

November 06, 2025

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 - Script Code: 533150, Scrip ID - GODREJPROP

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

NSE - GODREJPROP

Sub: Investors' Presentation and Press Release.

Dear Sir/ Madam,

Please find enclosed a copy of the Investors' Presentation and the Press Release on the unaudited financial results of the Company for the quarter and half year ended September 30, 2025.

Please note the date & time of occurrence of the event/information is Thursday, November 06, 2025 at 12.00 p.m.

This is for your information and record.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Enclosed as above

The Godrej logo is a stylized, handwritten-style script of the word "Godrej" in a dark, bold font.

RESULTS PRESENTATION

SECOND 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

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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

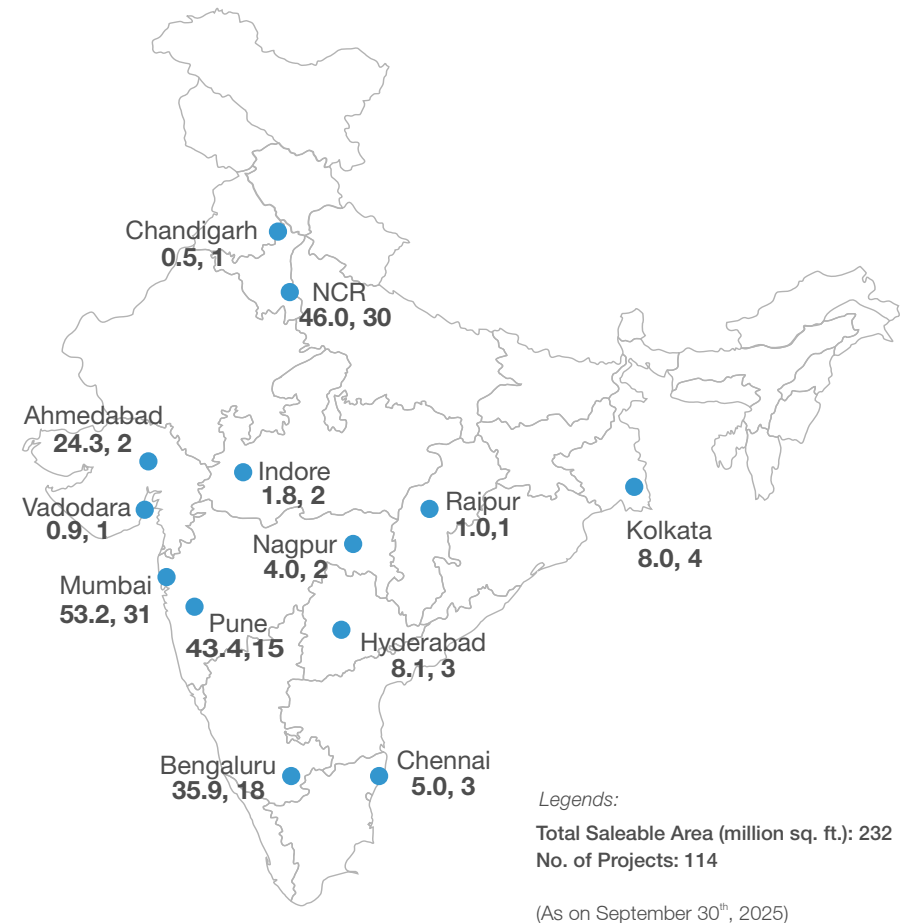
Value Creation Track Record

Particulars	24 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	14%	24
Godrej Consumer Products	25%	236
Godrej Industries	28%	402

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 ~69 million sq. ft. of real estate since FY2018
- ~232 million sq. ft. of saleable area across India
- 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

STRENGTHS

Godrej Brand	- 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	- Competitive advantage in sourcing and executing outright/joint development projects with higher economic interest - Capital efficient and high ROE development model
Strong Project Pipeline	- Added 89 residential projects with ~169 million sq. ft. saleable area since FY2018² - Development Management Agreement with Godrej & Boyce for its large Vikhroli landholding
Sales and Execution Capability	- 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 ~69 million sq. ft. of real estate since FY2018
Access to Capital	- 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	- Godrej Properties ranks #1 globally in Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 with a score of 89/100 up from 79/100 in 2024 - Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025 - 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. - Godrej Properties was included in TIME World's Most Sustainable Companies 2024 - 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

STOCK PERFORMANCE

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

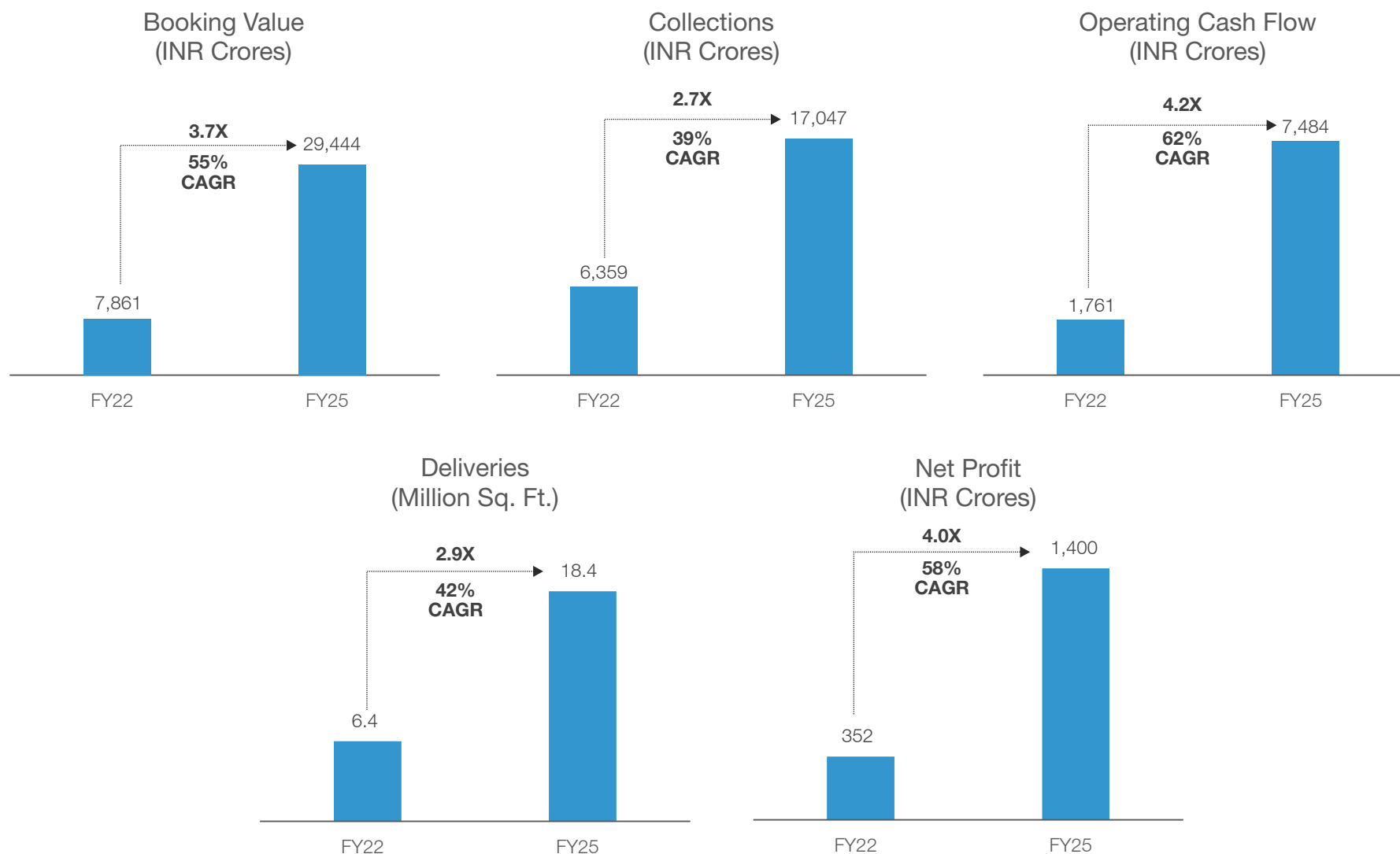
Value Creation Track Record

Particulars	15 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.1%	4.57
Godrej Properties	14.6%	8.57
BSE Realty Index	3.6%	1.74

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL's public listing) and 30th September, 2025

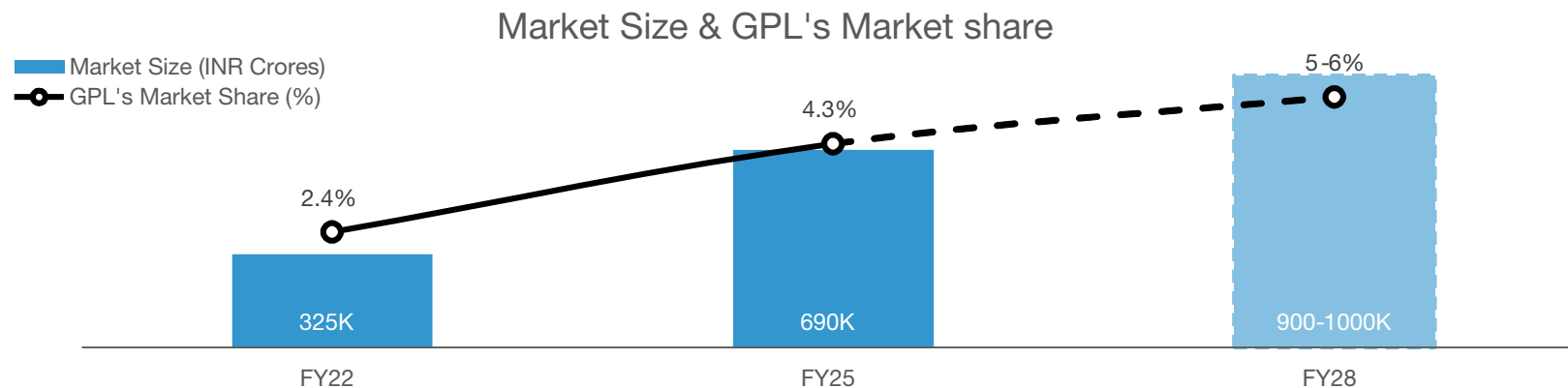
GPL'S TRAJECTORY: STRONG GROWTH MOMENTUM

Transformative Growth - Multi-fold acceleration across core metrics



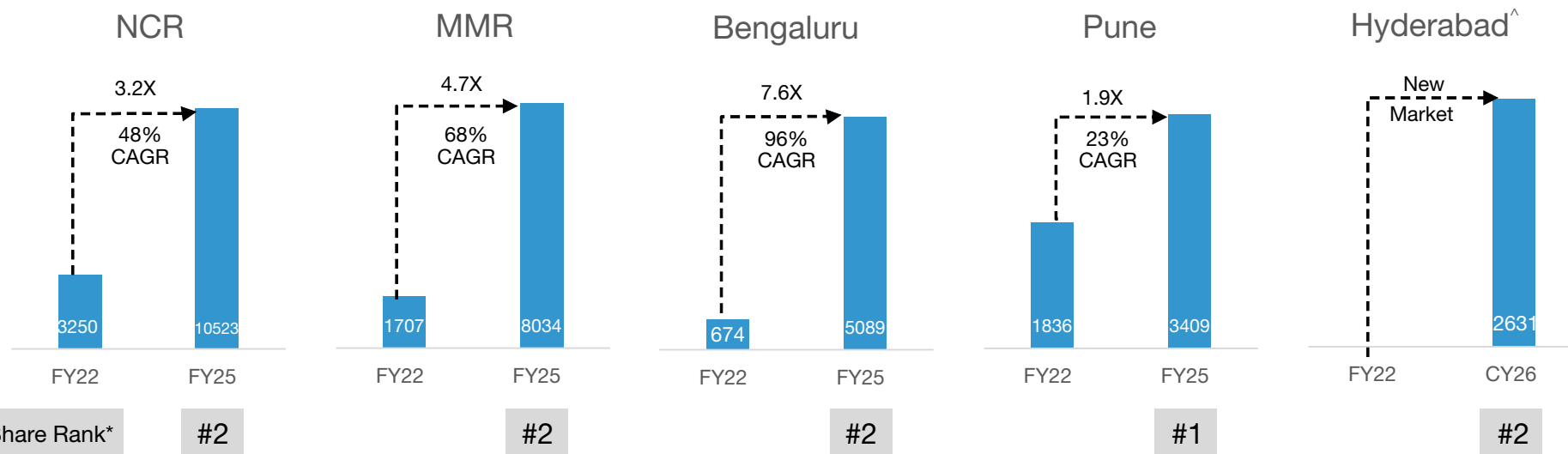
GROWTH CONSISTENCY

Increasing Market Share in a growing market



Source: PropEquity for Industry Data ; FY28 projections is assuming 10-13% growth rate for the industry

Well rounded and consistent growth across geographical business units



*Among listed developers

^CY 26 is the first year of sales for GPL in Hyderabad

GPL'S STRATEGIC PRIORITIES

GPL intends to deliver 20% RoE by FY28 while retaining market share leadership across cycles

4 Key Core Operating Priorities

1 Best Execution Ecosystem

- Best-in-class scalable **execution ecosystem** to enhance speed of construction.
- 82% increase YoY in direct construction spend in Q2FY26
- Expanding contractor mix and greater mix of grade-A contractors
- Industry leading initiatives to establish **long term partnership with execution stakeholders**, while enhancing **innovation**
- Mobilizing labour strength through tech led initiatives. Labour strength increased to 32K in Sep-25, 54% increase from Jun-25

2 Robust Asset Management

- **Robust Play Book** for critical decision making at product conceptualization stage for holistic asset management driving **capital efficiency**
- Fast Turnaround of projects. 81% projects acquired between FY23-FY25 are launched with balance in pipeline for launch in H2FY26.
- Institutionalized scalable **real-time cost management culture** for margin protection

3 Superior Product Quality

- Heavily committed to superior **product design**
- 100% of GPL's portfolio is certified or under certification for credible external green building rating systems
- Ensuring robust construction quality through our **quality management system**
- Established Godrej Living, GPL's community management arm to provide consistent post handover service.

4 Growth Consistency

- To leverage strong but under penetrated micro-markets as consistent growth drivers in core cities.
- Bengaluru has contributed highest to BV in H1 FY26 while NCR was the biggest contributor in previous year
- Fast Ramping up to the **full potential** in newly entered cities
- Hyderabad has contributed INR 2,631 crores to booking value in 3 quarters.
- Testing new markets through **plotted development projects**
- Entered Indore, Panipat, Raipur and Baroda recently.

AGENDA

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Q2 FY26 OPERATIONAL HIGHLIGHTS

Sales Highlights

- Q2 FY26 booking value grew 64% YoY and 20% QoQ to INR 8,505 crore. This was achieved through the sale of 4,522 homes with a total area of 7.14 million sq. ft. H1 FY26 booking value grew 13% YoY to INR 15,587 crore. This was achieved through the sale of 8,753 homes with a total area of 13.31 million sq. ft.. This is the highest ever Q2 & H1 booking value achieved by Godrej Properties
- This is the 3rd consecutive quarter in which GPL has delivered more than INR 7,000 crore of booking value and the 9th consecutive quarter in which GPL has delivered more than INR 5,000 crore of booking value
- GPL has achieved 48% of its annual guidance for booking value in H1 FY26 and remains on track to beat its guidance of INR 32,500 crores for FY26
- 4 markets - Bengaluru, MMR, NCR & Hyderabad each contributed more than INR 1,500 crores to the booking value in Q2 FY26
- 12 new project and phase launches during the quarter across 8 cities with a total sales potential of INR 10,100 crores

Cashflow and Collection Highlights

- Q2 FY26 collections grew 2% YoY and 11% QoQ to INR 4,066 crore. H1 FY26 collections grew 10% to INR 7,736 crore
- Operating Cashflow in Q2 FY26 grew 26% QoQ but declined 35% YoY to INR 1,190 crore. Operating Cashflow in H1 FY26 declined 24% to INR 2,137 crore
- Collections in FY26 to be back ended due to most deliveries happening in Q4. On track to meet collection guidance.

Business Development

- Added 4 new projects with an estimated saleable area of 5.82 million sq. ft. and expected booking value of INR 4,850 crore in Q2 FY26
- In H1 FY26, GPL has added 9 new projects with an estimated saleable area of 15.06 million sq. ft. and expected booking value of INR 16,250 crores, achieving 81% of annual guidance

Construction Highlights

- Delivered projects aggregating 2.2 million sq. ft. across 2 cities in Q2 FY26
- 82% increase YoY in direct construction spend in Q2FY26. This will lead to several collection milestones being achieved and a meaningful increase in collections in Q4FY26

Commercial Project Update

- Leased ~0.45 million sq. ft. of net area across 3 assets in Q2 FY26

Other Highlights

- Ranked #1 globally in Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025 with a score of 89/100 up from 79/100 in 2024
- Recognised as a Global Sector Leader and Ranked #1 globally with a full score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025
- 56 awards received in Q2 FY26

SALES HIGHLIGHTS

Particulars	Q2 FY26	Q2 FY25	Growth	Q1 FY26	Growth	H1 FY26	H1 FY25	Growth
Area Sold (million sq. ft.)	7.14	5.15	39%	6.17	16%	13.31	14.14	-6%
Booking Value (INR Cr)	8,505	5,198	64%	7,082	20%	15,587	13,835	13%
Customer Collections* (INR Cr)	4,066	4,005	2%	3,670	11%	7,736	7,017	10%

*Net of taxes and includes collections for DM Projects

Strong response to new projects/phases launched

Godrej Regal Pavilion, Hyderabad

- Launched in Jul 2025
- Total sales stood at 1.82 million sq. ft. with a booking value of INR 1,527 crore

Godrej MSR City, Bengaluru

- Launched in Jul 2025
- Total sales stood at 1.02 million sq. ft. with a booking value of INR 1,032 crore

Godrej Sora, Gurugram

- Launched in Sep 2025
- Total sales stood at 0.21 million sq. ft. with a booking value of INR 633 crore

Godrej Skyshore, MMR

- Launched in Aug 2025
- Total sales stood at 0.15 million sq. ft. with a booking value of INR 480 crore

Godrej Greenview Estate, Indore

- Launched in Aug 2025
- Total sales stood at 0.78 million sq. ft. with a booking value of INR 410 crore

Godrej Majesty, Gr. Noida

- Launched in Sep 2025
- Total sales stood at 0.24 million sq. ft. with a booking value of INR 341 crore

Godrej City, MMR

- Launched in Sep 2025
- Total sales stood at 0.32 million sq. ft. with a booking value of INR 339 crore

Godrej Golf Links, Noida

- Launched in Jul 2025
- Total sales stood at 0.16 million sq. ft. with a booking value of INR 331 crore

Godrej Eternal Palms, MMR

- Launched in Sep 2025
- Total sales stood at 0.15 million sq. ft. with a booking value of INR 312 crore

SALES HIGHLIGHTS (CONTD.)

Geographic distribution of Sales for Q2 FY26

BENGALURU

Registered booking value of INR 1,972 crore through sale of 868 homes with total sales of 1.60 million sq. ft.

NCR

Registered booking value of INR 1,610 crore through sale of 446 homes with total sales of 0.76 million sq. ft.

PUNE

Registered booking value of INR 886 crore through sale of 694 homes with total sales of 0.93 million sq. ft.

MMR

Registered booking value of INR 1,959 crore through sale of 696 homes with total sales of 1.04 million sq. ft.

HYDERABAD

Registered booking value of INR 1,520 crore through sale of 1,010 homes with total sales of 1.81 million sq. ft.

OTHERS

Registered booking value of INR 558 crore through sale of 809 homes with total sales of 1.00 million sq. ft.

Geographic distribution of Sales for H1 FY26

BENGALURU

Registered booking value of INR 5,017 crore through sale of 2,794 homes with total sales of 4.68 million sq. ft.

NCR

Registered booking value of INR 3,260 crore through sale of 904 homes with total sales of 1.72 million sq. ft.

HYDERABAD

Registered booking value of INR 1,550 crore through sale of 1,019 homes with total sales of 1.83 million sq. ft.

MMR

Registered booking value of INR 3,560 crore through sale of 1,747 homes with total sales of 2.21 million sq. ft.

PUNE

Registered booking value of INR 1,554 crore through sale of 1,373 homes with total sales of 1.71 million sq. ft.

OTHERS

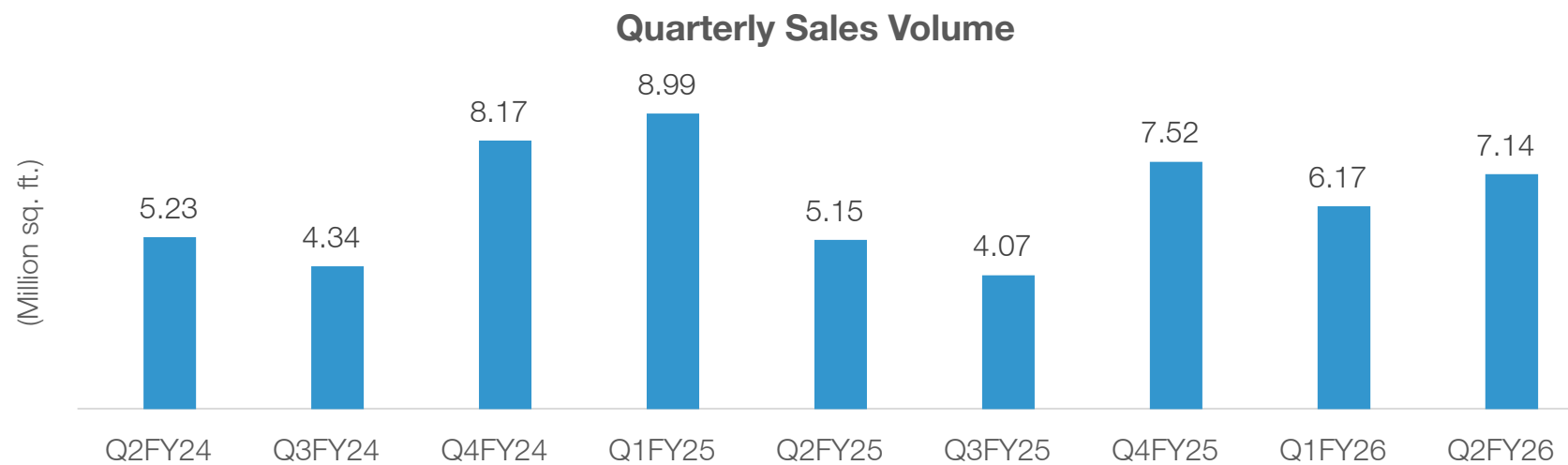
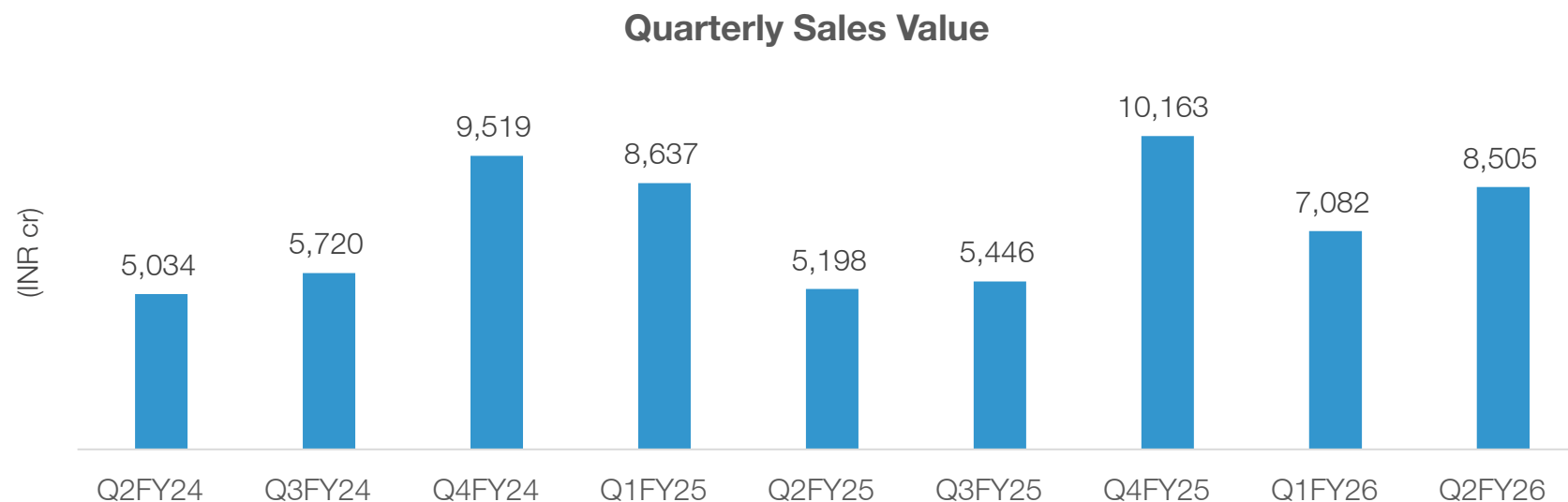
Registered booking value of INR 646 crore through sale of 916 homes with total sales of 1.16 million sq. ft.

PROJECT BOOKING

Particulars	Booking Area (mn. sq. ft.)		Booking Value (INR Cr)	
	Q2 FY26	H1 FY26	Q2 FY26	H1 FY26
Godrej Regal Pavilion, Hyderabad	1.82	1.82	1,527	1,527
Godrej MSR City, Bengaluru	1.02	3.68	1,032	3,459
Godrej Tiara, Bengaluru	0.54	0.82	877	1,347
Godrej Sora, Gurugram	0.21	0.21	633	633
Godrej Skyshore, MMR	0.15	0.15	480	480
Godrej Woodsville/ Gale/ Eden Estate/ Greenfront/ Aqua Retreat (MaanHinje), Pune	0.42	0.74	466	742
Godrej Greenview Estate, Indore	0.78	0.78	410	410
Godrej Majesty, Gr. Noida	0.24	0.89	341	1,266
Godrej City, MMR	0.32	0.55	339	557
Godrej Golf Links, Noida	0.16	0.16	331	331
Godrej Eternal Palms, MMR	0.15	0.15	312	312
Godrej Reserve, MMR	0.12	0.24	260	524
Godrej Horizon, MMR	0.06	0.15	155	368
Godrej Riverine, Noida	0.06	0.12	133	267
Godrej Vistas, MMR	0.04	0.07	95	170
Godrej Aqua Vista, Pune	0.10	0.10	86	86
Godrej Blue, Kolkata	0.06	0.07	82	104
Godrej Avenue Eleven, MMR	0.03	0.05	80	168
Godrej Lakeside Orchard, Bengaluru	0.07	0.16	74	174
Others	0.79	2.40	792	2,662
TOTAL	7.14	13.31	8,505	15,587

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 4 new projects with an estimated saleable area of 5.82 million sq. ft. and expected booking value of INR 4,850 crore in Q2FY26.
- In H1FY26, GPL has added 9 new projects with an estimated saleable area of 15.06 million sq. ft. and expected booking value of INR 16,250 crore, achieving 81% of annual guidance.

Kukatpally, Hyderabad

- The project will offer 2.89 million sq. ft. of premium residential apartments.
- The project is strategically located in a prime location in Kukatpally, in close proximity to HITEC City. Kukatpally is recognized as one of Hyderabad's most established and resilient residential corridors. The neighborhood has set benchmarks for premium housing and is supported by a robust social ecosystem comprising reputed educational institutions, healthcare facilities, retail, and commercial hubs. Its connectivity to HITEC City, one of Hyderabad's largest employment centers, further enhances its residential appeal.
- The estimated revenue potential from the project is approximately INR 3,800 Crore.
- It is a 100% owned project

3 Plotted Development projects

Particulars	Estimated Saleable Area (Million Sq. ft.)	Estimated Booking Value (INR Crores)	GPL's Economic Interest
Doddaballapur Bengaluru	1.09	400	100% owned
Raipur	0.95	375	100% owned
Vadodara	0.89	275	100% owned
Total	2.93	1,050	

Existing Project Update:

Worli, MMR

GPL has restructured the JV into an area sharing arrangement with 73% of the area attributable to GPL

CONSTRUCTION HIGHLIGHTS

Delivered ~2.2 million sq. ft. in Q2 FY26



Godrej Air, NCR

0.99 million sq. ft.

GPL Economic Interest : Profit Share – 37.5%

Plotted Development

Godrej Forest Estate, Nagpur

1.18 million sq. ft.

GPL Economic Interest:

Profit Share of 40% for 89.75% of area

FY26 GUIDANCE VS ACTUAL

Particulars	FY25 Actual	FY26 Guidance	FY26 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	36,600	40,000	18,600	47%	✓
Booking Value (INR Crore)	29,444	32,500	15,587	48%	✓
Customer Collections (INR Crore)	17,047	21,000	7,736	37%	✓
Deliveries [#] (Million Sq. Ft.)	18.4	10.0	3.0	30%	✓
Business Development (by expected booking value) (INR Crore)	26,450	20,000	16,250	81%	✓

*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	• 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 with a score of 89/100 (as on 31st October 2025) up from 79/100 in 2024 • Recognised as a Global Sector Leader and Ranked #1 globally with a full score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025 • Godrej Properties Limited has been 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	• Godrej Properties was included in TIME World's Most Sustainable Companies 2025 • 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	• Through our Solid Waste Management projects in Nagpur, Gohad, Chakrata, Panaji, Chikkaballapur, Indore, GPL has diverted 33,172 tonnes of waste till Q2 FY26 • Through our social protection initiative for construction workers, GPL has supported 6,018 workers with BOCW registration cards, and safety kits. Additionally, 8,635 workers have benefited from various BOCW schemes, unlocking approximately 25 crore of government funds till Q2 FY26 • Under the Crop Residue Management project, by Q2 FY26, GPL has identified 100 villages covering around 37,551 households in Gurdaspur district. The project is driving awareness and adoption of sustainable agricultural practices through on-ground demonstrations across 28,154 hectares to prevent stubble burning • Through our Biodiversity Rejuvenation Project in Gurgaon, GPL has been able to maintain 5.2 KM green corridor in Chakkarpur-Wazirabad Bundh

*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

GLOBAL RECOGNITION FOR SUSTAINABILITY INITIATIVES

Ranked #1 amongst residential developers globally by GRESB (Global Real Estate Sustainability Benchmark) with a score of 100/100

2025 GRESB Benchmark Report Development

Godrej Properties | Godrej Properties



G R E S B
REAL ESTATE
sector leader 2025



GRESB Score
100
GRESB Average 88 **Green Star**
Peer Group Average 98



Management Score
30
GRESB Average 28 **Benchmark Average 28**



Development Score
70
GRESB Average 61 **Benchmark Average 68**

GRESB Rating: 5/5



Participation & Score



Rankings



GRESB Score within Residential / Asia
Out of 40



GRESB Score within Residential / Listed
Out of 30



GRESB Score within Asia / Listed
Out of 39



Management Score within Asia
Out of 383



Management Score within Asia / Listed
Out of 136



Management Score within Asia / Listed
Out of 136



Development Score within Residential / Asia
Out of 40



Development Score within Residential / Listed
Out of 30



Development Score within Asia / Listed
Out of 39

AWARDS AND RECOGNITIONS

Received 56 awards in Q2 FY26

ILLUSTRATIVE LIST OF AWARDS

GODREJ PROPERTIES

- **Construction Week Awards 2025**
Winner – Real Estate Company of the Year – West
- **Realty+ Harit Bharat Award for ESG Excellence**
Winner
- **GPL was felicitated by Ace Alpha Award for Sustainable Development/ ESG**
- **GPL was felicitated by Times of India Ecopreneur Awards**
- **People Matters Infini-T Awards**
Winner – Gold

INDIVIDUAL AWARDS

- **Gaurav Pandey, MD & CEO**
Recognized as Real Estate Person of the Year by Construction Week Awards
- **Rajendra Khetawat, CFO**
Recognized as CFO of the Year (Energy, Infrastructure & Utilizes Sector) by Confederation of Indian Industry

PROJECT AWARDS

- **Godrej Aristocrat, NCR | Godrej Nautre Plus, NCR | Godrej Park Ridge, Pune | Godrej Reserve, MMR**
Winner – Platinum - ICC Safety Award
- **Godrej Woods, NCR | Godrej Zenith, NCR | Godrej Tropical Isle, NCR | GODREJ Park Retreat, Bengaluru | Godrej River Royale, Pune | Godrej Hill Retreat, Pune | Godrej Meadows, Pune | Godrej Hillside 3, Pune | Godrej Urban Retreat, Pune | Godrej Sky Greens, Pune | Godrej Orchard, Nagpur | Godrej Retreat Prakriti, Kolkata | Godrej Bliss, MMR | Godrej Horizon, MMR | Godrej Avenue Eleven, MMR | Godrej Sky Terraces, MMR**
Winner – Gold - ICC Safety Award
- **Godrej Meridien, NCR | Godrej Air, NCR**
Winner – Silver - ICC Safety Award
- **Godrej Ascend, MMR**
Winner – Plaque Award - National Safety Council
- **Godrej River Royale, Pune | Godrej Hill Retreat, Pune | Godrej Meadows, Pune | Godrej Hillside-3, Pune | Godrej Green Vistas, Pune | Godrej Parkridge, Pune | Godrej Urban Retreat, Pune | Godrej Sky Green, Pune | Godrej Woodsville, Pune | Godrej The Gale, Pune | Godrej Park Green, Pune | Godrej Forest Groove, Pune | Godrej Nurture, Pune | Godrej Carnival, Pune | Godrej Skyline, Pune | Godrej Forest Estate, Nagpur | Godrej Bayview, MMR | Godrej Manor, MMR | Godrej Horizon, MMR | Godrej Avenue Eleven, MMR | Godrej Five Garden, MMR | Godrej Carmichael, MMR | Godrej Reserve, MMR**
Winner – Merit - National Safety Council

AGENDA

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CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q2 FY26	Q2 FY25	% Change	Q1 FY26	% Change	H1 FY26	H1 FY25	% Change
Total Income	1,867	1,343	39%	1,593	17%	3,460	2,981	16%
Adjusted EBITDA**	630	329	91%	925	-32%	1,555	1,181	32%
EBITDA**	614	282	118%	915	-33%	1,529	1,056	45%
Profit before tax	566	219	158%	861	-34%	1,427	935	52%
Net Profit after tax	405	335	21%	600	-33%	1,005	855	18%

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

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

**Adjusted EBITDA = EBITDA + interest included in cost of sale

PBT = PBT + share of profit in Joint Venture

Total Income for Q2 FY26

Particulars	INR Cr
Godrej Forest Estate	312
Manjri	288
Taj The Trees – Hotel	26
Godrej Urban Park	23
Others	91
Interest and other Income	1,210
Profit & Loss from Joint Venture	-83
Total Income	1,867

Profit & Loss from Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	-83
Add: Structuring Income	
DM Fees from Joint Venture Projects	24
Net Interest Income from Joint Ventures Projects	75
Profit & Loss for Joint Ventures including Structuring Income	16

CONSOLIDATED FINANCIAL STATEMENTS - CASHFLOW

(INR Cr)

Notes	Particulars	Q2 FY26	H1 FY26
A	Operating cashflow		
	Total operating cash inflow ¹	4,556	8,690
	Operating cash outflow		
	Construction & related outflow	-1,615	-3,073
	Other project related outflow	-1,750	-3,480
	Total operating cash outflow	-3,366	-6,553
	Net operating cashflow	1,190	2,137
B	Financial cashflow		
	Interest, Corporate Taxes & Other Outflow	-549	-737
	Net financial cashflow	-549	-737
C	Capital cashflow		
	Land & approval related outflow	-1,627	-3,647
	Advance to JV Partners	-18	-125
	Net capital cashflow	-1,645	-3,772
(A+B+C)	Net cashflow	-1,004	-2,372
D	Adjustment for JV projects ²	-200	-71
(A+B+C+D)	Total net GPL cashflow	-1,204	-2,443
E	Ind AS Adjustments	279	150
(A+B+C+D+E)	(Increase) / Decrease in Net Debt under Ind AS	-925	-2,293

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 30.09.2025	As on 31.03.2025
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, Plant and Equipment	1,192.07	1,043.42
b	Right-of-Use Asset	144.28	77.76
c	Capital Work-In-Progress	87.12	113.13
d	Investment Property	155.80	135.44
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	12.79	14.19
g	Intangible Assets under Development	3.66	2.53
h	Equity accounted investees	569.23	817.47
i	Financial Assets		
	Other Investments	1,968.14	1,404.13
	Trade Receivables	71.52	75.96
	Loans	101.00	-
	Other Non-Current Financial Assets	790.88	208.73
j	Deferred Tax Assets (Net)	212.10	204.20
k	Income Tax Assets (Net)	333.64	203.97
l	Other Non-Current Non Financial Assets	17.85	20.15
	Total Non-Current Assets	5,660.15	4,321.15
2	Current Assets		
a	Inventories	47,098.51	32,927.66
b	Financial Assets		
	Investments	4,585.22	3,729.48
	Trade Receivables	393.24	433.78
	Cash and Cash Equivalents	1,067.18	1,502.05
	Bank Balances Other than Above	4,251.03	3,883.74
	Loans	2,368.37	2,129.15
	Other Current Financial Assets	1,336.64	1,568.03
c	Other Current Non Financial Assets	5,404.43	4,970.48
	Total Current Assets	66,504.62	51,144.37
	Total Assets	72,164.77	55,465.52

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.09.2025	As on 31.03.2025
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	150.60	150.59
b	Other equity	18,160.46	17,161.87
c	Non-controlling interest	263.54	261.27
	Total Equity	18,574.60	17,573.73
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	3,250.00	4,000.00
	Lease Liabilities	119.89	67.84
	Other Non - Current Financial Liabilities	5.00	7.85
b	Provisions	35.67	30.79
c	Deferred Tax Liabilities (Net)	317.63	15.80
2.2	Total Non-Current Liabilities	3,728.19	4,122.28
a	Current Liabilities		
	Financial liabilities		
	Borrowings	12,922.56	8,561.16
	Lease Liabilities	31.96	12.40
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	637.11	291.05
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	4,140.11	3,232.04
	Other Current Financial Liabilities	624.50	664.76
b	Other Current Non Financial Liabilities	31,372.28	20,907.41
c	Provisions	43.72	43.09
d	Current Tax Liabilities (Net)	89.74	57.60
	Total Current Liabilities	49,861.98	33,769.51
	Total Liabilities	53,590.17	37,891.79
	Total Equity and Liabilities	72,164.77	55,465.52

FINANCIAL ANALYSIS

Profitability Indicators

(INR Cr)

Particulars	Q2 FY26	Q2 FY25	Q1 FY26	H1 FY26	H1 FY25
Adjusted EBITDA / Total Income**	33.7%	24.5%	58.1%	44.9%	39.6%
EBITDA / Total Income*	32.9%	21.0%	57.5%	44.2%	35.4%
PBT Margin %	30.3%	16.3%	54.0%	41.2%	31.4%
Net Profit Margin % [#]	21.7%	25.0%	37.7%	29.1%	28.7%

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

Note: All Numbers as per Ind AS

AGENDA

Overview 01

Q1 FY26 Operational Highlights 02

Q1 FY26 Financial Highlights 03

Annexure **04**

A. RESIDENTIAL PROJECTS

Area Annexure - West East

A. Residential Projects					As on 30th Sep 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	8.89	3,068	2,800	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	2.31	1,126	720	0.96
4	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.75	977	943	2.34
5	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.52	727	183	-
6	Godrej Zen Estates (Joka Plotted)*	Kolkata	100% owned project	Line by Line Consolidation	1.33	1.33	1.33	0.12	41	5	-
7	Godrej Orchard Estate	Nagpur	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.38	582	557	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	2.16	763	476	2.48
9	Raipur	Raipur	100% owned project	Line by Line Consolidation	0.95	0.95	-	-	-	-	-
10	Vadodara	Vadodara	100% owned project	Line by Line Consolidation	0.89	0.89	-	-	-	-	-
11	Godrej Infinity/ Rejuve/ Aqua Vista (Keshavnagar)	Pune	Profit Share – 58.64%	Equity Method	3.94	3.94	2.79	2.18	1,333	1,255	2.08
12	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.86	391	388	0.88
13	Godrej Park Greens	Pune	100% owned project	Line by Line Consolidation	4.18	4.18	3.88	3.66	2,080	1,388	1.24
14	MaanHinje	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	5.70	3.99	3,274	1,531	0.41
15	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.99	3.17	2,107	1,398	1.32
16	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.67	3,953	3,257	2.47
17	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	0.97	973	470	0.08
18	Mundhwa	Pune	100% owned project with 0.1 msf area share with landowner	Line by Line Consolidation	2.04	1.94	-	-	-	-	-
19	Godrej Skyline	Pune	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	0.62	0.23	384	98	-
20	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.00	1.53	1,257	272	-
21	Kharadi 1	Pune	100% owned project	Line by Line Consolidation	2.48	2.48	-	-	-	-	-
22	Kharadi 2	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	3.71	3.71	-	-	-	-	-
Total West East Zone					75.97	74.33	48.23	40.38	23,037	15,740	23.58

*Saleable area increased from 1.30 msf on account of design efficiency

A. RESIDENTIAL PROJECTS

Area Annexure - South

A. Residential Projects					As on 30th Sep 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 MSR City	Bengaluru	Profit Share – 50%	Equity Method	5.60	5.60	4.03	3.68	3,459	537	0.00
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.37	464	417	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 Nurture	Bengaluru	Profit Share – 50%	Equity Method	1.36	1.36	0.71	0.71	382	382	0.71
6	Godrej Ananda	Bengaluru	DM-4.5% of Revenue & Profit Share-49%	Equity Method	3.29	3.29	3.29	3.24	1,956	1,287	1.66
7	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,215	1,106	0.98
8	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	1,083	0.82
9	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.31	1,445	488	-
10	Bannerghatta Road #	Bengaluru	100% owned project	Line by Line Consolidation	3.34	3.34	-	-	-	-	-
11	Godrej Athena	Bengaluru	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.50	701	456	-
12	Godrej Woodscapes*	Bengaluru	100% owned project; 0.1 msf area share to landowner	Line by Line Consolidation	4.60	4.49	4.07	4.01	3,779	1,403	-
13	Godrej Tiara	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.82	1,347	196	-
14	Thanisandra	Bengaluru	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
15	Yelahankha	Bengaluru	100% owned project	Line by Line Consolidation	1.50	1.50	-	-	-	-	-
16	Hoskote	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.52	1.13	-	-	-	-	-
17	Doddaballapur	Bengaluru	100% owned project	Line by Line Consolidation	1.09	1.09	-	-	-	-	-
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	0.47	0.47	200	196	0.47
20	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	0.86	231	219	1.55
21	Godrej Regal Pavilion (Rajendra Nagar)	Hyderabad	100% owned project	Line by Line Consolidation	4.00	4.00	2.77	1.82	1,527	142	-
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	218	-
23	Kukatpally	Hyderabad	100% owned project	Line by Line Consolidation	2.89	2.89	-	-	-	-	-
Total South Zone					47.14	46.42	26.77	24.00	19508	8386	8.33

Saleable area revised from 3.61 msf on account of revised design and 100% ownership (no area share)

*Saleable area increased from 4.36 msf on account of approval for additional land

A. RESIDENTIAL PROJECTS

Area Annexure - North

A. Residential Projects					As on 30th Sep 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 101	Gurugram	Revenue Based – 66.66%	Line by Line Consolidation	1.03	1.03	1.03	1.02	824	526	0.63
2	Godrej Icon	Gurugram	100% owned project	Line by Line Consolidation	0.80	0.80	0.68	0.66	457	453	0.66
3	Godrej Nature+	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.68	1,075	556	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	1,112	0.82
6	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	241	-
7	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,190	1,605	-
8	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.56	3,105	1,314	-
9	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	1.00	1,739	597	-
10	Godrej Miraya, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.94	0.94	0.61	0.23	816	244	-
11	Godrej Astra, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.55	0.55	0.51	0.47	1,477	360	-
12	Godrej Sora (Sector-53, Golf course road)*	Gurugram	100% owned project	Line by Line Consolidation	0.85	0.85	0.41	0.21	633	47	-
13	Godrej Alira, Golf course road*	Gurugram	100% owned project	Line by Line Consolidation	0.37	0.37	0.34	0.11	265	25	-
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	1,625	981	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	0.06	387	90	-
18	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	1.00	843	708	0.98
19	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.38	628	551	1.40
20	Panipat	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	-	-	-	-	-
21	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.88	1,155	906	-
22	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	965	679	-
23	Godrej Woods *	Noida	Profit Share – 49%	Equity Method	2.46	2.46	2.46	2.44	2,900	2,500	1.60
24	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.62	2,219	976	-
25	Godrej Jardinia*	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.60	2,377	1,046	-
26	Godrej Riverine	Noida	100% owned project	Line by Line Consolidation	1.48	1.48	1.48	1.13	2,473	553	-
27	Godrej Golf Links*	Gr. Noida	Profit Share – 40%	Equity Method	4.59	4.59	3.57	3.43	2,400	1,910	3.32
28	Sigma-III	Gr. Noida	100% owned project	Line by Line Consolidation	2.04	2.04	-	-	-	-	-
29	Godrej Majesty	Gr. Noida	100% owned project	Line by Line Consolidation	1.75	1.75	1.27	0.89	1,266	199	-
Total North Zone					44.86	44.83	33.50	30.62	36,221	18,695	11.50

*Total saleable area of the projects has been revised due to design efficiency or revision in master plan

A. RESIDENTIAL PROJECTS

Area Annexure - MMR

A. Residential Projects					As on 30th Sep 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 Emerald	Mumbai	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.27	1,124	1,036	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.25	399	114	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.67	259	238	0.34
4	Godrej City	Mumbai	Profit Based - 62.9%	Line by Line Consolidation	10.25	10.25	6.40	5.09	3,226	1,703	1.26
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.39	331	162	0.18
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.44	1,038	385	-
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	1.07	1,443	1,138	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	0.32	626	245	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.68	811	491	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.33	833	810	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.17	768	655	0.88
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	1.37	1,611	856	-
17	Worli #	Mumbai	Area share - 73%	Line by Line Consolidation	1.50	1.10	-	-	-	-	-
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	417	221	-
19	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.59	433	134	-
20	Godrej Eternal Palms (Sanpada) ^	Mumbai	100% owned project	Line by Line Consolidation	0.45	0.45	0.42	0.15	312	22	-
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	1.15	2,601	1,508	-
22	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.06	0.03	291	131	-
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	3.13	2.57	4,871	1,929	-
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	0.65	2,029	1,043	-
26	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.75	695	626	1.79
27	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.14	402	203	-
28	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.76	1.76	1.76	1.62	720	494	1.23
29	Kharghar	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	-	-	-	-	-
30	Godrej Skyshore (Versova)	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.51	0.44	0.44	0.15	480	42	-
31	Godrej Greenview Estate (Indore Plotted-1)	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	0.78	0.78	410	49	-
32	Indore Plotted-2	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	-	-	-	-	-
Total MMR Zone					53.40	52.39	29.54	22.94	26,202	14,302	9.44
Total Residential Projects					221.37	217.97	138.04	117.94	1,04,968	57,123	52.86

#Estimated saleable area has been increased from 1.27 msf on account of change in project scope.

^Total saleable area increased from 0.44 msf on account of design efficiency

*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 30th Sep 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)#	GPLShare 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	0.76	0.67	91	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.09	1.09	0.95	166	1.09
3	Godrej Two	Mumbai	GPL holds 45% equity in project specific company	Investment accounting	1.24	1.24	1.24	180	1.24
4	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	1.12	0.55	183	0.97
5	Koregaon Park	Pune	GPL holds 17.5% equity in project specific company	Investment accounting	1.63	1.63	0.44	97	1.63
6	Yerwada	Pune	GPL holds 20% equity in project specific company	Equity Method	0.96	0.96	0.13	121	-
Total Commercial Projects (Build to Lease)					6.80	6.80	3.98	152	5.70

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

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

The following projects from previous Q1FY26 presentation have been removed as they are 100% OC received with over 95% sales and collection received - Godrej Eternity, Godrej Royale Woods, Godrej Summit, Godrej Retreat, Godrej Urban Park & Godrej Genesis (Kolkata)

THANK YOU

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GODREJ PROPERTIES LIMITED

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PRESS RELEASE

Consolidated Financials for Q2 FY26 Results

- **Booking value grew 64% y-o-y and 20% q-o-q to INR 8,505 crores in Q2FY26.**
- **Godrej Properties delivered its highest ever second quarter & half-yearly net profit of INR 405 crores and INR 1,005 crores respectively.**

Mumbai, November 06, 2025: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the second quarter ended September 30, 2025.

CORPORATE HIGHLIGHTS:

- **Sales Highlights**
 - Q2 FY26 booking value grew 64% YoY and 20% QoQ to INR 8,505 crore. This was achieved through the sale of 4,522 homes with a total area of 7.14 million sq. ft. H1 FY26 booking value grew 13% YoY to INR 15,587 crore. This was achieved through the sale of 8,753 homes with a total area of 13.31 million sq. ft. This is the highest ever Q2 & H1 booking value achieved by Godrej Properties.
 - This is 3rd consecutive quarter in which GPL has delivered more than INR 7,000 crore of booking value and 9th consecutive quarter in which GPL has delivered more than INR 5,000 crore of booking value, both of which are firsts in Indian real estate.
 - 4 markets - Bengaluru, MMR, NCR & Hyderabad contributed more than INR 1,500 crores to the booking value in Q2 FY26, a first in Indian real estate.
 - GPL has achieved 48% of its annual guidance for booking value and remains on track to beat its guidance of INR 32,500 crores for FY26.
 - Sales in Q2 FY26 were driven by strong demand in several key new project launches:
 - Godrej Regal Pavilion, GPL's second launch in Hyderabad, achieved a booking value of INR 1,527 crore,

- Godrej MSR City, Bengaluru, which was launched in Q1 FY26 and saw additional area being released in Q2 FY26, achieved a booking value of INR 1,032 crore,
- Godrej Tiara, Bengaluru, launched towards the end of Q1 FY26, achieved a booking value of over INR 877 crore,
- Godrej Sora in Golf Course Road, Gurugram, achieved a booking value of INR 633 crore,
- Godrej Skyshore, Mumbai, achieved a booking value of INR 480 crore,
- Godrej Greenview Estate, a plotted development project and GPL's first project in Indore, achieved a booking value of INR 410 crore.
- 12 new project and phase launches during the quarter across 8 cities with a total sales potential of INR 10,100 crores.
- **Business development**
 - Added 4 new projects with an estimated saleable area of 5.82 million sq. ft. and expected booking value of INR 4,850 crore in Q2 FY26.
 - In H1 FY26, GPL has added 9 new projects with an estimated saleable area of 15.06 million sq. ft. and expected booking value of INR 16,250 crores and has achieved 81% of annual guidance.
- **Other Highlights**
 - Delivered projects aggregating 2.2 million sq. ft. across 2 cities in Q2 FY26.
 - GPL was ranked #1 globally in Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025.*
 - GPL was recognised as the Global sector leader in Real estate and Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025.
 - GPL received 56 awards in Q2 FY26.

*(As of Oct 31, 2025)

Commenting on the performance of Q2 FY2026, Mr. Pirojsha Godrej, Executive Chairperson, Godrej Properties Limited, said:

"Godrej Properties delivered another solid quarter for bookings and earnings. We have achieved a remarkable increase in scale in the past three and a half years. Our quarterly bookings in Q2 is higher than our annual bookings of FY22. We are pleased that this sales growth is spread across the markets we are operating in and was on the back of strong volumes and pricing. The equity capital of INR 6,000 crore we raised through a QIP last year combined with the operating cash flow we are generating will enable us to continue to invest for growth."

"With a robust launch pipeline, strong balance sheet, and resilient demand, we are on-track to surpass our booking value guidance for FY26 and deliver sustained high-quality performance across all key operating metrics."

Financial Overview (Consolidated)

Q2 FY26 performance overview compared with Q2 FY25

- Total Income grew by 39% to INR 1,867 crore as compared to INR 1,343 crore
- EBITDA grew by 118% to INR 614 crore as compared to INR 282 crore
- Net Profit grew by 21% to INR 405 crore as compared to INR 335 crore
- EPS[#] amounted to INR 13.45 as compared to INR 12.06

[#]not annualised

H1 FY26 performance overview compared with H1 FY25

- Total Income grew by 16% to INR 3,460 crore as compared to INR 2,981 crore
- EBITDA grew by 45% to INR 1,529 crore as compared to INR 1,056 crore
- Net Profit grew by 18% to INR 1,005 crore as compared to INR 855 crore
- EPS[#] amounted to INR 33.37 as compared to INR 30.76

[#]not annualised

--ENDS--

About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 128-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability. In FY 2025, Godrej Properties retained its position as India's largest developer by value of residential sales achieved. The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third party certified green buildings. In 2020 and again in 2021, 2022, and 2025, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices. In 2017, GPL was one of the founding partners of the Sustainable Housing Leadership Consortium (SHLC), whose mission is to spread sustainable development practices across the Indian real estate sector. In recent years, Godrej Properties has received over 500 awards and recognitions, including Developer of the year at the GRI India Awards, 2024, the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

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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 from those expressed or implied. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations.