

February 05, 2026

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Scrip Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 – Debt Segment

NSE - GODREJPROP

Sub: Results' Presentation – Financial Results for the quarter and nine months ended December 31, 2025.

Dear Sir/ Madam,

Please find enclosed a copy of the Results' Presentation to be made at the conference call for investors and analysts scheduled to be held today i.e. Thursday, February 05, 2026 at 4.30 p.m., *inter alia*, on the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2025.

This is for your information and record.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Enclosed as above

The logo for Godrej Properties Limited, featuring the word "Godrej" in a stylized, cursive script font.

RESULTS PRESENTATION

THIRD QUARTER, FINANCIAL YEAR 2026



DISCLAIMER

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations.

AGENDA

Overview **01**

CY25 Operational Highlights 02

Q3 FY26 Operational Highlights 03

Q3 FY26 Financial Highlights

Annexure 05

GODREJ INDUSTRIES GROUP

- Established in 1897
- \$7 billion in annual revenue
- Group companies' combined market cap over \$25 billion
- Over 1 billion people globally use a Godrej Industries Group product¹
- Godrej ranks amongst the most trusted Indian brands²
- \$2.5 billion brand valuation by Interbrand³
- Amongst India's most diversified and trusted conglomerates
- Real estate is a key growth business for the Group

1. Godrej Group internal study
2. The Brand Trust Report 2023
3. Interbrand study done in 2023

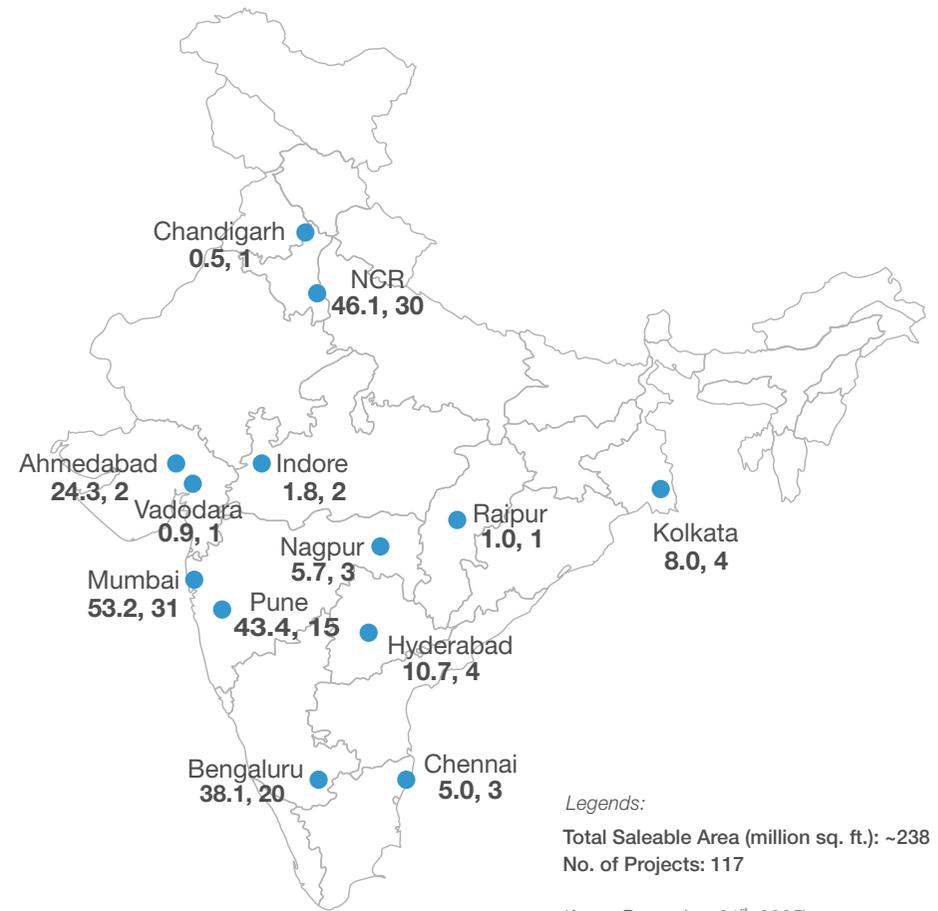
Value Creation Track Record

Particulars	24 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	14%	24
Godrej Consumer Products	25%	247
Godrej Industries	27%	335

Note: CAGR calculated for opening prices of 18th June, 2001 when GCPL and GIL were demerged and publicly listed

GODREJ PROPERTIES

- India's largest residential real estate developer by booking value, booking volume, collections & operating cash flow in FY25
- Fastest growing sales (84%) for any large company in India across sectors in FY24*
- Successfully delivered ~70 million sq. ft. of real estate since FY2018
- ~238 million sq. ft. of saleable area across India
- Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 as on 31st December 2025#
- Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025
- 500+ awards received in the last 5 years



*Comparing Booking value to reported sales growth for all companies with sales of more than INR 10,000 crores in FY23
 #Investors should not use the rating to make investment decisions as per SEBI guidelines

STRENGTHS

Godrej Brand	<ul style="list-style-type: none"> • Over 1 billion people globally use a Godrej Industries Group product¹. • Godrej Properties ranked as the most trusted real estate brand in the 2023 Brand Trust Report. • GPL brings the Godrej brand's reputation for trust, quality and corporate governance to the real estate sector.
Effective Land Sourcing Model	<ul style="list-style-type: none"> • Competitive advantage in sourcing and executing outright/joint development projects with higher economic interest. • Capital efficient and high ROE development model.
Strong Project Pipeline	<ul style="list-style-type: none"> • Added 92 residential projects with ~176 million sq. ft. saleable area since FY2018². • Development Management Agreement with Godrej & Boyce for its large Vikhroli landholding.
Sales and Execution Capability	<ul style="list-style-type: none"> • India's largest real estate developer by booking value, booking volume, collections & operating cash flow in FY25. • Fastest growing large company across sectors in FY2024³. • Successfully delivered ~70 million sq. ft. of real estate since FY2018.
Access to Capital	<ul style="list-style-type: none"> • Confidence of capital markets demonstrated by sector leading stock performance since IPO. • Largest QIP (INR 6,000 crores) ever in Indian real estate in December 2024. • Lowest bank funding rates in the sector.
Sustainability Leadership	<ul style="list-style-type: none"> • Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 as on 31st December 2025⁴. • Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025. • Godrej Properties Limited has been included in the Leadership Index of CDP with an 'A' Rating⁴ in 2025 and also recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle. • GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals, long term and Net Zero Goals in Dec 2025. • Godrej Properties was included in TIME World's Most Sustainable Companies 2025. • GPL committed to have all its projects certified as green buildings by credible green building rating systems like IGBC, LEED etc. in 2010. • GPL is proud to be a carbon Neutral organisation for Scope 1 & 2, water positive and a waste positive organisation by virtue of offsets.

1. Based on Godrej Group Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement since FY2018

3. Comparing BV to reported sales growth for all companies with sales of more than INR 10,000 crores in FY23

4. Investors should not use the rating to make investment decisions as per SEBI guidelines

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~5X an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	16 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.4%	4.85
Godrej Properties	14.5%	8.72
BSE Realty Index	3.6%	1.76

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL's public listing) and 31st December, 2025

AGENDA

Overview 01

CY25 Operational Highlights **02**

Q3 FY26 Operational Highlights 03

Q3 FY26 Financial Highlights 04

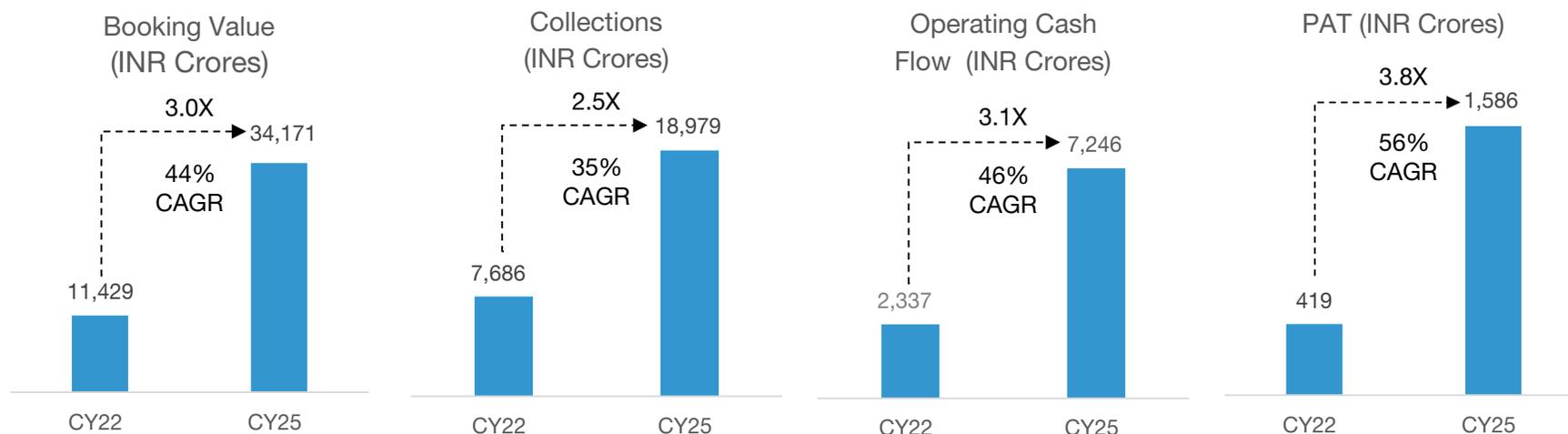
Annexure 05

GPL'S STRONG FUNDAMENTALS AND PERFORMANCE

Industry leading performance in CY2025

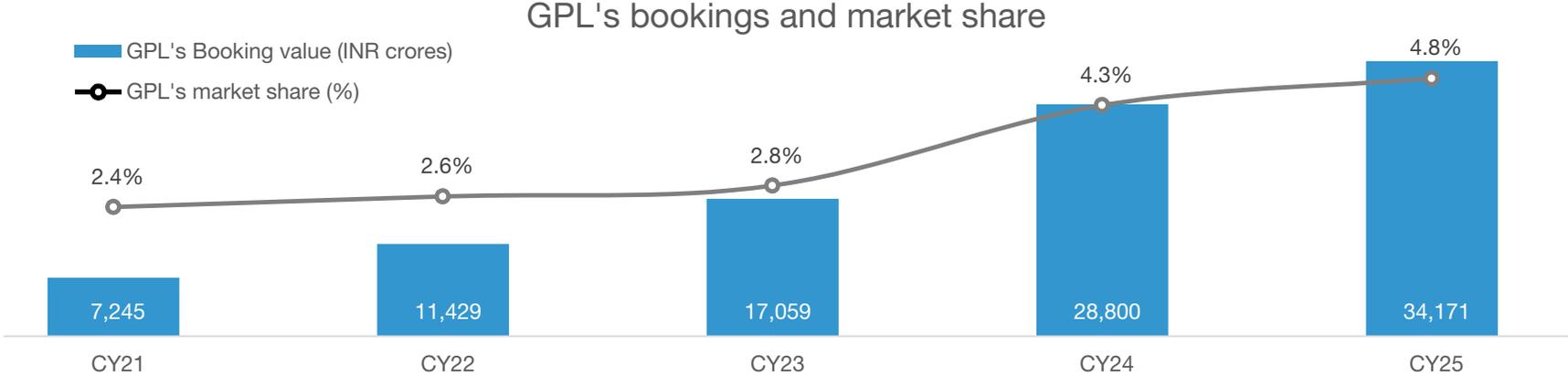
- **GPL delivered its best ever year in calendar year 2025** - Highest ever bookings (INR 34,171 crores; 19% growth), collections (INR 18,979 crores; 28% growth), operating cash flow (INR 7,246 Crores; 20% growth) and earnings (INR 1,582 crores, 20% growth) despite a high base in CY24.
- GPL in both CY24 and CY25 was the **largest residential real estate developer** in India in terms of bookings and collections. Bookings and collections grew at a 3-year CAGR of 44% and 35% respectively and grew by 19% and 28% YoY respectively.
- **Strong volume CAGR** of 24% over 3 years between CY22 and CY25.
- **Market share has doubled** in 4 years from 2.4% in CY21 to 4.8% in CY25.
- **Significant increase in GPL's economic interest** from ~50% in CY21 to 87% in CY25.
- GPL delivered **consistent performance** throughout the year, recording booking value of over INR 7,000 crore in each of the four quarters of CY 2025 and has now delivered BV of over INR 5,000 crore in each of the last 10 quarters.
- The company's sales were **well diversified geographically**, with no market contributing more than 30% to booking value and 5 markets contributing more than INR 3,000 crores. GPL has achieved **top-2 rank** amongst listed developers in each of India's five leading markets - MMR, NCR, Bengaluru, Pune & Hyderabad - in CY25.
- This performance was driven by a **broad and diversified portfolio**, with 11 individual projects each generating booking value in excess of INR 1,000 crore during the year.
- 41 new project and phase launches executed in 2025 across 11 cities.

Transformative growth delivered across core KPIs



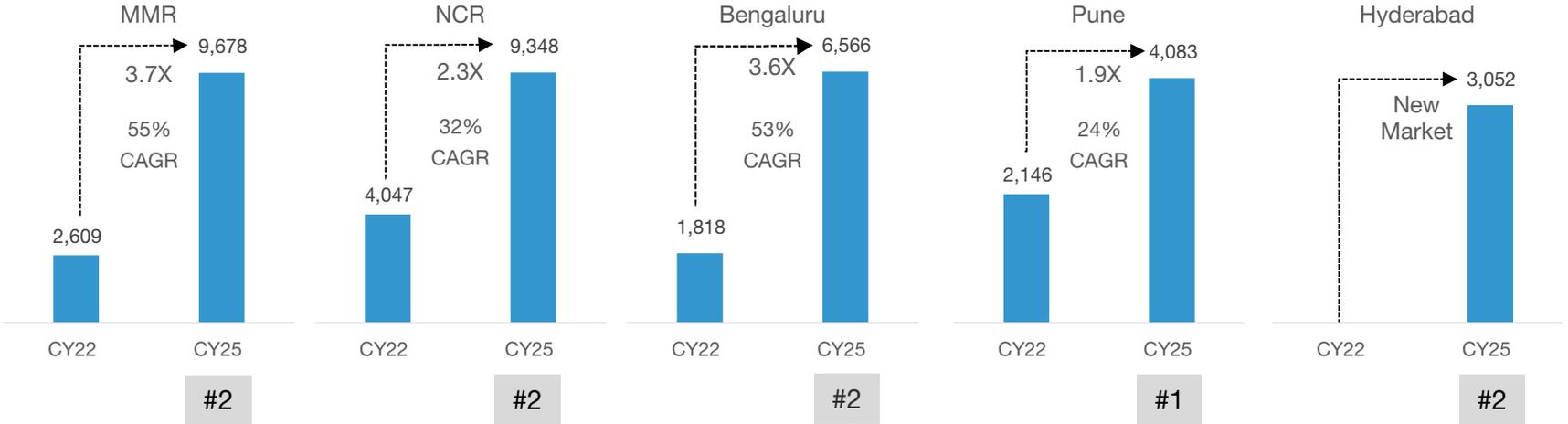
GPL'S STRONG FUNDAMENTALS AND PERFORMANCE (CONTD.)

GPL is the largest developer by sales for the second consecutive year but still holds <5% market share, indicating significant headroom for growth through market share consolidation in addition to underlying sectoral growth



Source: PropEquity for Industry data; data is representative of Tier - I cities (MMR, NCR, Bengaluru, Pune, Hyderabad, Kolkata and Chennai)

GPL has achieved well rounded and consistent growth in booking value across geographies



*Among listed developers | CY25 is the first year of sales for GPL in Hyderabad

Market Share Rank in CY25*

GPL'S STRONG FUNDAMENTALS AND PERFORMANCE (CONTD.)

BD & growth visibility

- **Strong visibility for sustained growth** - GPL has cumulatively added projects with more than INR 1 lakh crores sales potential since FY23. In CY25, GPL added 14 new projects with an estimated saleable area of 24.5 million sq. ft. and expected booking value of INR 27,650 crore.
- Detailed operational guidance for FY27 to be provided with Q4 results, but healthy growth expected to sustain across key metrics.

Capital strength, attractive valuations, and strong outlook

- **Largest QIP** - Raised INR 6,000 crore of equity through the largest ever QIP by a real estate company in India in December 2024. The issue saw strong demand of ~4X the size of the QIP and was fully covered with long only demand. The issue was subscribed at INR 2,595/share; 65% higher than current market price[^].
- **Promoters increased Stake** - Promoters increased stake in GPL through open market purchase by 0.69% since QIP investing INR 415 cores at 27% above current market price[^] on average.
- **Leverage Cap** - GPL intends to maintain net debt below INR 10,000 crores (i.e. net debt to equity ratio will remain below 0.55X basis current net worth).
- **Credit Rating** - Continues to have the highest rating for any residential developer in India of AA+/Stable by ICRA.
- **Lowest Borrowing cost** - Average borrowing cost remains the lowest in the industry at 7.25%.
- **High upside potential for the stock** - GPL, basis FY25 numbers and stock price of Jan 31st, 2026 trades at 10.6X for PE on imputed-profit, against recent highs in FY23-FY24 of 7.2X. GPL, basis CY25 numbers and stock price of Jan 31st, 2026, trades at multiples of 2.9X for EV/cash collections, 7.5X for EV/OCF and 1.6X for EV/bookings against recent highs in 2023-2024 of 9X, 25X and 6X respectively.
- **Sharp recovery possible after share price correction** - Since its IPO in 2010, there have been 5 instances of GPL's stock price declining by more than 45% including the most recent one in 2025-2026. On average, the 1-year return post these previous lows has been over 100% and the 3-year return has been over 200%.
- **Share coverage & target price** - A total of 21 analysts cover GPL's stock. The average target price by analysts is INR 2,702/share i.e. 71% higher than current price[^].

Other highlights

- Delivered projects aggregating ~11.1 million sq. ft. across 6 cities in CY25.
- Leased ~1.36* million sq. ft. of net area across 6 assets in CY25.
- Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 as on 31st December 2025[#].
- Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025.
- 140 awards received in CY25.

[^]Current market price assumed is Rs. 1,576.95, the closing price on January 31st, 2026 | ^{*}Including LOIs | [#]Investors should not use the rating to make investment decisions as per SEBI guidelines.

AGENDA

Overview 01

CY25 Operational Highlights 02

Q3 FY26 Operational Highlights **03**

Q3 FY26 Financial Highlights 04

Annexure 05

Q3 FY26 HIGHLIGHTS

Sales Highlights

- Q3 FY26 booking value grew 55% YoY and declined 1% QoQ to INR 8,421 crore. This was achieved through the sale of 3,973 homes with a total area of 6.43 million sq. ft.
- 9M FY26 booking value grew 25% YoY to INR 24,008 crore. This was achieved through the sale of 12,726 homes with a total area of 19.74 million sq. ft. This is the highest ever Q3 & 9M booking value achieved by Godrej Properties.
- This is the 4th consecutive quarter in which GPL has delivered more than INR 7,000 crore of booking value and the 10th consecutive quarter in which GPL has delivered more than INR 5,000 crore of booking value.
- GPL has achieved 74% of its annual guidance for booking value and remains on track to beat its guidance of INR 32,500 crores for FY26.
- MMR contributed INR 3,239 crores (38%) to the booking value in Q3 FY26 led by successful launch of Godrej Trilogy at Worli, which achieved INR 1,742 crores of booking value in the quarter.
- 11 new project and phase launches during the quarter across 9 cities with a total sales potential of INR 11,000 crores.

Cashflow and Collection Highlights

- Q3 FY26 collections grew 40% YoY and 5% QoQ to INR 4,282 crore. 9M FY26 collections grew 19% to INR 12,018 crore
- Operating Cashflow in Q3 FY26 grew 73% YoY but declined 11% QoQ to INR 1,062 crore. Operating Cashflow in 9M FY26 declined by 7% to INR 3,199 crore.
- Direct construction spend increased by 66% in 9MFY26.
- With large number of deliveries slated for Q4, GPL expects robust collections and OCF.

Business Development

- Added 3 new projects with an estimated saleable area of 7.30 million sq. ft. and expected booking value of INR 8,400 crore in Q3 FY26
- In 9M FY26, GPL has added 12 new projects with an estimated saleable area of 22.36 million sq. ft. and expected booking value of INR 24,650 crores, achieving 123% of annual guidance within 9 months.

Construction Highlights

- Delivered projects aggregating ~1.7 million sq. ft. across 3 cities in Q3 FY26.

Commercial Project Update

- Leased ~0.31* million sq. ft. of net area across 4 assets in Q3 FY26.

Other Highlights

- Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 as on 31st December 2025[#].
- Godrej Properties Limited has been included in the Leadership Index of CDP with an 'A' Rating[#] in 2025 and also recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle.
- GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals, long term and net zero goals in Dec 2025.
- 42 awards received in Q3 FY26.
- Promoters increased stake in GPL through open market purchase by 0.50% in FY26 YTD (0.69% since QIP in December 2024) through purchase of 15,18,681 shares aggregating INR 300 crores.

SALES HIGHLIGHTS

Particulars	Q3 FY26	Q3 FY25	Growth	Q2 FY26	Growth	9M FY26	9M FY25	Growth
Area Sold (million sq. ft.)	6.43	4.07	58%	7.14	-10%	19.74	18.21	8%
Booking Value (INR Cr)	8,421	5,446	55%	8,505	-1%	24,008	19,281	25%
Customer Collections* (INR Cr)	4,282	3,069	40%	4,066	5%	12,018	10,086	19%

*Net of taxes and includes collections for DM Projects

Strong responses to new projects/phases launched

Godrej Trilogy, MMR

- Launched in Nov 2025
- Total sales stood at 0.31 million sq. ft. with a booking value of INR 1,742 crore

Aravya Estate, Bengaluru

- Launched in Nov 2025
- Total sales stood at 1.08 million sq. ft. with a booking value of INR 477 crore

Verdania Estate, Indore

- Launched in Nov 2025
- Total sales stood at 0.20 million sq. ft. with a booking value of INR 175 crore

Godrej Azure, Chennai

- Launched in Dec 2025
- Total sales stood at 0.16 million sq. ft. with a booking value of INR 117 crore

Evora Estate, Panipat

- Launched in Dec 2025
- Total sales stood at 0.70 million sq. ft. with a booking value of INR 865 crore

Godrej Elaris, Pune

- Launched in Dec 2025
- Total sales stood at 0.35 million sq. ft. with a booking value of INR 426 crore

Godrej Sora, Gurugram

- Launched in Oct 2025
- Total sales stood at 0.04 million sq. ft. with a booking value of INR 125 crore

Godrej Majesty, Noida

- Launched in Dec 2025
- Total sales stood at 0.07 million sq. ft. with a booking value of INR 106 crore

Godrej Golf Links, Noida

- Launched in Oct 2025
- Total sales stood at 0.22 million sq. ft. with a booking value of INR 517 crore

Godrej Woods, Bengaluru

- Launched in Nov 2025
- Total sales stood at 0.28 million sq. ft. with a booking value of INR 358 crore

Godrej Heritage Estate, Vadodara

- Launched in Nov 2025
- Total sales stood at 0.29 million sq. ft. with a booking value of INR 101 crore

SALES HIGHLIGHTS (CONTD.)

Geographic distribution of Sales for Q3 FY26

MMR

Registered booking value of INR 3,239 crore through sale of 652 homes with total sales of 1.11 million sq. ft.

BENGALURU

Registered booking value of INR 1,268 crore through sale of 1,066 homes with total sales of 1.75 million sq. ft.

HYDERABAD

Registered booking value of INR 421 crore through sale of 232 homes with total sales of 0.49 million sq. ft.

NCR

Registered booking value of INR 1,972 crore through sale of 825 homes with total sales of 1.16 million sq. ft.

PUNE

Registered booking value of INR 981 crore through sale of 686 homes with total sales of 0.94 million sq. ft.

OTHERS

Registered booking value of INR 541 crore through sale of 512 homes with total sales of 0.98 million sq. ft.

Geographic distribution of Sales for 9M FY25

MMR

Registered booking value of INR 6,799 crore through sale of 2,399 homes with total sales of 3.33 million sq. ft.

NCR

Registered booking value of INR 5,232 crore through sale of 1,729 homes with total sales of 2.88 million sq. ft.

HYDERABAD

Registered booking value of INR 1,970 crore through sale of 1,251 homes with total sales of 2.32 million sq. ft.

BENGALURU

Registered booking value of INR 6,284 crore through sale of 3,860 homes with total sales of 6.43 million sq. ft.

PUNE

Registered booking value of INR 2,502 crore through sale of 2,059 homes with total sales of 2.57 million sq. ft.

OTHERS

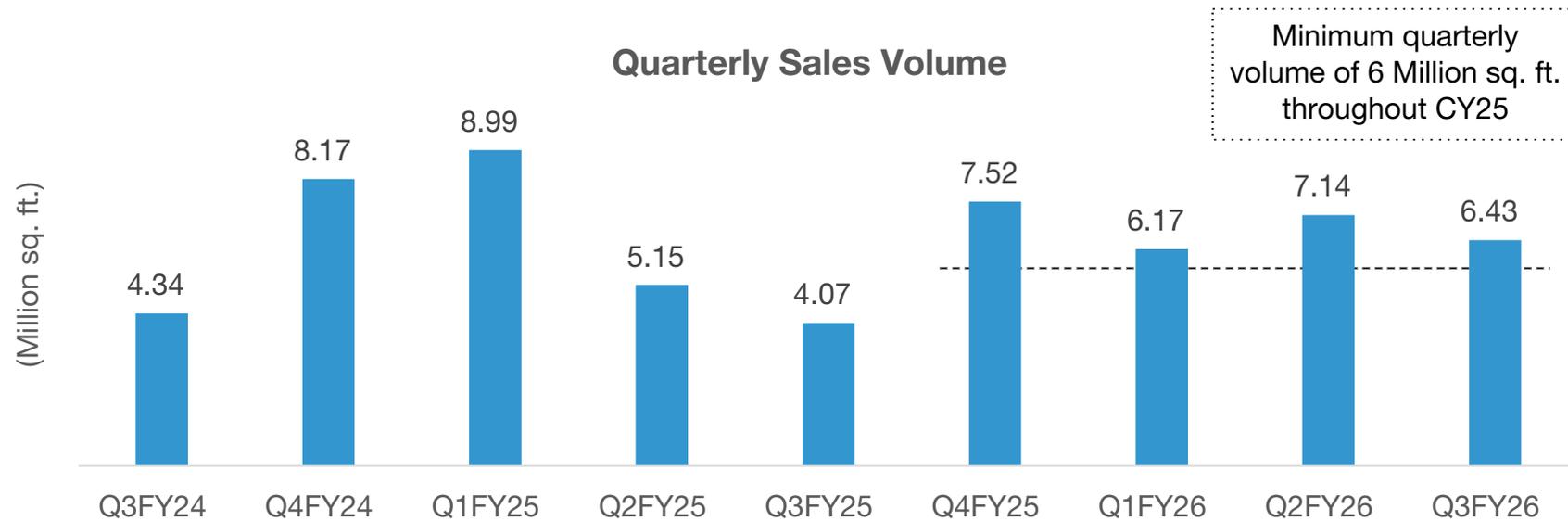
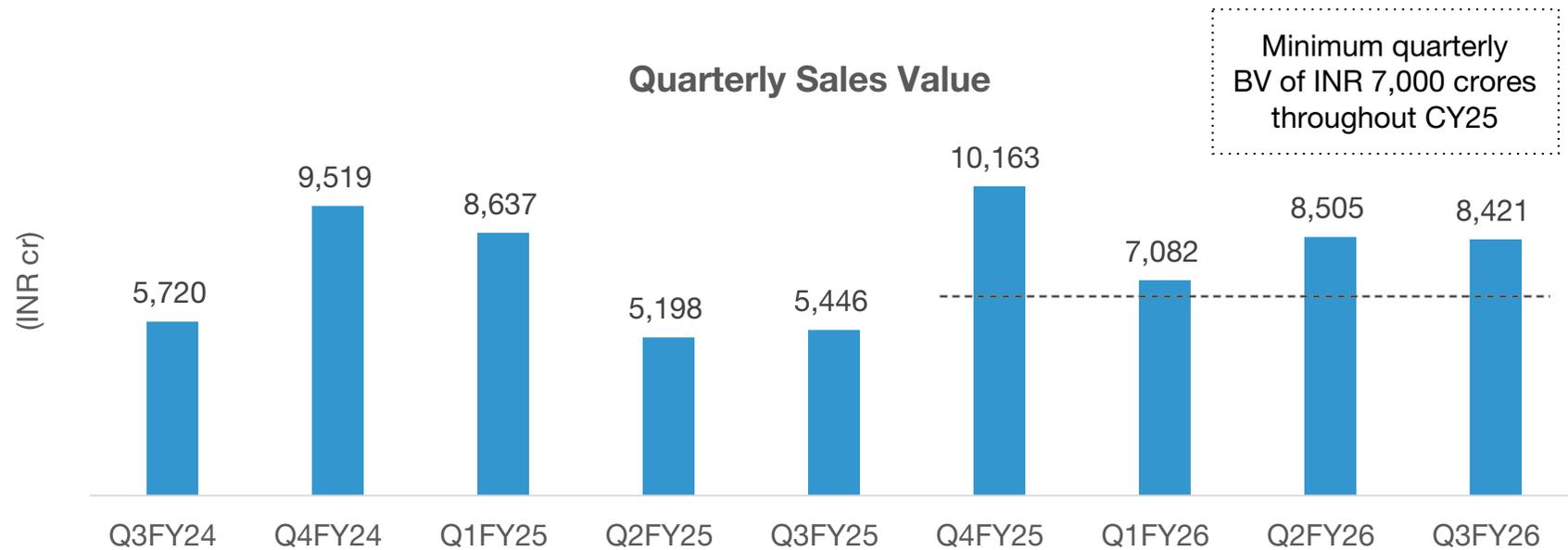
Registered booking value of INR 1,221 crore through sale of 1,427 homes with total sales of 2.22 million sq. ft.

PROJECT BOOKING

Particulars	Booking Area (mn. sq. ft.)		Booking Value (INR Cr)	
	Q3 FY26	9M FY26	Q3 FY26	9M FY26
Godrej Trilogy, MMR	0.31	0.31	1,742	1,742
Evora Estate, Panipat	0.70	0.70	865	865
Godrej Golf Links, Noida	0.22	0.38	516	848
Aravya Estate, Bengaluru	1.08	1.08	477	477
Godrej Elaris, Pune	0.35	0.35	426	426
Godrej Regal Pavilion, Hyderabad	0.49	2.31	421	1,948
Godrej Reserve, MMR	0.18	0.42	405	929
Godrej Woods, Bengaluru	0.28	0.28	358	358
Godrej MSR City, Bengaluru	0.31	3.99	320	3,779
Godrej Woodsville/ Gale/ Eden Estate/ Greenfront/ Aqua Retreat (MaanHinje), Pune	0.31	1.05	295	1,037
Godrej City, MMR	0.23	0.78	234	791
Verdania Estate, Indore	0.20	0.20	175	175
Godrej Horizon, MMR	0.06	0.21	174	542
Godrej Riverine, Noida	0.07	0.19	173	439
Godrej Carmichael, MMR	0.01	0.01	143	143
Godrej Sora, Gurugram	0.04	0.25	125	757
Godrej Azure, Chennai	0.16	0.16	117	117
Godrej Eternal Palms, MMR	0.06	0.21	117	429
Godrej Majesty, Gr. Noida	0.07	0.96	106	1,372
Godrej Heritage Estate, Vadodara	0.29	0.29	101	101
Godrej Blue, Kolkata	0.07	0.14	92	195
Godrej Skyshore, MMR	0.03	0.18	85	565
Godrej Emerald waters, Pune	0.08	0.20	73	189
Godrej Lakeside Orchard, Bengaluru	0.05	0.21	62	236
Others	0.78	4.88	819	5,548
TOTAL	6.43	19.74	8,421	24,008

Notes: 1. Includes sales for the projects where GPL is the development manager | 2. Includes sale of retail area in certain projects | 3. Includes cancellations in certain projects

QUARTERLY SALES TREND



BUSINESS DEVELOPMENT

Added 3 new projects with an estimated saleable area of 7.30 million sq. ft. and expected booking value of INR 8,400 crore in Q3FY26.

In 9M FY26, GPL has added 12 new projects with an estimated saleable area of 22.36 million sq. ft. and expected booking value of INR 24,650 crore, achieving 123% of annual guidance

Kada Agrahara, Bengaluru

- The project is strategically located in Sarjapur Road corridor, that has rapidly emerged as one of Bengaluru's most vibrant residential destinations. Its connectivity to key employment hubs such as Whitefield, Outer Ring Road, and Electronic City, along with good access to high-quality social infrastructure including leading schools, hospitals, retail centers, and leisure avenues has made Sarjapur a preferred choice for discerning homebuyers. The corridor has consistently demonstrated strong market fundamentals and healthy absorption rates. These indicators reflect not only the area's enduring appeal but also its growth potential within Bengaluru's dynamic real estate landscape.
- The project will offer 3.06 million sq. ft. of premium residential apartments to be master planned as an integrated group housing development township spread over 30 acres.
- The estimated revenue potential from the project is approximately INR 3,500 Crore.
- It is a 100% owned project.

Neopolis, Hyderabad

- The project spread over 5 acres is strategically located in a prime location of Neopolis, Kokapet, which has rapidly evolved into one of Hyderabad's most sought-after residential micromarkets, driven by its proximity to the Financial District and HITEC City, robust infrastructure expansion, and a thriving ecosystem of global technology companies, international schools, retail avenues, and healthcare facilities. The region continues to command some of the highest land and product valuations in Hyderabad, fuelled by sustained demand from aspirational and high-income homebuyers.
- The project will offer 2.54 million sq. ft. of premium residential development.
- The estimated revenue potential from the project is approximately INR 4,150 Crore.
- It is a 100% owned project.

Nagpur 3

- The project is strategically located near the Samruddhi Mahamarg and MIHAN SEZ, offering seamless connectivity to major corridors, including the Nagpur-Hyderabad Highway and Dr. Babasaheb Ambedkar International Airport. The location benefits from a well-developed social and municipal ecosystem, with access to quality healthcare facilities, educational institutions, retail hubs, and entertainment options, making it an attractive destination for future development.
- The project will offer 1.70 million sq. ft. of plotted residential units.
- The estimated revenue potential from the project is approximately INR 750 Crore.
- It is a 100% owned project.

Existing Project Update: Godrej Nurture, Bengaluru – GPL has exited remaining area in the project due to unfulfillment of certain obligations by JVP .

CONSTRUCTION HIGHLIGHTS

Delivered* ~1.7 million sq. ft. in Q3 FY26



Godrej Upvan, MMR
0.56 million sq. ft.
GPL Economic Interest :
Profit Share – 50%



Godrej Splendour, Bengaluru
0.28 million sq. ft.
GPL Economic Interest :
100% owned



Godrej Nest, Noida
0.86 million sq. ft.
GPL Economic Interest:
DM - 11%

FY26 GUIDANCE VS ACTUAL

Particulars	FY25 Actual	FY26 Guidance	FY26 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	36,600	40,000	29,600	74%	✓
Booking Value (INR Crore)	29,444	32,500	24,008	74%	✓
Customer Collections (INR Crore)	17,047	21,000	12,018	57%	✓
Deliveries [#] (Million Sq. Ft.)	18.4	10.0	4.7	47%	✓
Business Development (by expected booking value) (INR Crore)	26,450	20,000	24,650	123%	✓

*Updated management assessment of initial FY26 guidance

[#]Represents receipt of occupancy certificate from competent authorities

-  Guidance met
-  On track to meet or exceed guidance
-  Not on track to meet guidance

SUSTAINABILITY – ESG PERFORMANCE AND CSR IMPACT

ESG	ESG Ratings & Disclosures	<ul style="list-style-type: none"> • GPL ranks #1 globally in Real Estate and Management (REM) sector on the S&P Global’s Dow Jones Best in class indices for 2025 as on 31st December 2025[#]. • GPL has been recognized as the Global Sector Leader with #1 ranking globally in the Global Real Estate Sustainability Benchmark with a score of 100/100 for 2025, 5 star rating and an A rating for its public disclosure • Godrej Properties Limited has been included in the Leadership Index of CDP with an ‘A’ Rating[#] in 2025 and also recognized as the supply chain leader in CDP’s Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle. • GPL remains a part of FTSE Good Index Series. • GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received an approval on its commitment to long term Net Zero goals by SBTi.
	Milestone Achievements	<ul style="list-style-type: none"> • Godrej Properties was included in TIME World’s Most Sustainable Companies 2025. • Awarded the IGBC Green Champion Award for Driving the Net Zero Building Movement in India. • IGBC Performance challenge Awarded to Pune RO Office for achieving IGBC Health and Well Being Platinum Certification. • GPL was honored with the Realty+ Harit Bharat Award for ESG Excellence 2025 for the third consecutive year, Ace Alpha Award for Sustainable Development/ ESG, Times of India Ecopreneur Awards. • GPL received Golden Peacock Award for ESG 2024. • We have successfully renewed our ISO 14001:2015 certification, an internationally recognized standard for Environment Management System (EMS) across all our operations. • As of FY2024-25, 100% of GPL’s portfolio* is certified or under certification for credible external green building rating systems like IGBC and GRIHA.
CSR	On-going CSR projects	<ul style="list-style-type: none"> • Through Integrated waste management initiatives in Nagpur, Chakrata, Panaji, Chikkaballapur, Doddaballapur, Gohad and Indore, GPL diverted 48,039 metric tonnes of waste from landfill demonstrating scalable impact across diverse geographies. • GPL has supported 21,845 workers with BOCW and non BOCW registrations to enable social security benefits. To date, 18,377 workers have leveraged benefits, unlocking 37 crore worth government funding. • In Gurdaspur, crop residue management project has identified 180 villages spanning around 48,734 households by Q3 2026. Through targeted on ground demonstrations across 26,176 hectares, the initiative is driving adoption of sustainable crop residue practices to mitigate stubble burning. This initiative had helped avoid 13,480 tCO₂e emissions in 17,368 hectares in FY25 from 100 villages. • As part of bio-diversity stewardship efforts, GPL has maintained 5.2 KM green corridor along Chakkarpur-Wazirabad Bundh, contributing ecological resilience and urban green space enhancement.

Investors should not use the rating to make investment decisions as per SEBI guidelines

*Few projects are excluded from the portfolio boundary since they have been initiated/developed before our commitment towards delivering green buildings in 2010. Also, all plotted development projects are excluded as no suitable green building certification is available for such developments

AWARDS AND RECOGNITIONS

Received 42 awards in Q3 FY26

ILLUSTRATIVE LIST OF AWARDS

GODREJ PROPERTIES

- **Brandon Hall Group Excellence Awards 2025**
Gold – DEI Category
- **India DEI 100 2025 Index**
Recognized as the 2nd best organization by EY and Team Marksmen
- **India Workplace Equality Index (IWEI)**
Recognized as Top 10 Employer for LGBTQ Inclusion
- **GRESB**
Ranked # 1 in ESG practices amongst Residential Developers Globally
- **IGBC Award**
Winner – Performance challenge
Winner – Green Champion

PROJECT AWARDS

- **Manjari Township**
Winner - Best Integrated Township award - Realty plus
- **Godrej Skyline, Pune**
Winner – Platinum - 1st Honourz Quality Excellence Awards 2025
- **Godrej Emerald Waters**
Winner – Gold - ICC Quality Management Systems Awards 2025
Winner – Gold - ICC (Indian Chamber of Commerce)
Occupational Health & Safety

- **Godrej Avenue Eleven, MMR | Godrej Sky Terraces, MMR | Godrej Nature Plus, NCR | Godrej Jardinia, NCR | Godrej Aristocrat, NCR | Godrej Golf Links, NCR | Godrej South Estate, NCR | Godrej Athena, Bengaluru | Godrej Ananda, Bengaluru**
Winner – Large Enterprises – Construction Realtors Sector - Global Safety Summit National Level EHS Award
- **Godrej Nest & Nurture, NCR | Godrej Riverine, NCR | Godrej Zenith, NCR | Godrej Tropical Isle, NCR | Godrej Five Gardens, MMR | Godrej Avenue Eleven, MMR | Godrej Nirvaan, MMR | Godrej Athena, Bengaluru | Godrej Ananda, Bengaluru**
Winner – Gold - GreenTech Foundation
- **Godrej Reserve, MMR | Godrej Riviera, MMR | Godrej South Estate, NCR | Godrej Woods, NCR | Godrej Skyline, Pune | Godrej Skygreens, Pune | Godrej Retreat Prakriti, Kolkata | Godrej Splendour 1 & 2, Bengaluru**
Winner – Platinum - Apex India OHS Awards
- **Godrej Five Garden, MMR | Godrej Urban Retreat, Pune | Godrej Orchard Estate, Nagpur**
Winner – Gold - Apex India OHS Awards
- **Godrej Golf Links, NCR | Godrej Park Retreat, Bengaluru**
Winner – Merit - National Safety Council

AGENDA

Overview 01

CY25 Operational Highlights 02

Q3 FY26 Operational Highlights 03

Q3 FY26 Financial Highlights **04**

Annexure 05

CONSOLIDATED FINANCIAL STATEMENTS – P & L

INR Cr

Particulars	Q3 FY26	Q3 FY25	% Change	Q2 FY26	% Change	9M FY26	9M FY25	% Change
Total Income	1,020	1,222	-17%	1,867	-45%	4,480	4,203	7%
Adjusted EBITDA	351	309	14%	630	-44%	1,906	1,490	28%
EBITDA	338	280	21%	614	-45%	1,867	1,336	40%
Profit before tax	276	220	25%	566	-51%	1,702	1,156	47%
Net Profit after tax	195	163	20%	405	-52%	1,200	1,018	18%

Total Income = Sales & Operating Income + Other Income + Share of profit/loss in Joint Venture

Adjusted EBITDA = EBITDA + interest included in cost of sale

EBITDA = PBT (before exceptional items) + Interest + Depreciation + Share of profit in Joint Venture

PBT = PBT (before exceptional items) + share of profit in Joint Venture

PAT = Net profit after minority interest

Note: All Numbers as per Ind AS

Total Income for Q3 FY26

Particulars	INR Cr
Godrej Splendour	186
Godrej Forest Estate	35
Taj The Trees	34
Godrej South Estate	28
Godrej Parkland Estate	21
Godrej Urban Park	20
Maanhinje	19
Others	156
Interest and other Income	535
Profit & Loss from Joint Venture	-14
Total Income	1,020

Profit & Loss form Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	-14
Add: Structuring Income	
DM Fees from Joint Venture Projects	18
Net Interest Income from Joint Ventures Projects	55
Profit & Loss for Joint Ventures including Structuring Income	59

Note: Profit & Loss from Joint Venture is negative as reported in P&L due to initial marketing and other ineligible expenses for various Joint Venture projects pending revenue recognition which will be on project completion. However net earnings from Joint Venture projects is positive if we include DM Fees Income and Net Interest Income from Joint Venture Projects as presented above.

CASHFLOW STATEMENT

Notes	Particulars	Q3 FY26	9M FY26
A	Operating cashflow		
	Total operating cash inflow ¹	4,650	13,340
	Operating cash outflow		
	Construction & related outflow	-1,867	-4,940
	Other project related outflow	-1,721	-5,200
	Total operating cash outflow	-3,588	-10,141
	Net operating cashflow	1,062	3,199
B	Financial cashflow		
	Interest, Corporate Taxes & Other Outflow	-250	-987
	Net financial cashflow	-250	-987
C	Capital cashflow		
	Land & approval related outflow	-1,767	-5,415
	Advance to JV Partners	-48	-173
	Net capital cashflow	-1,815	-5,587
(A+B+C)	Net cashflow	-1,003	-3,375
D	Adjustment for JV projects ²	-269	-340
(A+B+C+D)	Total net GPL cashflow	-1,272	-3,715
E	Ind AS Adjustments	-39	111
(A+B+C+D+E)	(Increase) / Decrease in Net Debt under Ind AS	-1,311	-3,605

Notes: 1. Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects | 2. Adjustment for JV projects represents mainly timing difference in cash collection from customers in respective project SPV and pending transfer to GPL due to non-Availability of RERA Limits and restrictions in respective agreements with JV partners whereby GPL cannot withdraw cash till particular milestones are achieved.

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 31.12.2025	As on 31.03.2025
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, Plant and Equipment	1,191.67	1,043.42
b	Right-of-Use Asset	267.80	77.76
c	Capital Work-In-Progress	153.96	113.13
d	Investment Property	153.13	135.44
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	12.30	14.19
g	Intangible Assets under Development	3.52	2.53
h	Equity accounted investees	534.75	817.47
l	Financial Assets		
	Other Investments	1,997.77	1,404.13
	Trade Receivables	66.86	75.96
	Loan	99.66	-
	Other Non-Current Financial Assets	558.74	208.73
j	Deferred Tax Assets (Net)	409.36	204.20
k	Income Tax Assets (Net)	394.44	203.97
l	Other Non-Current Non Financial Assets	10.23	20.15
	Total Non-Current Assets	5,854.26	4,321.15
2	Current Assets		
a	Inventories	51,814.38	32,927.66
b	Financial Assets		
	Investments	5,623.71	3,729.48
	Trade Receivables	354.58	433.78
	Cash and Cash Equivalents	1,058.20	1,502.05
	Bank Balances Other than Above	3,943.60	3,883.74
	Loans	2,147.31	2,129.15
	Other Current Financial Assets	1,440.82	1,568.03
c	Other Current Non Financial Assets	5,752.56	4,970.48
	Total Current Assets	72,135.16	51,144.37
	Total Assets	77,989.42	55,465.52

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 31.12.2025	As on 31.03.2025
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	150.60	150.59
b	Other equity	18,355.97	17,161.87
c	Non-controlling interest	262.62	261.27
	Total Equity	18,769.19	17,573.73
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	3,250.00	4,000.00
	Lease Liabilities	235.67	67.84
	Other Non - Current Financial Liabilities	14.36	7.85
b	Provisions	59.14	30.79
c	Deferred Tax Liabilities (Net)	539.76	15.80
	Total Non-Current Liabilities	4,098.93	4,122.28
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	14,714.92	8,561.16
	Lease Liabilities	41.44	12.40
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	578.56	291.05
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	4,372.61	3,232.04
	Other Current Financial Liabilities	733.75	664.76
b	Other Current Non Financial Liabilities	34,530.60	20,907.41
c	Provisions	64.01	43.09
d	Current Tax Liabilities (Net)	85.41	57.60
	Total Current Liabilities	55,121.30	33,769.51
	Total Liabilities	59,220.23	37,891.79
	Total Equity and Liabilities	77,989.42	55,465.52

FINANCIAL ANALYSIS

Profitability Indicators

(INR Cr)

Particulars	Q3 FY26	Q3 FY25	Q2 FY26	9M FY26	9M FY25
Adjusted EBITDA / Total Income	34.4%	25.3%	33.7%	42.5%	35.4%
EBITDA / Total Income	33.2%	22.9%	32.9%	41.7%	31.8%
PBT Margin %	27.1%	18.0%	30.3%	38.0%	27.5%
Net Profit Margin %	19.1%	13.3%	21.7%	26.8%	24.2%

EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

Adjusted EBITDA = EBITDA + interest included in cost of sale

Net profit after minority interest

Leverage Indicators

Particulars	As on 31 st Dec 2025	As on 30 th Sep 2025	As on 30 th Jun 2025	As on 31 st Mar 2025
Net Debt (INR Cr)	6,873	5,565	4,637	3,269
Networth (INR Cr)	18,507	18,311	17,913	17,312
Net Debt / Equity Ratio	0.37	0.30	0.26	0.19
Average Borrowing Cost (YTD)	7.25%	7.40%	7.70%	7.80%

Note: All Numbers as per Ind AS

AGENDA

Overview 01

CY25 Operational Highlights 02

Q3 FY26 Operational Highlights 03

Q3 FY26 Financial Highlights 04

Annexure **05**

A. RESIDENTIAL PROJECTS

Area Annexure - West East

A. Residential Projects					As on 31st Dec 2025						
S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI to X - 17% of Revenue Phase XI onwards - 15.6% of Revenue	Line by Line Consolidation/ Accrual Method	21.00	19.76	9.02	8.86	3,055	2,799	7.86
2	Vastrapur	Ahmedabad	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
3	Godrej Seven	Kolkata	100% owned project	Line by Line Consolidation	2.70	2.70	2.70	2.34	1,144	728	0.96
4	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.76	981	960	2.34
5	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.59	819	241	-
6	Godrej Zen Estates	Kolkata	100% owned project	Line by Line Consolidation	1.33	1.33	1.33	0.15	53	14	-
7	Godrej Orchard Estate	Nagpur	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.39	595	566	1.47
8	Godrej Forest Estate	Nagpur	Profit Share - 40% for 89.75% of area	Line by Line Consolidation	2.48	2.23	2.23	2.21	776	507	2.48
9	Nagpur 3	Nagpur	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
10	Raipur	Raipur	100% owned project	Line by Line Consolidation	0.95	0.95	-	-	-	-	-
11	Godrej Heritage Estate (Vadodara)	Vadodara	100% owned project	Line by Line Consolidation	0.89	0.89	0.89	0.29	101	11	-
12	Godrej Infinity/ Rejuve/ Aqua Vista (Keshavnagar)	Pune	Profit Share – 58.64%	Equity Method	3.94	3.94	2.79	2.24	1,389	1,269	2.08
13	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.87	396	393	0.88
14	Godrej Park Greens	Pune	100% owned project	Line by Line Consolidation	4.18	4.18	3.88	3.68	2,091	1,436	1.24
15	MaanHinje	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	5.72	4.31	3,568	1,712	0.41
16	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.99	3.19	2,121	1,442	1.32
17	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.69	3,974	3,296	2.47
18	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.04	1,046	498	0.08
19	Godrej Elaris (Mundhwa)	Pune	100% owned project	Line by Line Consolidation	2.02	2.02	1.14	0.35	426	34	-
20	Godrej Skyline	Pune	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	0.62	0.25	407	121	-
21	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.00	1.58	1,315	313	-
22	Kharadi 1	Pune	100% owned project	Line by Line Consolidation	2.52	2.52	-	-	-	-	-
23	Kharadi 2	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	3.71	3.71	-	-	-	-	-
Total West East Zone					77.69	76.15	50.28	41.79	24,258	16,339	23.58

A. RESIDENTIAL PROJECTS

Area Annexure - South

A.	Residential Projects				As on 31st Dec 2025						
					S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)
1	Godrej MSR City	Bengaluru	Profit Share – 50%	Equity Method	5.60	5.60	4.03	3.99	3,779	708	-
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.36	460	412	1.49
3	Godrej Reflections	Bengaluru	GPL holds 20% equity in the project specific company	Equity Method	0.97	0.97	-	-	-	-	-
4	Tumkur Road	Bengaluru	Revenue Based – 78.0%	Line by Line Consolidation	0.79	0.79	-	-	-	-	-
5	Godrej Ananda	Bengaluru	DM-4.5% of Revenue & Profit Share-49%	Equity Method	3.29	3.29	3.29	3.24	1,956	1,411	1.66
6	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,215	1,150	0.98
7	Godrej Splendour	Bengaluru	100% owned project; 5.4% area share to landowner	Line by Line Consolidation	2.57	2.45	2.17	1.99	1,434	1,133	1.11
8	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.36	1,507	526	-
9	Bannerghatta Road	Bengaluru	100% owned project	Line by Line Consolidation	3.34	3.34	-	-	-	-	-
10	Godrej Athena	Bengaluru	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.50	706	477	-
11	Godrej Woodscapes	Bengaluru	100% owned project; 0.1 msf area share to landowner	Line by Line Consolidation	4.60	4.49	4.07	4.03	3,803	1,532	-
12	Godrej Tiara	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.84	1,369	350	-
13	Godrej Woods (Thanisandra)	Bengaluru	100% owned project	Line by Line Consolidation	0.97	0.97	0.97	0.28	358	28	-
14	Yelahankha	Bengaluru	100% owned project	Line by Line Consolidation	1.50	1.50	-	-	-	-	-
15	Hoskote	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.52	1.13	-	-	-	-	-
16	Aravya Estate (Doddaballapur)	Bengaluru	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	1.08	477	51	-
17	Kada Agrahara	Bengaluru	100% owned project	Line by Line Consolidation	3.06	3.06	-	-	-	-	-
18	Godrej Palm Grove	Chennai	Area Based – 70% (for 12.57 acres), 68% (for 4.82 acres)	Line by Line Consolidation	2.40	2.40	0.65	0.64	264	255	0.65
19	Godrej Azure	Chennai	100% owned project	Line by Line Consolidation	1.04	1.04	1.04	0.63	317	205	0.47
20	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	0.89	241	227	1.55
21	Godrej Regal Pavilion	Hyderabad	100% owned project	Line by Line Consolidation	4.00	4.00	2.77	2.30	1,948	343	-
22	Godrej Madison Avenue	Hyderabad	100% owned project with 0.095 msf area share with landowner	Line by Line Consolidation	1.25	1.15	0.96	0.92	1,104	236	-
23	Kukatpally	Hyderabad	100% owned project	Line by Line Consolidation	2.89	2.89	-	-	-	-	-
24	Neopolis, Kokapet	Hyderabad	100% owned project	Line by Line Consolidation	2.54	2.54	-	-	-	-	-
Total South Zone					51.45	50.73	28.69	25.71	20,939	9,043	7.91

Note: Godrej Nurture has been removed from the previous Q2FY26 presentation as they are complete.

A. RESIDENTIAL PROJECTS

Area Annexure - North

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Dec 2025						
					Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej 101	Gurugram	Revenue Based – 66.66%	Line by Line Consolidation	1.03	1.03	1.03	1.02	824	520	0.63
2	Godrej Icon	Gurugram	100% owned project	Line by Line Consolidation	0.80	0.80	0.68	0.66	457	452	0.66
3	Godrej Nature+	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.68	1,079	560	0.39
4	Godrej Air	Gurugram	Profit Share – 37.5%	Equity Method	0.99	0.99	0.99	0.98	578	516	0.99
5	Godrej Meridien	Gurugram	GPL owns 20% equity in project specific company	Equity Method	1.52	1.52	1.52	1.51	1,358	1,178	0.82
6	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	244	-
7	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,190	1,730	-
8	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.58	3,155	1,336	-
9	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	1.01	1,747	739	-
10	Godrej Miraya, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.94	0.94	0.61	0.24	848	260	-
11	Godrej Astra, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.56	0.56	0.51	0.47	1,477	373	-
12	Godrej Sora, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.85	0.85	0.66	0.25	757	76	-
13	Godrej Alira, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.37	0.37	0.36	0.12	273	30	-
14	Sector-53 II, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
15	Godrej South Estate	NCR	100% owned project	Line by Line Consolidation	1.01	1.01	0.94	0.79	1,653	1,016	0.71
16	Ashok Vihar	NCR	100% owned project	Line by Line Consolidation	3.28	3.28	-	-	-	-	-
17	Godrej Connaught One	NCR	DM - 10% of Revenue & Profit Share - 50%	Equity Method	0.12	0.12	0.12	0.07	447	186	-
18	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	1.00	840	789	0.98
19	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.38	628	553	1.40
20	Evora Estate (Panipat)	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	0.98	0.70	865	102	-
21	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.87	1,153	912	0.86
22	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	965	684	-
23	Godrej Woods	Noida	Profit Share – 49%	Equity Method	2.46	2.46	2.46	2.45	2,907	2,577	1.60
24	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.61	2,215	1,042	-
25	Godrej Jardinia	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.60	2,373	1,067	-
26	Godrej Riverine	Noida	100% owned project	Line by Line Consolidation	1.48	1.48	1.48	1.20	2,645	610	-
27	Godrej Golf Links	Gr. Noida	Profit Share – 40%	Equity Method	4.59	4.59	3.94	3.65	2,917	2,013	3.32
28	Godrej Arden (Sigma-III)*	Gr. Noida	100% owned project	Line by Line Consolidation	2.16	2.16	-	-	-	-	-
29	Godrej Majesty	Gr. Noida	100% owned project	Line by Line Consolidation	1.74	1.74	1.50	0.96	1,372	259	-
Total North Zone					44.99	44.96	35.36	31.76	38,190	19,825	12.36

*Total saleable area increased from 2.04 msf on account of design efficiency

A. RESIDENTIAL PROJECTS

Area Annexe - MMR

A.	Residential Projects				As on 31st Dec 2025						
	S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)
1	Godrej Emerald	Mumbai	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.28	1,134	1,043	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.27	433	143	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.72	283	243	0.34
4	Godrej City	Mumbai	Profit Based - 62.9%	Line by Line Consolidation	10.25	10.25	6.40	5.32	3,459	1,818	1.26
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.39	334	175	0.18
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.46	1,093	473	-
7	G&B, Vikhroli	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.20	1.20	-	-	-	-	-
8	Godrej Tranquil	Mumbai	DM Fee – 11% of Revenue	Accrual Method	1.58	1.58	1.29	1.10	1,488	1,157	0.94
9	Godrej Edenwoods	Mumbai	Profit Based – 50% (from 85% of revenue for this project)	Equity Method	0.03	0.03	0.03	-	-	-	-
10	Bandra	Mumbai	Revenue Based – 60%	Line by Line Consolidation	1.07	1.07	-	-	-	-	-
11	Godrej Bayview	Mumbai	Profit Share – 60%; SPV to construct space for society in lieu of saleable area	Equity Method	0.56	0.56	0.56	0.33	652	265	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.70	827	514	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.33	830	815	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.18	771	690	1.45
15	Taloja	Mumbai	Profit Share - 55%	Equity Method	7.50	7.50	-	-	-	-	-
16	Godrej Ascend	Mumbai	100% owned project	Line by Line Consolidation	1.68	1.65	1.65	1.38	1,632	925	-
17	Godrej Trilogy (Worli)	Mumbai	Area Share - 73%	Line by Line Consolidation	1.50	1.10	0.63	0.31	1,742	168	-
18	Godrej Five Gardens	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	0.19	0.18	0.18	0.10	418	255	-
19	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.59	431	150	-
20	Godrej Eternal Palms	Mumbai	100% owned project	Line by Line Consolidation	0.45	0.45	0.42	0.21	429	72	-
21	Godrej Horizon	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	1.73	1.70	1.70	1.21	2,775	1,686	-
22	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.08	0.04	434	145	-
23	Godrej Country Estate, Palghar	Mumbai	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.21	71	65	1.09
24	Godrej Reserve	Mumbai	100% owned project	Line by Line Consolidation	3.88	3.88	3.24	2.75	5,276	2,092	-
25	Godrej Avenue Eleven*	Mumbai	GPL owns 50% of equity in the project specific company	Line by Line Consolidation	0.88	0.88	0.88	0.67	2,087	1,166	-
26	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.75	697	631	1.79
27	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.16	437	228	-
28	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.76	1.76	1.76	1.63	722	623	1.23
29	Kharghar	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	-	-	-	-	-
30	Godrej Skyshore	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.52	0.45	0.45	0.18	565	61	-
31	Godrej Greenview Estate	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	0.87	0.78	410	149	-
32	Verdania Estate (Indore Plotted-2)	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	0.42	0.20	175	18	-
Total MMR Zone					53.41	52.40	30.82	24.25	29,607	15,769	10.01
Total Residential Projects					227.54	224.23	145.15	123.52	1,12,993	60,977	53.87

*Total estimated saleable area represents GPL share of balance area to be sold

B. COMMERCIAL PROJECTS

i. Commercial Projects (Build to Sale)

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Dec 2025						
					Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launch (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection Received (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City*	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI onwards - 17% of Revenue	Line by Line Consolidation/ Accrual Method	2.40	2.40	-	-	-	-	-
2	Godrej Eternia	Chandigarh	Revenue Based – 54%	Line by Line Consolidation	0.51	0.51	0.51	0.38	322	236	0.51
3	Godrej Genesis	Pune	Revenue Based 58%	Line by Line Consolidation	0.48	0.48	-	-	-	-	-
Total Commercial Projects (Build to Sale)					3.39	3.39	0.51	0.38	322	236	0.51

*Primarily a residential project with a portion of commercial saleable area

ii. Commercial Projects (Build to Lease)

S.No	Project Name	Location	Business Model	Accounting Method	Estimated Leaseable Area (mn sq ft)#	PTD Area Leased (mn sq ft)*	Average Lease Rent (per sq ft)	OC Received (mn sq ft)
1	Hebbal	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	0.76	0.74	90	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.08	0.94	153	1.08
3	Hudson Circle	Bangalore	GPL holds 20% equity in project specific company	Investment accounting	0.48	-	-	-
4	Godrej Two	Mumbai	GPL holds 45% equity in project specific company	Investment accounting	1.24	1.24	182	1.24
5	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	0.69	180	0.97
6	Koregaon Park	Pune	GPL holds 17.5% equity in project specific company	Investment accounting	1.66	0.53	93	1.66
7	Yerwada	Pune	GPL holds 20% equity in project specific company	Equity Method	0.99	0.13	121	-
Total Commercial Projects (Build to Lease)					7.32	4.29	146	5.71

*Including LOIs | #Leasable area is revised due to design changes

iii. Commercial Projects (Build to Operate)

S.No	Project Name	Location	Business Model	Accounting Method	Estimated Area (mn sq ft)	OC Received (mn sq ft)
1	The Trees - Hotel	Mumbai	100% owned project	Line by Line Consolidation	0.34	0.34
Total Commercial Projects (Build to Operate)					0.34	0.34

THANK YOU

For further information, please contact:

Rajendra Khetawat

Godrej Properties Limited

Tel: +91 22 6169 8500

Fax: +91 22 6169 8888

Email: rajendra@godrejproperties.com