax expense/(credit)	20.30	-13.66	-25.62
Minority interest	-	-	-
<b>Net Profit for the period</b>	<b>58.34</b>	<b>-42.99</b>	<b>-92.64</b>
Other comprehensive Income/(loss) (net of tax expense/credit)	0.14	0.86	-1.09
<b>Total comprehensive income/(loss) for the period</b>	<b>58.48</b>	<b>-42.13</b>	<b>-93.73</b>

- Total income for Q3FY26 increased by 230% y-o-y due to increase in handover of units from 249 units in Q3 FY25 to 1,116 units in Q3FY26. (Major contribution from Atmosphere, Parksquare, Oakshire, Equinox, Capella and Adora De Goa in Q3FY26)

- Sub-contractor cost has increased by 53% in Q3FY26 YoY which reflects increased construction spends and operational efficiency.

# Consolidated statement of profit & loss for six months ended December 31, 2025

All numbers in INR Cr

Particulars	9M FY26	9M FY25
<b>Income from operations</b>		
Revenue from projects	2,237.91	1,472.04
Other Income	67.52	57.39
<b>Total Income from operations</b>	<b>2,305.43</b>	<b>1,529.43</b>
<b>Expenses</b>		
Sub-contractor cost	1,437.05	836.49
Cost of raw materials and components consumed	241.04	239.59
Land purchase cost	583.46	671.50
Purchase of stock of flats	0.00	393.43
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-1,026.13	-1,511.87
Employee benefit expense	234.91	222.20
Finance expense	494.23	402.63
Depreciation and amortization expense	31.22	23.77
Other expenses	377.58	360.24
<b>Total expenses</b>	<b>2,373.36</b>	<b>1,637.97</b>
<b>Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)</b>	<b>-67.93</b>	<b>-108.54</b>
Share of profit/(loss) of associates and joint ventures, net	-0.16	6.27
Exceptional Item	0.00	0.75
<b>Profit before tax</b>	<b>-68.09</b>	<b>-101.52</b>
Tax expense	-14.89	-6.60
Minority interest	-	
<b>Net Profit for the period</b>	<b>-53.20</b>	<b>-94.92</b>
Other Comprehensive Income/(Loss) (net of tax expense)	0.26	-3.60
<b>Total Comprehensive Income/(Loss) for the period</b>	<b>-52.94</b>	<b>-98.52</b>

- Total income for 9MFY26 increased by 50% y-o-y due to increase in handover of units from 1,491 units in 9MFY25 to 2,446 units in 9MFY26. (Major contribution from Atmosphere, Parksquare, Oakshire, Equinox, Capella and Adora De Goa in 9MFY26)

- Sub-contractor cost has increased by 71% in 9MFY26 YoY which reflects increased construction spends and operational efficiency.



# Update on Cash flows

*Artist's impression of Provident Winworth, Kerala*

# Direct cashflows

All numbers in INR Cr

	Cash Flow Statement	Q3 FY26	9M FY 26
<b>A</b>	<b>Operating Inflows</b>	1,360	3504
	<i>Collection from operations</i>	1,360	3504
<b>B</b>	<b>Operating Outflows</b>	(1,102)	(2,749)
<b>C=A-B</b>	<b>Operating Surplus</b>	258	755
	<i>Less</i>		
	Interest Cost( Net )	(143)	-442
	Tax Paid	(51)	-166
<b>D</b>	<b>Operating Surplus after tax and interest</b>	64	146
	<b>Investment Activity</b>		
	Land Payments including advances & deposits	(322)	-499
	Purchase of Fixed Assets	(18)	-44
	Other Assets & Investments	(0)	-14
<b>E</b>	<b>Total from Investing Activity</b>	(340)	-557
	<b>Financing Activity</b>		
	Loan Drawal/(Repayments)	(35)	-117
	Exit/Investment equity in nature	521	743
<b>F</b>	<b>Total from Financing Activity</b>	486	358
<b>G=D+E+F</b>	<b>Net Operating Surplus</b>	209	215
	Opening Cash and Bank Balances	872	867
	<b>Closing Cash and Bank Balances</b>	1,082	1082

**Note:** Numbers have been regrouped & reclassified and does not strictly confirm to the presentation under audited INDAS 7 Cash Flow format  
Cash and bank includes 'Cash and cash equivalents' , 'Bank balances other than Cash and cash equivalents' and '''Non-Current Fixed deposits''.

# Cash flow potential

		South	West	Total
Balance collections from sold units	(A)	3,920	935	4,855
Value of Inventory open for sale <sup>1</sup>	(B)	5,853	1,768	7,621
Balance cost to go <sup>2&amp;3</sup>	(C)	4,632	1,991	6,623
Surplus (A) + (B) – (C)	(D)	5,142	713	5,854
Surplus from Inventory not open for sale (F)-(G+H)	(E)	735	1,789	2,524
Value of Inventory not open for sale	(F)	2,043	5,289	7,333
Balance cost to complete	(G)	1,208	3,401	4,609
Contingencies <sup>4</sup>	(H)	100	100	200
<b>Total Estimated Surplus (D +E )</b>		<b>5,877</b>	<b>2,501</b>	<b>8,378</b>

- Cashflow Visibility of INR **8,378 Crores** in next 3-5 years
- Balance receivables of ~INR **4,855 crore** from sold units, covers ~ **73%** of the balance cost to complete the Inventory open for sale

		Commercial projects
Capital Value	(A)	3,217
Balance cost to go	(B)	1,182
Surplus (A) + (B)	(D)	2,035

*The projects that are yet to be launched are not included. However, the surplus from pipeline projects will be INR 5,687 crores and hence total surplus will be INR 16,100 crores.*

**Note:**

1. Value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties

# Cashflow and debt management


Particulars		Amount (in INR crore)
<b>Group A - Ongoing (including not launched for sale) projects</b>		
Balance customer collection 1	A	19,809
Balance cost to go 2 & 3	B	11,431
Surplus from ongoing (including not launched for sale) projects	C= A-B	8,378
<b>Group B - Projects which are in launch pipeline</b>		
Unsold Inventory value	D	15,253
Cost to complete	E	9,566
Surplus from projects which are in launch pipeline	F=D-E	5,687
<b>Group C – Estimated Surplus from Commercial projects</b>		
	G	2,035
<b>Total Estimated Surplus</b>	<b>H=C+F+G</b>	<b>16,100</b>
<b>Gross debt*</b>		
cash and cash equivalent	I	3,564
	J	1,082
<b>Net Debt</b>	<b>K = I-J</b>	<b>2,482</b>

1. Includes debtors and unbilled amount and value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.

*\*\*Debt does not include NCD issued to HCARE Fund 3 of INR 1,045 cr, 360 One of INR 125 cr and Purva Excellence Fund of INR 122 cr as these investments are payable when able nature.*

*It also does not include unamortised processing fee, accrued interest and others to the extent of INR 128 crores*

- Debt including payable when able facilities comfortably offset by a projected surplus of INR 16,100 crore .
- This includes INR 8,378 crore from approved projects, INR 5,687 crore from a well-established pipeline of upcoming developments and INR 2,035 from our commercial projects.



# Project Status

*Artist's impression of Purva Windermere, Chennai*

# Puravankara expands its redevelopment portfolio in Mumbai



Acres – 4.97  
 Saleable Area - 0.63 msft (Unit 4 & 5)  
 Location – Apnagar, Lokhandwala, Mumbai  
 DA signed for unit 4 & 5.  
 DA is in process for Unit 3 - 0.27 msft



Acres – 2.6  
 Saleable Area – 0.36 msft  
 Location – Deccan, Pali Hills, Mumbai  
 Development agreement signed.



Acres – 0.60  
 Saleable Area – 0.08 msft  
 Location – Miami, Breach Candy, Mumbai  
 Development agreement signed.



Acres – 3.78  
 Saleable Area – 0.98 msft  
 Location – Deonar Baug, Chembur, Mumbai  
 Appointed as preferred developer.  
 MOU signed, DA is underway.



Acres – 1.43  
 Saleable Area – 0.35 msft  
 Location – Malabar Hills, Mumbai  
 Appointed as preferred developer.  
 DA is under process

*We are actively pursuing multiple opportunities and are shortlisted with advance discussions ongoing with few societies  
 Currently, we have total redevelopment in Mumbai of approx. 4.38 msft of developable area and approx. 2.67 msft of saleable area. (Our share)*

# Recent land acquisitions with INR 13,900 Cr GDV – 9M FY26

- **Land Acquisition in Attibele, Bengaluru**
  - Strategic acquisition for expansion across Bengaluru
  - 53.5-acre project | ~ 6.41 msft developable area
  - Estimated GDV: INR 4,800 Cr
- **Joint Venture in North Bengaluru**
  - Partnered with KVN Property Holdings LLP
  - 24.59 acres | ~3.48 msft developable area
  - Estimated GDV: INR 3,300+ Cr
  - Near airport | Launch expected in 3 months
- **Redevelopment Project in Chembur, Mumbai**
  - Selected as preferred developer for 8 residential societies
  - 3.78-acre project | ~ 1.28 msft developable area
  - Estimated GDV: INR 2,100 Cr
- **Joint Development in East Bengaluru**
  - 5.5 acres in Balegere | ~0.85 msft developable area
  - Estimated GDV: INR 1,000+ Cr
  - Launch expected in 6 months
- **Redevelopment Project in Malabar Hills, Mumbai**
  - 1.43-acre project | ~ 0.7 msft developable area
  - Estimated GDV: INR 2,700 Cr

# Update on possession for completed projects

Projects	Q3 FY 26	Q2 FY 26	Q1 FY 26	Q4 FY 25	Q3 FY 25	Q2 FY 25
Total possession in units	<b>1116</b>	663	667	671	319	591
Total possession in area (msft)	<b>1.23</b>	0.67	0.68	0.74	0.43	0.77
Pending to be recognised in units	<b>2443</b>	2352	3015	1522	825	1054
Pending to be recognised in area (msft)	<b>2.40</b>	2.97	3.65	1.79	1.26	1.52

We handed over 1116 units, spanning 1.23 msft, in Q3 FY26, generating revenue of INR 1103 crore.

As of December 31, 2025, we have completed 2.40 msft of inventory (2443 units) for which the Occupancy Certificate has been obtained and are awaiting issuance of e-Khata to proceed with handovers.

# Project Status -Completed Projects with inventory as on December 31, 2025

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
						Msft	Units		Msft	Units	Msft	Nos	Msft	%
<b>COMPLETED</b>														
<b>PL-South</b>														
1	Adora De Goa	Zuari Nagar, Goa	0.56	670	100%	0.56	665	0.56	604	0.49	87%	61	0.07	13%
2	Atmosphere	Thanisandra, Bengaluru	0.96	641	87%	0.84	561	0.84	545	0.81	97%	16	0.03	3%
3	Atmosphere-T2	Thanisandra, Bengaluru	0.63	401	87%	0.55	353	0.55	328	0.51	92%	25	0.04	8%
4	Bougainville	Whitefield, Bengaluru	0.09	22	100%	0.09	22	0.09	0	0.00	0%	22	0.09	100%
5	Capella	Soukya Rd, Bengaluru	0.65	770	100%	0.65	770	0.65	754	0.64	98%	16	0.02	2%
6	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1,990	73%	1.39	1,453	1.39	1,426	1.37	98%	27	0.02	1%
7	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	225	0.28	96%	9	0.01	4%
8	Park Square	Judicial Layout, Bengaluru	1.94	2,061	87%	1.94	2,061	1.94	2,029	1.90	98%	32	0.04	2%
9	Raagam	Thirumazhisa, Chennai	0.77	664	100%	0.77	664	0.77	617	0.70	91%	47	0.07	9%
10	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	62	0.08	57%	43	0.06	43%
11	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	121	0.25	68%	60	0.12	32%
12	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	852	1.36	98%	11	0.03	2%
13	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	344	0.47	97%	12	0.02	3%
<b>West</b>														
14	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	645	0.70	97%	20	0.02	3%
15	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	325	0.13	96%	12	0.01	4%
<b>Total Completed - (A)</b>			<b>11.18</b>	<b>10,085</b>	<b>100%</b>	<b>10.32</b>	<b>9,290</b>	<b>10.31</b>	<b>8,877</b>	<b>9.68</b>	<b>94%</b>	<b>413</b>	<b>0.63</b>	<b>6%</b>

\* Does not include the projects which has less than 10 units of inventory which is not material.

# Project Status – Under Construction as on December 31, 2025

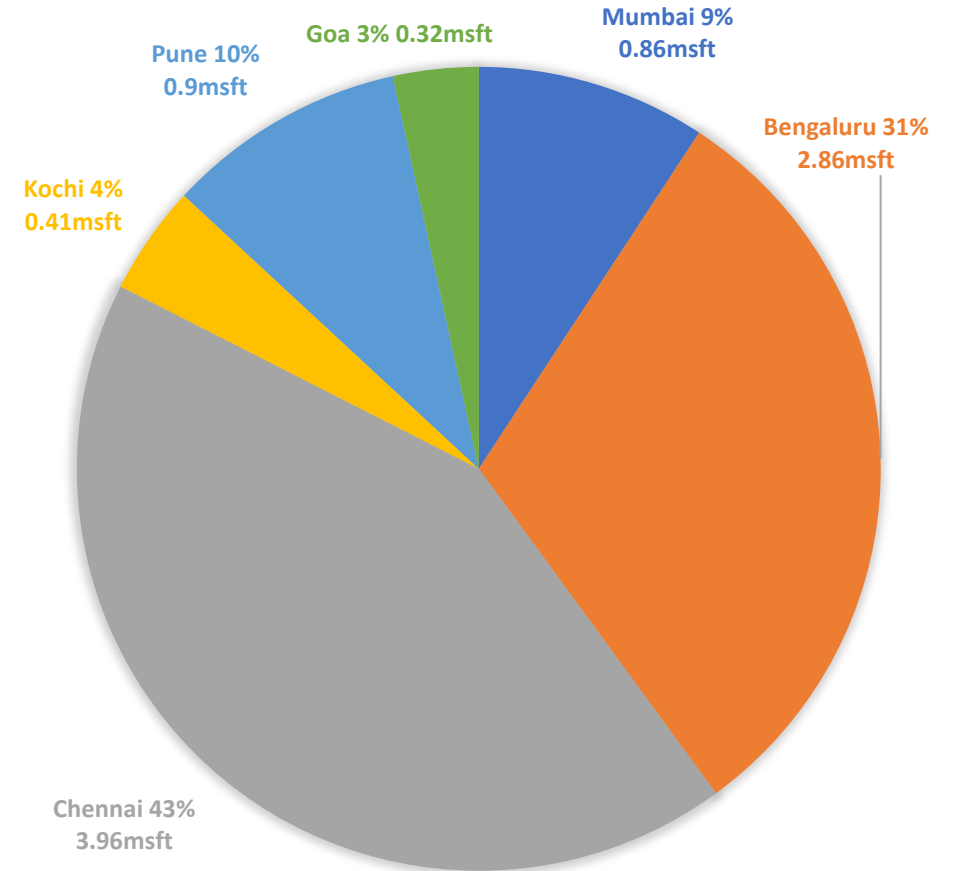
S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative				Inventory	
						Msft	Units		Msft	Units	Msft	Nos	Msft	%
<b>UNDER CONSTRUCTION</b>														
<b>PL-South</b>														
1	Adora De Goa	Zuari Nagar, Goa	1.07	1,232	100%	1.07	1232	1.07	950	0.75	70%	281	0.32	30%
2	Bayscape	Kelambakkam, Chennai	0.83	676	100%	0.83	676	0.83	240	0.30	36%	436	0.53	64%
3	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	213	0.32	87%	32	0.05	13%
4	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	1,198	1.44	94%	77	0.09	6%
5	Deansgate	IVC Rd, Bengaluru,	0.60	288	100%	0.60	288	0.60	195	0.40	68%	93	0.19	32%
6	Ecopolitan	Gummanahalli, Bengaluru	1.41	1,537	86%	1.30	1391	1.30	1,358	1.26	97%	33	0.04	3%
7	Equinox	Mysore Road, Bengaluru	1.39	1,295	100%	1.39	1295	1.39	1,017	1.09	79%	278	0.30	21%
8	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452	0.70	0	0.00	0%	452	0.70	100%
9	Marina One	Kochi	2.35	848	50%	1.18	848	1.18	538	0.79	67%	310	0.39	33%
10	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	32	0.09	75%	12	0.03	25%
11	Orient Grand	Lal Bagh Main Rd, Sudhama Nagar, Bengaluru	0.26	97	55%	0.14	53	0.14	11	0.03	22%	42	0.11	78%
12	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	482	0.86	98%	10	0.02	2%
13	Silversky	Hebbagodi Bengaluru	0.77	356	100%	0.77	356	0.77	57	0.12	16%	299	0.65	84%
14	Soukhyam	Guduvancheri, Chennai	3.14	2,241	100%	3.14	2241	3.14	821	1.02	33%	1,420	2.11	67%
15	Sound of Water	Kammanahalli, Bengaluru	0.43	114	57%	0.26	67	0.26	45	0.17	68%	22	0.08	32%
16	Windermere - IV	Medavakkam, Chennai	2.16	1,910	100%	2.16	1910	2.16	732	0.84	39%	1,178	1.32	61%
17	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	499	0.52	97%	16	0.02	3%
18	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	429	0.47	98%	7	0.01	2%
<b>West</b>														
19	Aspire	Bavdhan, Pune	0.37	268	90%	0.34	244	0.34	137	0.20	60%	107	0.13	40%
20	Atmosphere - Pune	Keshavnagar, Pune	0.94	711	100%	0.94	711	0.94	287	0.38	41%	424	0.56	59%
21	Clermont	Chembur, Mumbai	0.36	316	100%	0.36	316	0.36	260	0.29	80%	56	0.07	20%
22	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	258	0.32	92%	22	0.03	8%
23	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	175	0.10	35%	131	0.18	65%
24	One Park Avenue (Panorama)	Ghodbunder Road, Thane	0.41	318	100%	0.41	318	0.41	127	0.16	39%	191	0.25	61%
25	PalmVista	Daighar Gaon, Thane	1.08	1,251	64%	0.69	796	0.69	537	0.45	66%	259	0.23	34%
26	Panorama	Ghodbunder Road, Thane	0.52	385	100%	0.52	385	0.52	155	0.21	40%	230	0.31	60%
<b>Commercial</b>														
27	Zentech Business Park	Kanakapura, Bengaluru	0.97	-	70%	0.67	-	0.67	-	0.07	10%	-	0.60	90%
<b>Total Under Construction (B)</b>			<b>24.68</b>	<b>18,204</b>		<b>21.98</b>	<b>17172</b>	<b>21.98</b>	<b>10,753</b>	<b>12.66</b>	<b>58%</b>	<b>6,418</b>	<b>9.31</b>	<b>42%</b>

# Project Status – Not yet open for Sale as on December 31, 2025

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Unsold Inventory		
						Msft	Units		Nos	Msft	%	Nos	Mn sft	%
<b>PHASES NOT OPEN FOR SALE</b>														
<b>PL-South</b>														
1	Amaiti II	Trichy Road, Coimbatore	1.07	288	100%	1.07	288	-	-	-	0%	288	-	0%
2	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
3	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
4	Sunworth III,IV	Mysore Road, Bengaluru	1.26	1,356	100%	1.26	1,356	-	-	-	0%	1,356	-	0%
<b>West</b>														
5	Atmosphere - Pune	Keshavnagar, Pune	0.92	691	100%	0.92	691	-	-	-	0%	691	-	0%
6	Emerald Bay	Keshavnagar, Pune	0.52	443	100%	0.52	443	-	-	-	0%	443	-	0%
7	Kenvista	Kondhwa, Pune	0.95	765	71%	0.67	543	-	-	-	0%	543	-	0%
8	Panorama	Ghodbunder Road, Thane	2.11	0	100%	2.11	0	-	-	-	0%	0	-	0%
<b>Commercial</b>														
9	Adora De Goa	Zuari Nagar, Goa	0.20	-	100%	0.20	-	-	-	-	0%	-	-	0%
10	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.20	-	100%	2.20	-	-	-	-	0%	-	-	0%
<b>Total - Phases to be launched (C)</b>			<b>9.68</b>	<b>3,842</b>		<b>9.34</b>	<b>3,572</b>			<b>0%</b>	<b>3,572</b>		<b>0%</b>	
<b>Total Ongoing - (B) + (C)</b>			<b>34.35</b>	<b>22,046</b>		<b>31.32</b>	<b>20,743</b>	<b>21.98</b>	<b>10,753</b>	<b>12.66</b>	<b>58%</b>	<b>9,989</b>	<b>9.31</b>	<b>42%</b>

# Ongoing (open for sale) residential projects- city wise

City	Total Projects (No's)	Area (Msft)	Puravankara's share (Msft)	Sold Area (Msft)	Inventory (Msft)
Mumbai	4	2.36	1.97	1.10	0.86
Bengaluru	13	10.18	9.20	6.33	2.86
Chennai	3	6.13	6.13	2.16	3.96
Kochi	2	2.89	1.71	1.31	0.41
Pune	4	2.05	1.90	1.00	0.90
Goa	1	1.07	1.07	0.75	0.32
<b>Total</b>	<b>27</b>	<b>24.68</b>	<b>21.98</b>	<b>12.66</b>	<b>9.31</b>



An artist's impression of a modern urban development. The scene features two tall, dark-colored apartment buildings with a grid-like facade of windows. In the foreground, there is a road with several cars, including a white SUV, a dark sedan, and a white sedan. A person with long blonde hair is seen from behind in the lower center. The area is landscaped with green trees and bushes, and tall streetlights are visible. The sky is a clear, light blue. A large white arrow points downwards from the top left corner towards the text.

# Good governance practices

*Artist's impression of Purva Atmosphere, Bengaluru*

# Board of Directors

**PURAVANKARA**



**Ravi Puravankara**  
*Chairman of the Board*



**Ashish Puravankara**  
*Managing Director*



**Anup Shah Sanmukh**  
*Non- Executive Independent Director*



**Shailaja Jha**  
*Non- Executive Independent Director*



**K G Krishnamurthy**  
*Non- Executive Independent Director*

# Leadership team

**PURAVANKARA**



**Ravi Puravankara**  
*Chairman of the Board*



**Ashish Puravankara**  
*Managing Director*



**Mallanna Sasalu**  
*CEO - South*



**Rajat Rastogi**  
*CEO – West and Commercial*



**Niraj Gautam**  
*Chief Financial Officer*

An artist's impression of a modern residential development. The image shows a row of three-story townhouses with a warm, reddish-brown brick facade and white window frames. Each unit has a balcony with lush greenery and pink flowers. The buildings are set along a paved street with a sidewalk, streetlights, and parked cars. The sky is bright blue with scattered white clouds. The overall scene is vibrant and well-maintained.

# Appendix 1: Other Corporate Information

Artist's impression of Provident Deansgate, Bengaluru

## THE HINDU **businessline.**

### '70% of Puravankara launches from fresh acquisitions'

bl.interview

**Aishwarya Kumar**  
Bengaluru

Puravankara plans to consolidate growth in key southern markets while expanding along Bengaluru's peripheral corridors, driven by industrial and airport-led development. Mallanna Sasalu, CEO, South, Puravankara Ltd, said around 70 per cent of new launches will come from fresh acquisitions, while 30 per cent will leverage the company's long-held land bank.

Of its ₹13,900 crore development pipeline this year, the majority is in Bengaluru, with Mumbai accounting for ₹4,800 crore. Projects below ₹750 crore in



We categorise land acquisition in two ways — institutional capital deployment for ready-to-develop projects and land aggregation for the long term

**MALLANNA SASALU**  
CEO, South, Puravankara Ltd



Tier-2 cities are not viable, he said.

*Edited excerpts:*

**You've been acquiring land aggressively in Bengaluru's micro-markets. How do you identify locations?**

Bengaluru grows in concent-

ric circles. We are now building along peripheral growth corridors like Attibele and Nelamangala, areas with job hubs, accessibility and emerging social infrastructure. Location selection also considers whether we must create infrastructure or leverage what exists. The next

Bengaluru airport and industrial growth will unlock new opportunities in these corridors.

**What is your view on expanding beyond Bengaluru to other cities in Karnataka?**

Competing with local developers becomes challenging due to scale. For us, projects below ₹750 crore are not economical.

Instead of spreading across too many geographies, we see significant headroom for growth in the cities where we are already present in, because real estate is hyper-local and requires deep understanding of land, governance and demand behaviour.

**What share of capital is locked in construction**

**versus land parcels?**

We categorise land acquisition in two ways - institutional capital deployment for ready-to-develop projects and land aggregation for the long term. Roughly 30 per cent of the pipeline is from our land bank, and 70 per cent from new acquisitions/JDAs.

**How is the ₹13,900 crore development pipeline distributed regionally?**

We have acquired land worth ₹13,900 crore, bringing the developable area to 12.76 msft for the year to date. This includes a GDV of ₹4,800 crore in Mumbai through redevelopment and premium projects and the rest in Bengaluru.

We are also actively evaluating opportunities in Chennai and Hyderabad.

## DECCAN HERALD

### Puravankara to launch projects with GDV of Rs 18,000 cr

**MAHESH KULKARNI**  
BENGALURU, DHNS

Bengaluru-based real estate developer Puravankara is planning to launch new residential projects spread over 15 million square feet (msf) with a gross development value (GDV) of Rs 18,000 crore over the next 12 to 18 months. With this the total GDV of its new projects under development will touch Rs 45,000 crore.

According to Mallanna Sasalu, CEO-South, Puravankara Ltd said the company is currently developing projects worth Rs 27,700 crore across residential, and commercial properties. Of this, it has already completed and sold properties worth Rs 9,700 crore and the balance Rs 18,000 crore worth of projects are in various stages of completion.

ly and laid a strong foundation over this period. We want to continue the same values and grow faster and bigger in the coming years. We are going aggressively in Mumbai with the redevelopment and greenfield projects in Pune and other 7 cities in the South," Mallanna told *DH*.

He said the company is exploring options to buy more land in various cities it is present right now and consolidate its presence as a Grade A developer. It is looking to acquire 9-10 msf land across 7 cities, he said.

The company is currently developing 3 msf of commercial properties (Purva Aerocity and Purva Zentech) in Bengaluru and over the next year complete 1.2 msf. The total area under development is about 51 msf across both residential and commercial properties. It is currently developing 30 projects spread over 24.44 msf across Mumbai, Bengaluru, Chennai, Kochi, Pune, and Goa. Over the next 18 months, it plans to launch residential projects

spread over 15 msf, Mallanna said.

"While the real estate industry is growing at 9-10% annually, we want to grow much faster with higher margins and efficient delivery," he said.

For the second quarter ended September 2025, Puravankara reported pre-sales of Rs 1,322 crore, marking a 4% year-on-year growth. The average price realisation improved by 7% year-on-year, while customer collections for the quarter grew by 8% to Rs 1,047 crore.

"During the first half of FY26, we made significant progress in expanding our portfolio, adding over 6.36 msf of potential developable area with an estimated GDV of approximately Rs 9,100 crore. These include marquee acquisitions across Mumbai and Bengaluru, such as Malabar Hill and Chembur redevelopment projects, and large-scale partnerships in North and East Bengaluru," said Ashish Puravankara, Managing Director, Puravankara Limited

## THE NEW INDIAN EXPRESS

### REAL ESTATE

## Puravankara buys 53.5 acre land in B'luru

ENS ECONOMIC BUREAU @ New Delhi

REAL estate firm Puravankara Limited has acquired a 53.5-acre land parcel in Anekal Taluk, Bengaluru, strengthening its presence in one of the city's emerging residential growth corridors. The newly acquired land parcel at Attibele Hobli has a saleable area of 6.4 mn sq.ft, with a potential gross development value (GDV) of over ₹4,800 crore.

Following the announcement, shares of Puravankara touched intraday high of ₹287.30. The stock settled 6.53% higher at ₹256.90 apiece on Tuesday. Mallanna Sasalu, CEO - South, Puravankara, said the project is located in a micro-market marked by strong end-user demand and limited availability of developable land. He added that before this acquisition, during H1FY26, they added 6.36 million sq.ft of developable area in Bengaluru and Mumbai, with a GDV of ₹9,100 crore.

## OUTLOOK THE WEEKLY NEWSMAGAZINE

REAL ESTATE

### 2026: A Defining Real Estate Year

This year marks a shift to value-driven growth, led by quality, governance, design-led development, and sustained long-term confidence.



**TOP STOREY**  
Kausar Firdausi

Having stepped into 2026, India's real estate sector stands at a defining juncture. The post-pandemic surge has evolved into a disciplined, value-driven growth cycle, with stakeholders prioritising quality, governance, sustainability, and long-term asset creation over volume and speculation. Industry leaders increasingly view 2026 as a year of consolidation, diversification, and design-led.

Bengaluru, Ohri also foresees new formats gaining prominence, including senior living, vacation homes, and ultra-luxury developments, supported by favourable government policies, infrastructure upgrades, and deeper public-private partnerships. Amid this momentum, the NCR has been pivotal, with Noida emerging as a fast-evolving market. Improved connectivity, expanding infrastructure and a strengthening economic base have boosted its appeal among end-users and long-term investors, says Robin Mangla, President, NCR, India.

"Growth in 2026 will be led by discerning buyers who prioritise product quality, readiness, and trust, while both domestic and global capital will favour developers with strong governance and disciplined balance sheets."

**ASHISH PURAVANKARA**  
MD, Puravankara Limited



THE TIMES OF INDIA

### MAKING A CITY THAT MOVES FASTER

Bengaluru drives India's innovation but loses Rs 20,000 crore yearly to traffic. Road widening can't fix the crisis, but design-led mobility can.

Mixed traffic means the slowest vehicles - often passenger autos and slow cargo carriers - set the pace. A credit-linked subsidy will facilitate the transition to a faster mobility system with taxis, phasing out all autos from the city, which in turn could help a smoother traffic flow.

Large BMTC buses accelerate slowly and are under-utilised outside peak hours. Electric minibuses can offer faster, more frequent service while free-

ing road space, quicker acceleration and cutting emissions.

Small interventions matter too: fixing broken stretches, clearing encroachments, better bus bays, disciplined parking, and dedicated auto stands. These micro upgrades deliver major gains.

We must build integrated multimodal hubs, aligning metro's last stop, BMTC depots, and long-distance buses in one location to avoid them coming into the city. Bengaluru has ambition. Now it needs the courage to redesign how it moves.



**MALLANNA SASALU** | CEO-SOUTH, PURAVANKARA

WE CAN RETHINK

## THE ECONOMIC TIMES

### Bengaluru based Puravankara completes fifty years in Indian real estate, now plans ₹18,000-crore expansion

Bureau • Last Updated: Nov 11, 2025, 06:15:00 PM IST

Select ET as FOLLOW US SHARE FONT SIZE SAVE

#### Synopsis

Puravankara is set for significant expansion. The company plans to launch 15 million square feet of projects valued at ₹18,000 crore in the coming 12 to 15 months. This growth will span nine cities, including redevelopment in Mumbai and new acquisitions in Bengaluru. The company is also focusing on digitisation and customer centricity.



Bengaluru-based real estate giant **Puravankara** is poised to accelerate its growth trajectory with ambitious plans to launch around 15 million square feet of projects over the next 12 to 15 months, aiming for a gross development value (GDV) of approximately ₹18,000 crore. This

## ET Realty.com

From The Economic Times

### Puravankara's pre-sales up 4% to ₹1,322 crore in Q2 FY26

Puravankara reported a four per cent year-on-year growth in pre-sales to ₹1,322 crore in Q2 FY26, driven by sustenance sales. The company also saw an improvement in average price realization and customer collections. In the first half of FY26, Puravankara added significant developable area through acquisitions and strategic partnerships.



Ankit Sharma • ERealty

Published On Oct 10, 2025 at 01:00 PM IST



NEW DELHI: **Puravankara** has reported pre-sales of ₹1,322 crore in Q2 FY26, marking a four per cent year-on-year growth from ₹1,270 crore in Q2 FY25.

## businessline.

### IKEA leases 1.2 lakh sq ft at Purva Zentech Park in Bengaluru

Developer Puravankara said the space will be handed over in early 2026, with store operations expected to begin soon after.

By BL Bengaluru Bureau

Updated - November 17, 2025 at 08:50 PM.



## Business Standard

### Puravankara to invest ₹7,000 cr in new housing projects across India

Puravankara plans to invest ₹7,000 crore in upcoming residential projects expected to generate ₹15,000 crore in sales, expanding its presence beyond southern markets



## The Tribune

VOICE OF THE PEOPLE

### Puravankara and Ramaiah Institute of Management Hosts EcoBuild Conclave 2025 to Shape Net Zero Roadmap in Real Estate



PFI

Updated At: 04:45 PM Nov 15, 2025 IST



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## Hindustan Times 100

### Puravankara acquires 54-acre land parcel in Bengaluru with a GDV of ₹4,800 crore

Bengaluru real estate update: Puravankara has acquired the land in Anekal Taluk and has a saleable area of about 6.4 million sq ft

Published on: Dec 23, 2025 11:48 AM IST

By HT Real Estate News



# Media & Capital Market Recognition – TV

PURAVANKARA



**PURAVANKARA: FY26 SALES OUTLOOK**

CO-POWERED BY CENTURYPLY

Want Multiple Sectors & Market Caps? Invest in Multicap funds

Silver Sharply Off Highs  
Hind Zinc 507.10 0.31%

VarBv 10 442.25 ▼ 0.2

EscKub 10 3607.4

Sensex Oct 82686.80

698.49

SL 236.4k 1309.10 ▼ 7.00

itSFB 10 832.1k 55.17 ▼ 0.57

76.6k

CNBC TV18



PURAVANKARA Q2 PRESALES UP 4% TO ₹1,322 CR YoY

INFY SOARS Key Factors

Valuations Still Remain Reasonable For IT Pack

Infy 1539.60 ▲ 4.56%

PURAVANKARA SECURES ₹2,700 CR MALABAR HILL REDEVELOPMENT

SMALLCAP BUZZERS

MARKET ACTION

Nifty Bank 58412.90 ▲ 0.70%

Nifty Finance 405.70 ▲ 0.57%

27693.25

156.40

SENSEX 85000.35 ▲ 574.91

NDTV Profit



PURAVANKARA REVENUE SURGES, LOSSES WIDEN YoY

STOCKS IN NEWS

Pact For 113 GE Engines For 2nd Tejas Mk1A

HAL 4739.50 ▲ 2.44%

NIFTY GAINERS

BAJAJ FINSERV	HINDALCO	ITC	WIPRO
2113.40	794.75	406.00	238.30

SENSEX 83535.35

319.07 0.38%

Finolex Ind 186.35 ▲ 1.09

Finolex Cables 20.70

AB Real Estate 11.0k 1790.00

ET LIVE NOW 9:51 AM



POSITIVE RECOVERY IN H1FY26

SWEET GAINS FOR SUGAR

#1

WILL PRE-SALES GROWTH REVIVE IN FY26?

PURAVANKARA TO NDTV PROFIT

11 Projects Are Lined Up in Southern Market

NIFTY BANK FUT

50321.80 P. 282.45

NDTV Profit



EXECUTION TIMELINE FOR BENGALURU LAND PARCEL

PURAVANKARA

Portfolio Expansion

Potential GDV Rises To ₹13,900 Cr

PURAVANKARA 252.99 ▼ 6.56

MARKET UPDATE

NIFTY 50	NIFTY SMALLCAP 100	NIFTY MIDCAP 100
26212.60 ▲	17730.85 ▲	60934.35 ▲

6.20

173.25 ▲ 0.73

LIC Housing 537.40 ▲ 3.55

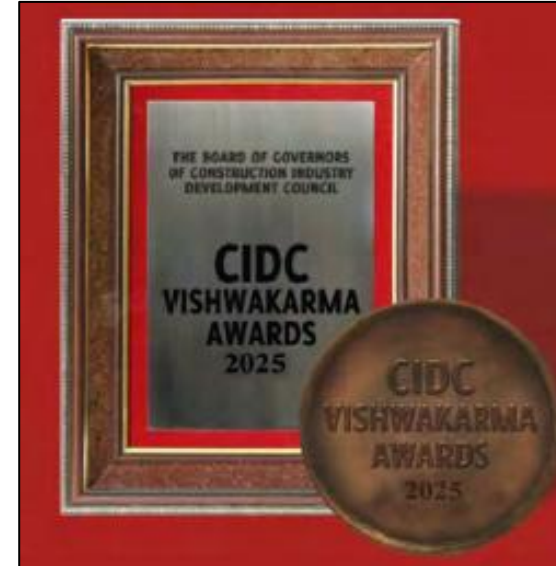
ET LIVE NOW 9:47 AM



Pride of India Award 2025 to Mr Ashish Puravankara, MD, Puravankara Limited by Construction Week



Orient Grand - Luxury Real Estate Project of the Year by The Times Real Estate Conclave & Awards

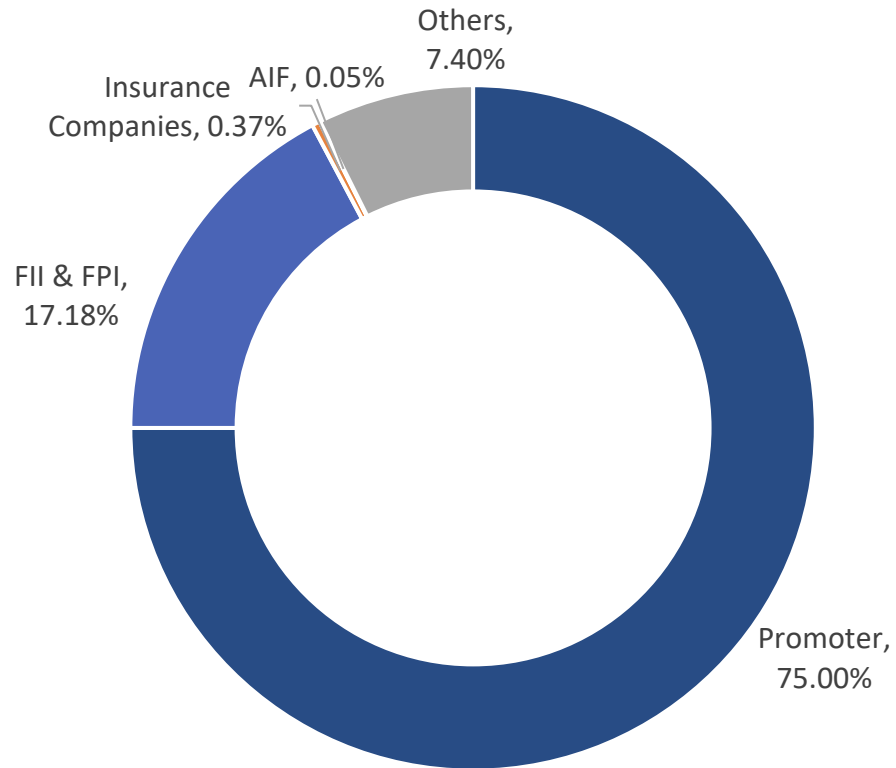


CIDC Vishwakarma Awards 2025: Achievement Award for Social Development & Impact



CIDC Vishwakarma Awards 2025: Outstanding contribution to the construction ecosystem | SICL

# Shareholding Pattern as of December 31, 2025



**FPIs**

- Atyant Capital
- Gothic Corporation
- Duke Endowment
- Vanguard
- Abu Dhabi Investment Authority
- Ishares

**Insurance and Bodies Corporate**

- Life Insurance Corporation

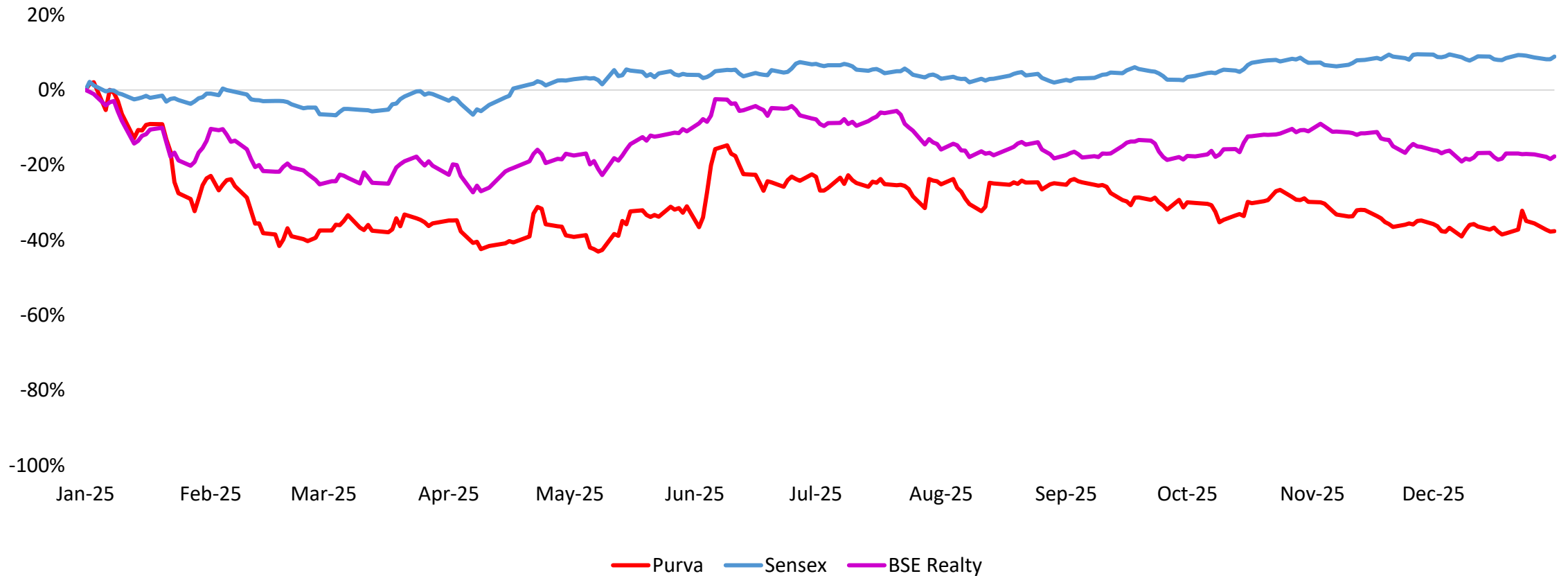
**Alternate Investment Funds**

- Nuvama

**Notes**

- 1. Promoter Shares are unencumbered

# Share Price Movement



Notes: Graph rebased to 100

	01-Jan-25	31-Dec-25	% Change
<b>PURVA</b>	<b>382.90</b>	<b>238.95</b>	<b>(37.59)%</b>
SENSEX	78,265.07	85,220.60	8.89 %
<b>BSE REALTY</b>	<b>8,269.36</b>	<b>6,806.93</b>	<b>(17.68)%</b>

# Appendix 1: Recently completed projects



**PROVIDENT ADORA DE GOA (received OC for Phase 1 to 6)**  
Goa



**PROVIDENT CAPELLA**  
Bengaluru

# Appendix 1: Recently completed projects

**PURAVANKARA**



**PROVIDENT PARKSQUARE**  
Bengaluru



**PURVA ATMOSPHERE**  
Bengaluru

## Appendix 2: Ongoing projects

**PURAVANKARA**



**PROVIDENT WINWORTH**  
Kochi



**PURVA MERAKI**  
Bengaluru

## Appendix 2: Ongoing projects

**PURAVANKARA**



**PROVIDENT BAYSCAPE**  
Chennai



**PURVA BLUBELLE**  
Bengaluru

## Appendix 2: Ongoing projects

PURAVANKARA



**PROVIDENT EQUINOX**  
Bengaluru

Investor Presentation Q3FY26



**PURVA SPARKLING SPRINGS**  
Bengaluru

## Appendix 2: Ongoing projects

**PURAVANKARA**



**PURVA ZENIUM**  
Bengaluru



**SILVERSANDS AND EMERALD BAY**  
Pune

## Appendix 3 : Ongoing commercial projects

**PURAVANKARA**



**PURVA AEROCITY**  
Bengaluru



**PURVA ZENTECH**  
Bengaluru

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Forward-looking statements include statements as to our Company’s business strategy, planned projects, (including, without limitation, any operating projections or forecasts), new business and other matters discussed in this presentation that are not historical facts. These forward-looking statements contained in this presentation (whether made by our Company or any third party), are predictions and involve known and unknown risks, uncertainties, assumptions and other factors that may cause the actual results, performance or achievements of our Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements or other projections.

# THANK YOU

## Puravankara Limited

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Bengaluru - 560042

Tel: 080-25599000/43439999

Corporate Identification Number : L45200KA1986PLC051571

Website:- <https://www.puravankara.com/>

## Investor Relations Contact:

Email –[investors@puravankara.com](mailto:investors@puravankara.com);

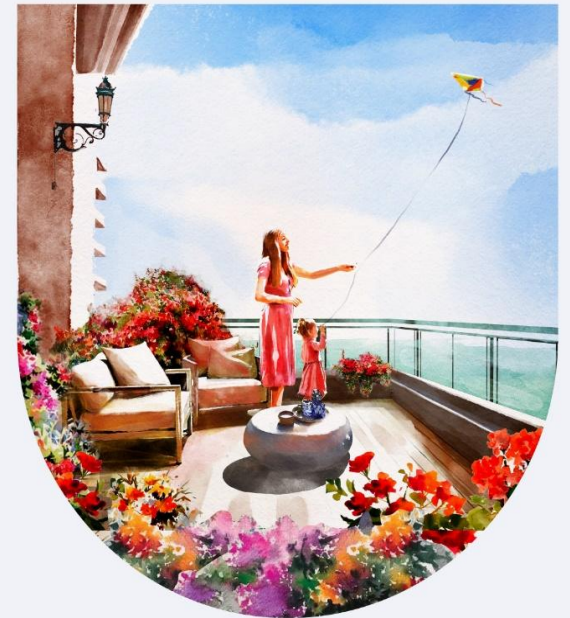
AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.  
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.

WE EMPLOY CUTTING EDGE TECHNOLOGY, SO YOUR LIFESTYLE WILL BE A CUT ABOVE THE REST.

AND, WE OFFER THE RIGHT PLATFORM FOR OUR ARCHITECTS, ENGINEERS AND SALES FORCE, SO THEY CAN CREATE WHAT THEY ARE MOST PASSIONATE ABOUT. BEAUTIFUL SPACES.

THAT'S RIGHT, BE IT OUR HOMEBUYERS, OR OUR COLLABORATORS, YOUR DREAMS ARE AT THE CENTRE OF WHAT WE DO.

BECAUSE FOR US, IT'S ALWAYS ABOUT YOU.



PURVA

ALWAYS ABOUT YOU.

Find out more at [www.puravankara.com](http://www.puravankara.com)