

Godrej Properties Ltd.

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Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
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Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

May 04, 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 financial year ended March 31, 2026.

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. Monday, May 04, 2026 at 05:00 p.m., *inter alia*, on the Audited Financial Results of the Company for the quarter and financial year ended March 31, 2026.

This is for your information and record.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Enclosed as above

Results Presentation

Fourth 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

FY26 Operational Highlights 02

Q4 FY26 Operational Highlights 03

Q4 FY26 Financial Highlights 04

Annexure 05

Godrej Industries Group

- Established in 1897
- \$7 billion in annual revenue
- Group companies' combined market cap over \$20 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

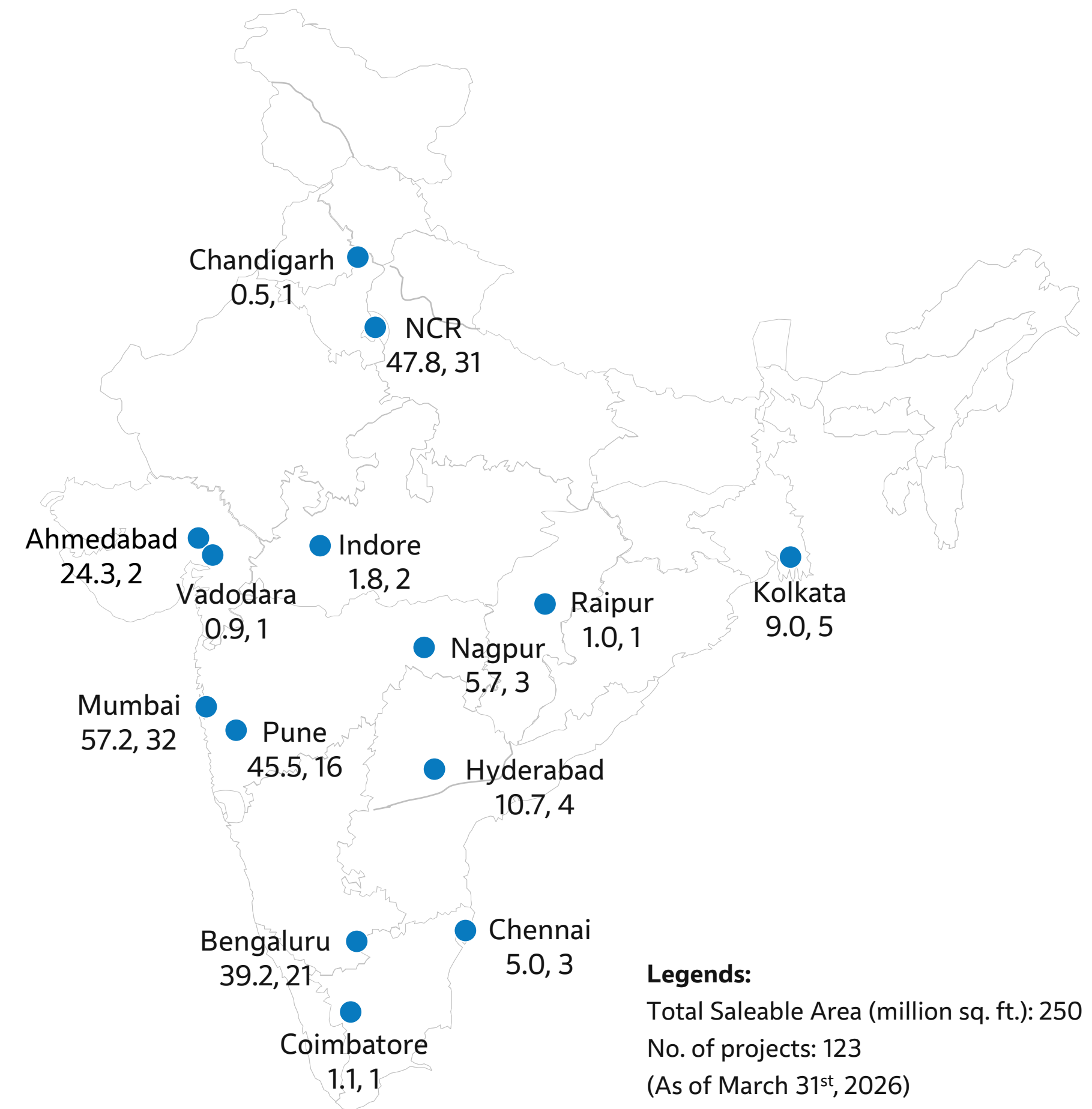
Value Creation Track Record

Particulars	25-year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	13%	21
Godrej Consumer Products	24%	199
Godrej Industries	25%	250

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 and collections in both FY25 and FY26
- Successfully delivered ~78 million sq. ft. of real estate since FY18
- ~250 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#
- 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



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 98 residential projects with ~187 million sq. ft. saleable area since FY18² • 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 and collections in both FY25 & FY26 • Fastest growing large company across sectors in FY24³ • Successfully delivered ~78 million sq. ft. of real estate since FY18
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 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 CDP - ‘A’ list in 2025 and also recognized as the supply chain leader in CDP’s Supplier Engagement Assessment (SEA). • 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 Jan 2026. • Godrej Properties ranks #1 in the real estate sector for Business World’s Top Sustainable Companies in India • 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 FY18

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

Strategic priorities

GPL intends to deliver 20% ROE from FY28 while retaining market share leadership across cycles

4 Key Core Operating Priorities

1

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 under our **Quality Management System (QMS)**
- Established Godrej Living, GPL's community management arm to provide consistent post handover service

2

Strong Execution

- Best-in-class scalable **execution ecosystem** to enhance the speed of construction.
 - 62% increase YoY in direct construction spend in FY26
- Industry leading initiatives to establish **long term partnership with execution stakeholders**, while enhancing innovation
 - Mobilizing labour strength through tech led initiatives.
 - Expanding contractor mix and greater mix of Grade-A contractors

3

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. 95% projects acquired between FY23-FY25 are launched with balance in pipeline for launch in H1FY27. 33% projects acquired in FY26 also launched.
- Institutionalized scalable **real-time cost management culture** for margin protection

4

Consistent Growth

- FY26 is GPL's **9th year** in a row of booking value growth and **3rd consecutive year** as India's largest developer by booking value
- Q4 FY26 is GPL's **11th consecutive quarter** with more than INR 5,000 crore of booking value
- CY25 was the first time **GPL was #1 or #2 by booking value** amongst listed players in each of the country's 5 largest real estate markets
- To expand presence in new micro-markets within core cities.
- Testing new markets through **plotted development projects** - entered Indore, Panipat, Raipur, Baroda, and Coimbatore recently.

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 Jan 2010 is now worth
BSE Sensex	9.1%	4.10
Godrej Properties	12.1%	6.40
BSE Realty	1.6%	1.30

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL's public listing) and 31st March, 2026

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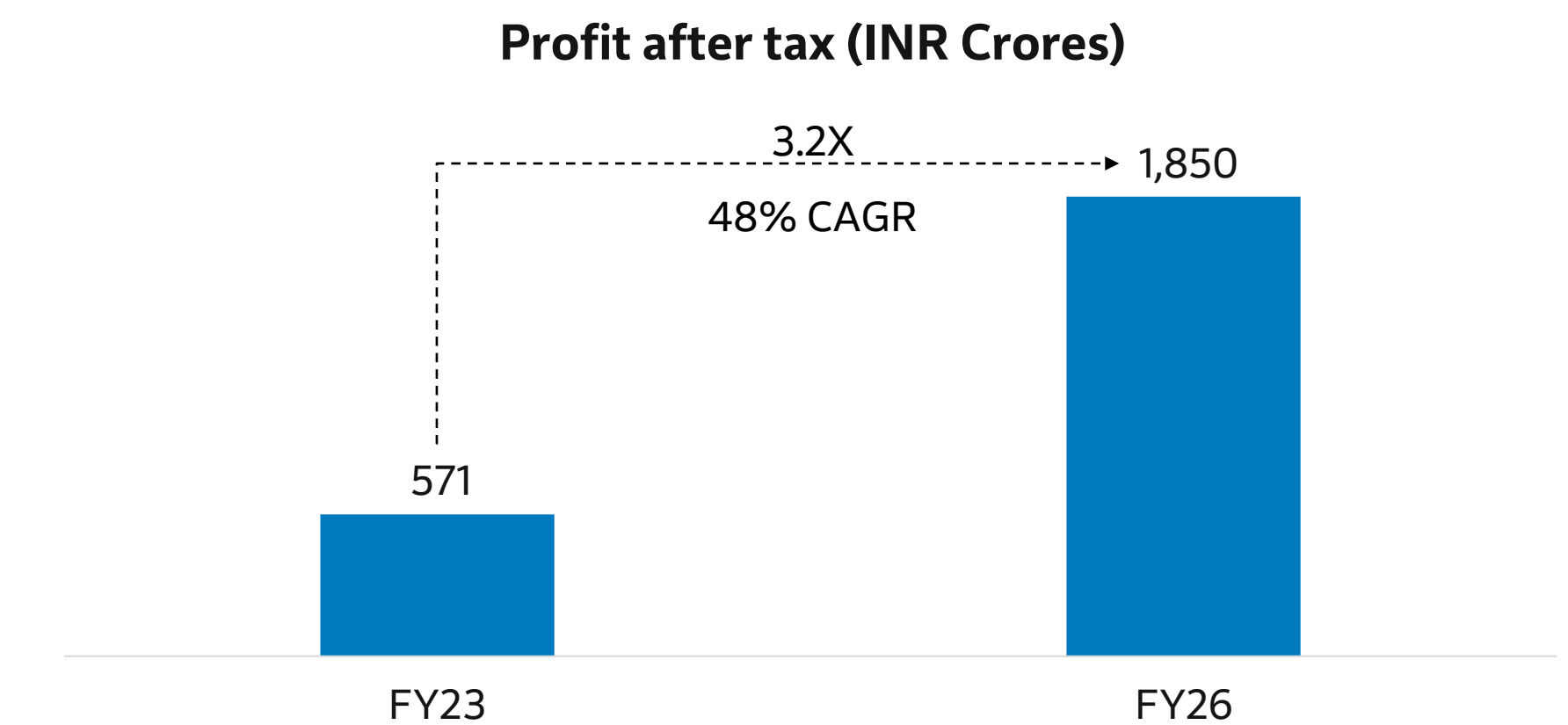
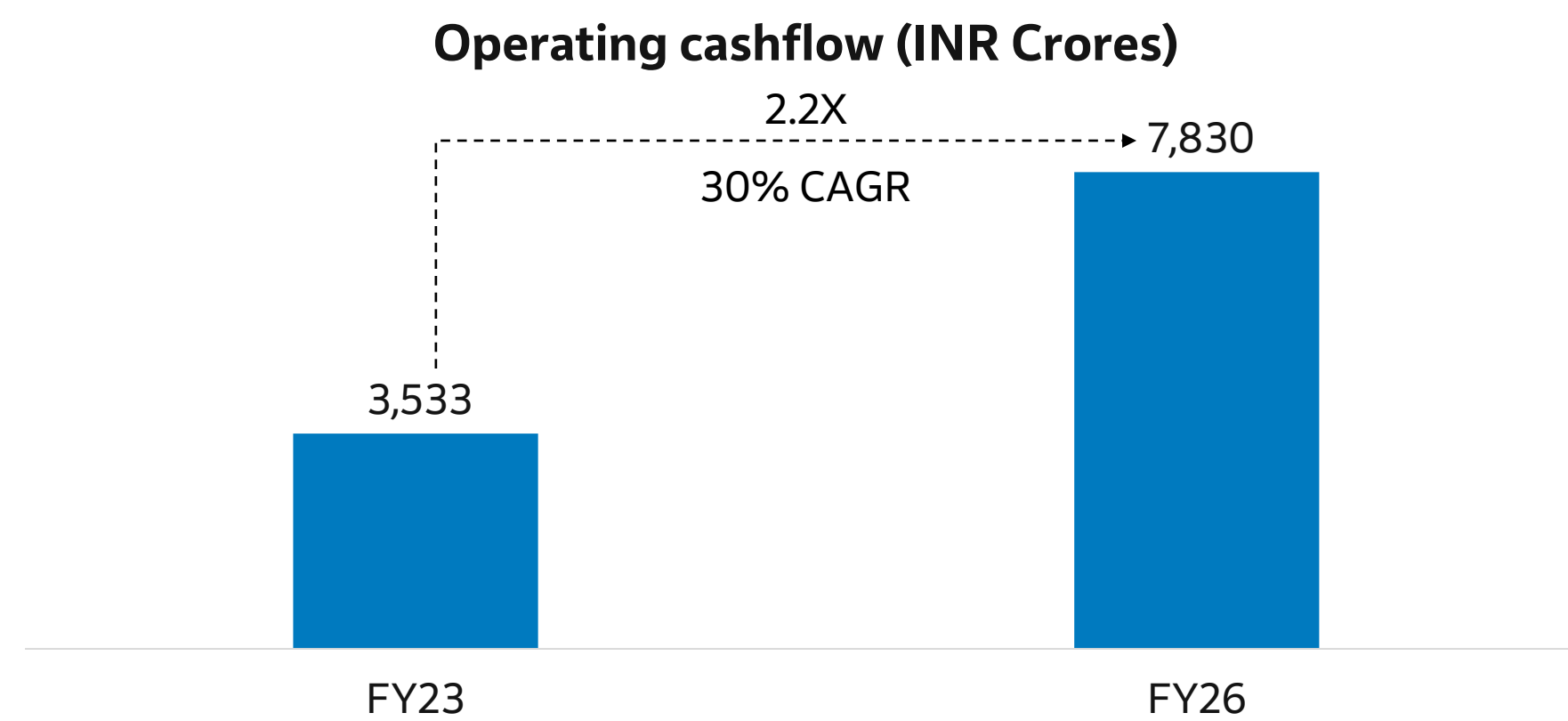
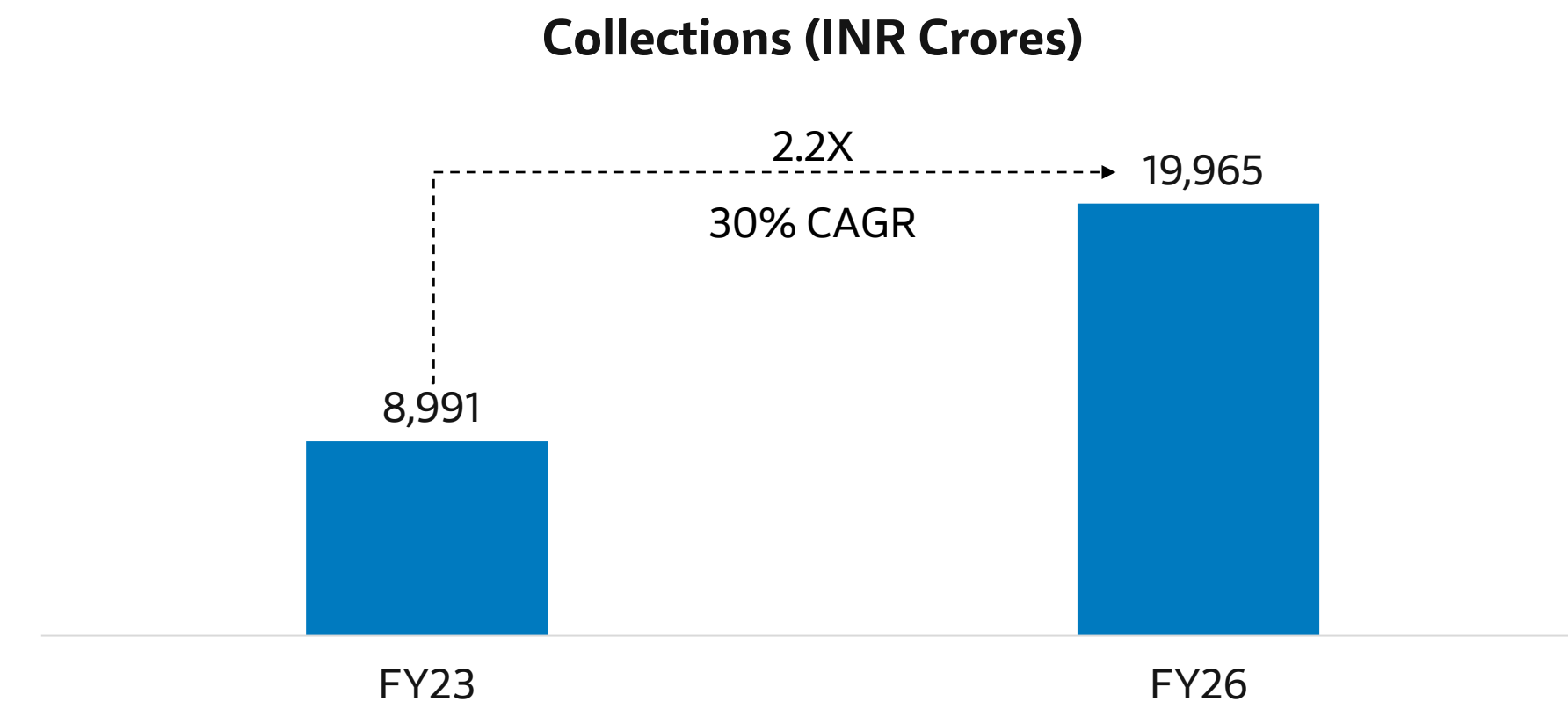
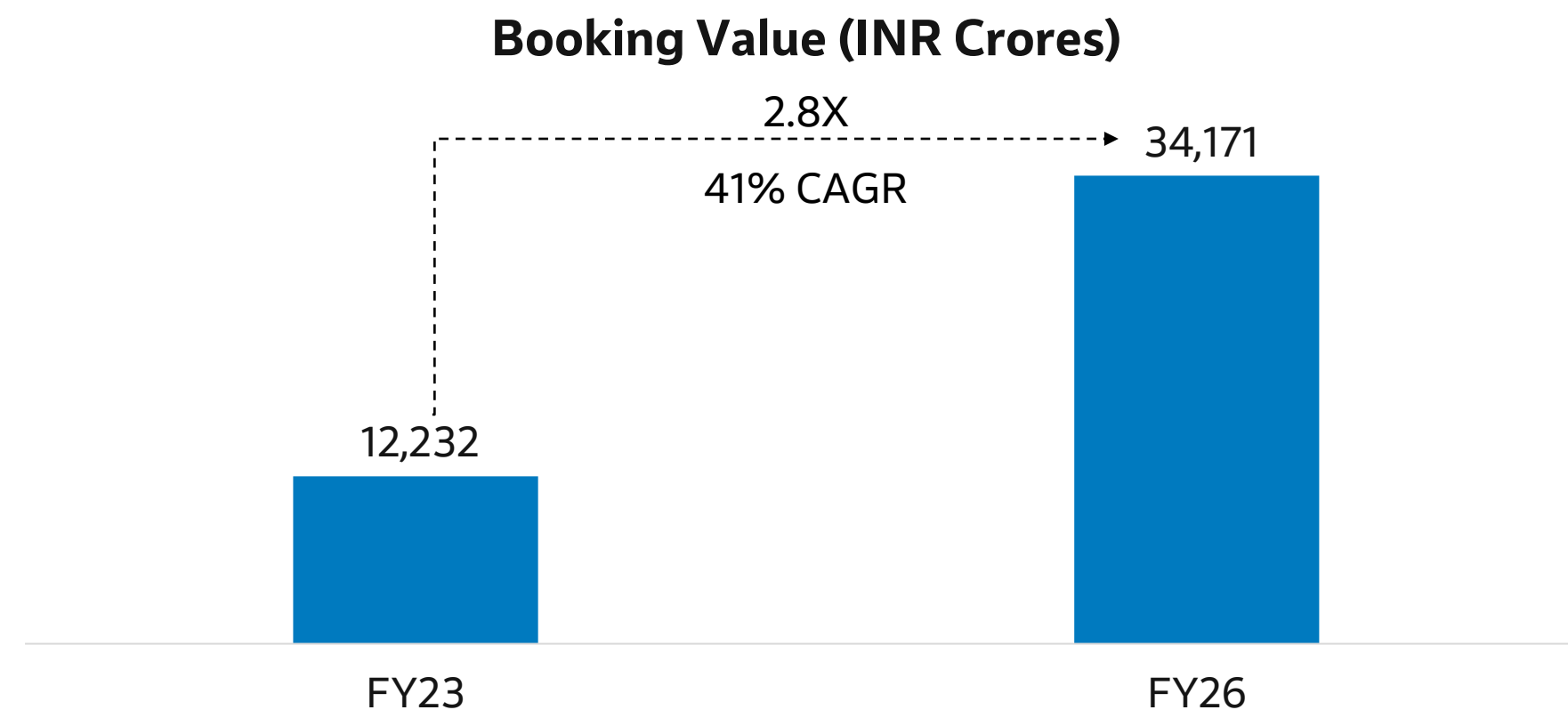
Q4 FY26 Operational Highlights 03

Q4 FY26 Financial Highlights 04

Annexure 05

Transformative growth delivered across core KPIs

Highest ever bookings, collections, Operating cashflow and earnings delivered in FY26



FY26 highlights

Sales Highlights

- **Highest ever bookings** - FY26 booking value grew 16% YoY to **INR 34,171 crore**. This was achieved through the sale of **17,513 units** with a total area of **27 million sq. ft.**, a YoY volume growth of 5%. **This is the highest ever full year booking value and volume announced by any real estate developer in India to date.**
- GPL is **India's largest residential developer** by booking value for the 3rd consecutive year.
- GPL has **achieved 105% of its annual guidance** for booking value for FY26.
- Booking value has grown at a **CAGR of 41%** in the past 3 years.
- FY26 is the **9th consecutive year** in which GPL has delivered growth in booking value
- The company's sales were well diversified geographically, with key contributions from major residential markets: **MMR (INR 10,312 crore)**, **Bengaluru (INR 8,801 crore)**, **NCR (INR 7,412 crore)**, **Pune (INR 3,659 crore)**, **Hyderabad (INR 2,360 crore)** and **Others (INR 1,627 crore)**.
- This performance was driven by a broad and diversified portfolio, with **11 individual projects** across 6 cities each generating booking value of more than **INR 1,000 crore** during the year.

Cashflow and Collection Highlights

- FY26 **collections stood at INR 19,965 crore** representing a YoY growth of 17% and a 3-year **CAGR of 30%**. **This is the highest annual collections reported by any real estate developer in India to date.**
- GPL achieved **95% of its annual guidance** for collections for FY26.
- Direct construction spend increased by **62%** in FY26.
- FY26 **OCF stood at INR 7,830 crore** representing a YoY growth of 5%. OCF has grown at a **CAGR of 30%** in the last 3 years.

FY26 highlights (contd.)

Business Development

- **Best-ever year for business development** - In FY26, GPL has added **18 new projects** with an estimated saleable area of **33.32 million sq. ft.** and expected booking value of **INR 42,100 crores**, more than doubling its initial guidance of INR 20,000 crore.

Construction Highlights

- Delivered projects aggregating **~12.1 million sq. ft.** across 9 cities in FY26, **achieving 121% of guidance**

Commercial Update

- **Leased ~0.88 million sq. ft.*** of net area across 6 assets in FY26

ESG/CSR Highlights

- **GPL ranked #1 globally** in the Real Estate and Management (REM) sector on the S&P Global's Dow Jones Best in class indices for 2025
- **GPL ranked #1 globally** in the real estate sector in Global Real Estate Sustainability benchmark (GRESB) in 2025
- **GPL featured in the CDP – A list** in FY26 and received an approval and validation from the Science Based Targets initiative (SBTi) on near-term, long-term and net zero goals in FY26 and also recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) #
- **GPL ranks #1** in the Indian real estate sector in Business World's most sustainable companies 2026 #

Other Highlights

- Promoters have utilized entire creeping acquisition limit by investing **INR 2,674 crore** to acquire **5.0% in GPL** in FY26 at an average price 21% higher than the year end stock price. This included 4.5% acquired for **INR 2,373 crores** in Q4FY26.
- 122 awards received in FY26

*Including LOIs | #Investors should not use the rating to make investment decisions as per SEBI guidelines

Sales highlights

Booking value attributable to GPL has grown by 55% CAGR in the last 5 years due to a combination of higher economic interest in the projects, growth in sales volume, change in product mix towards more premium portfolio, and market price increase

Particulars		FY21	FY22	FY23	FY24	FY25	FY26	CAGR
Total Sales Value	(INR Crore)	6,725	7,861	12,232	22,527	29,444	34,171	38%
Sales Volume	(Msf)	10.8	10.8	15.2	20.0	25.7	27.0	20%
Avg. Selling Price – group housing	(INR/sq. ft.)	6,606	7,423	8,471	12,674	13,296	13,926	16%
Avg. Selling Price – plotted	(INR/sq. ft.)	3,997	5,183	5,379	4,280	4,325	6,177	9%
GPL's Economic Interest	(%)	50%	51%	65%	85%	93%	88%	12%
Sale Value attributable to GPL	(INR Crore)	3,338	4,031	7,925	19,078	27,236	30,199	55%

Group housing includes retail and commercial area in mixed use projects

Rapid growth achieved across regions

Particulars		FY21	FY22	FY23	FY24	FY25	FY26	CAGR
MMR	(INR Crore)	1,528	1,707	3,057	6,545	8,034	10,312	47%
Bengaluru	(INR Crore)	1,344	674	2,243	2,460	5,089	8,801	46%
NCR	(INR Crore)	1,912	3,250	3,583	10,016	10,523	7,412	31%
Pune	(INR Crore)	1,571	1,836	2,126	2,686	3,409	3,659	18%
Others	(INR Crore)	370	394	1,223	820	2,389	3,987	61%
Total	(INR Crore)	6,725	7,861	12,232	22,527	29,444	34,171	38%

Launch highlights

Launched 38 projects/phases across 11 cities in FY26 with an aggregate area of 33.2 million sq. ft. and estimated saleable value of INR 42,200 crores.

Geographic distribution of Launches

City	Launch Area (MSF)	Launch Value (INR Crores)
MMR	4.7	11,300
NCR	5.6	9,400
Bengaluru	9.7	10,700
Pune	5.5	5,700
Hyderabad	3.3	2,800
Others	4.5	2,300
Total	33.2	42,200

11 projects spread across 6 cities achieved booking value over INR 1,000 crore

Particulars	FY26 Booking Area (Million sq. ft.)	FY26 Booking Value (INR Crore)
Godrej MSR City, Bengaluru	4.01	3,801
Godrej Trilogy, MMR	0.48	2,864
Godrej Regal Pavilion, Hyderabad	2.73	2,328
Godrej Aveline, Bengaluru	0.98	1,572
Godrej Arden, NCR	1.18	1,529
Godrej Reserve, MMR	0.63	1,431
Godrej Majesty, NCR	0.99	1,419
Maan-Hinje, Pune	1.46	1,393
Godrej Tiara, Bengaluru	0.83	1,367
Godrej City, MMR	1.17	1,227
Evora Estate, Panipat	0.88	1,093

Best-ever year for business development

Added 18 new projects with an estimated saleable area of 33.32 million sq. ft. and expected booking value of INR 42,100 crore, achieving 211% of annual guidance in FY26

SN	Particulars	Estimated Saleable Area (Million sq. ft.)	Expected Booking Value (INR Cr)	Business Model
	Group Housing			
1	Thane, MMR	4.00	7,500	Revenue Share – 74.5%
2	Sec-63A GCR extn., NCR	1.65	4,500	100% owned
3	Kharadi 2, Pune	3.71	4,200	100% owned
4	Neopolis, Hyderabad	2.54	4,150	100% owned
5	Kukatpally, Hyderabad	2.89	3,800	100% owned
6	Kada Agrahara, Bengaluru	3.06	3,500	100% owned
7	Godrej Ivara (Kharadi 1), Pune	2.48	3,100	100% owned
8	Mahalunge 2, Pune	2.13	2,000	100% owned
9	EM Bypass, Kolkata	1.03	1,650	100% owned
10	Godrej Parkshire (Hoskote), Bengaluru	1.52	1,500	Area share - 74%
11	Godrej Skyshore (Versova), MMR	0.51	1,350	Revenue Share - ~84%
12	Whitefield, Bengaluru	1.04	1,350	100% owned
	Sub-Total – Group Housing (A)	26.56	38,600	
	Plotted Development			
1	Evora Estate, Panipat	1.02	1,250	100% owned
2	Nagpur 3	1.70	750	100% owned
3	Coimbatore	1.11	450	100% owned
4	Aravya Estate (Doddaballapur), Bengaluru	1.09	400	100% owned
5	Raipur	0.95	375	100% owned
6	Godrej Heritage Estate, Baroda	0.89	275	100% owned
	Sub-Total – Plotted Development (B)	6.76	3,500	
	Grand Total (A+B)	33.32	42,100	

Note: Values are as per current business estimates

Construction highlights

Delivered ~12.1 million sq. ft. in FY26

SN	Name of the Project	Area (Msf)	GPL's Economic Interest
	Group housing		
1	Godrej Air, Gurugram	0.99	Profit Share – 37.5%
2	Godrej Nest, Noida	0.86	DM – 11%
3	Godrej City, MMR	0.75	Profit Based – 71.07%
4	Godrej Park Retreat, Bengaluru	0.69	100% owned project
5	Godrej Woods, Noida	0.68	Profit Share – 49%
6	Godrej Upvan, MMR	0.56	Profit Share – 50%
7	Godrej Emerald, MMR	0.51	Revenue share – 64% (GPL holds 20% equity in the project specific company)
8	Godrej Meridien, NCR	0.39	20% equity in project specific company
9	Godrej Nurture (Mamurdi), Pune	0.30	100% owned project
10	Godrej Splendour, Bengaluru	0.28	100% owned project
11	Godrej Parkridge (Manjari), Pune	0.24	99% equity in project specific company
12	Misc. area	0.09	
	Total – Group housing (A)	6.34	

SN	Name of the Project	Area (Msf)	GPL's Economic Interest
	Plotted development		
1	Godrej Forest Estate, Nagpur	1.18	Profit Share of 40% for 89.75% of area
2	Godrej Greenview Estate, Indore	1.16	100% owned project
3	Godrej Heritage Estate, Baroda	0.88	100% owned project
4	Godrej Zen Estates, Kolkata	0.75	100% owned project
5	Verdania Estate, Indore	0.62	100% owned project
6	Godrej Woodside Estate, MMR	0.53	100% owned project
7	Evora Estate, Panipat	0.44	100% owned project
8	Godrej Golf Side Estate, MMR	0.23	100% owned project
	Total – Plotted (B)	5.79	
	Total (A+B)	12.14	

Delivery represents receipt of occupancy/ completion certificate from competent authorities

Pro-forma P&L basis operating performance

Particulars		FY2024	FY2025		FY2026	YoY Growth	2-Year CAGR
Booking value	INR Crore	22,527	29,444		34,171	16%	23%
Imputed EBIT	INR Crore	6,034	7,727		8,394	9%	18%
Imputed PBT	INR Crore	4,507	6,114		6,968	14%	24%
Imputed PAT	INR Crore	3,299	4,497		5,104	13%	24%
Imputed-EBIT Margin	%	26.8%	26.2%		24.6%		
Imputed-PBT Margin	%	20.0%	20.8%		20.4%		
Imputed-PAT Margin	%	14.6%	15.3%		14.9%		
			Without QIP Capital	With QIP capital			
Imputed RoCE	%	41.5%	50.1%	42.0%*	36.4%		
Imputed RoE	%	34.3%	42.1%	32.9%*	28.0%		

These calculations are based on estimated cost to completion.

The margins will fluctuate depending on changes in project mix

*I-RoCE & I-RoE calculation in FY25 with QIP capital factors only part impact of QIP as capital employed and networth numbers are based on average of opening and closing values.

Full impact of QIP therefore will be seen from FY26.

Imputed RoCE = I-EBIT for the period / average reported capital employed for the period.

Imputed RoE = I-PAT for the period / average reported networth for the period.

FY26 guidance achievement & FY27 guidance

Particulars	FY26 Guidance	FY26 Actual	Achievement (%)	FY27 Guidance
Launch value (INR Crore)	40,000	42,200	106%	48,000
Booking Value (INR Crore)	32,500	34,171	105%	39,000
Customer Collections (INR Crore)	21,000	19,965	95%	24,000
Deliveries [#] (Million Sq. Ft.)	10.0	12.1	121%	13.5
Business Development (by expected booking value) (INR Crore)	20,000	42,100	211%	20,000

Represents receipt of occupancy/ completion certificate from competent authorities

Guidance vs delivery

GPL on average has surpassed its booking value guidance by 18%, collections guidance by 5%, delivery guidance by 13% and business development guidance by 74%

Particulars	Achievement against launch value guidance	Achievement against booking value guidance	Achievement against customer collection guidance	Achievement against delivery guidance	Achievement against business development (by expected booking value) guidance
FY23	Guidance not provided	122%	Guidance not provided	105%	215%
FY24		161%	114%	100%	142%
FY25		109%	114%	123%	132%
FY26	106%	105%	95%	121%	211%
FY23-FY26 Average	106%	118%	105%	113%	174%

Update on commercial portfolio

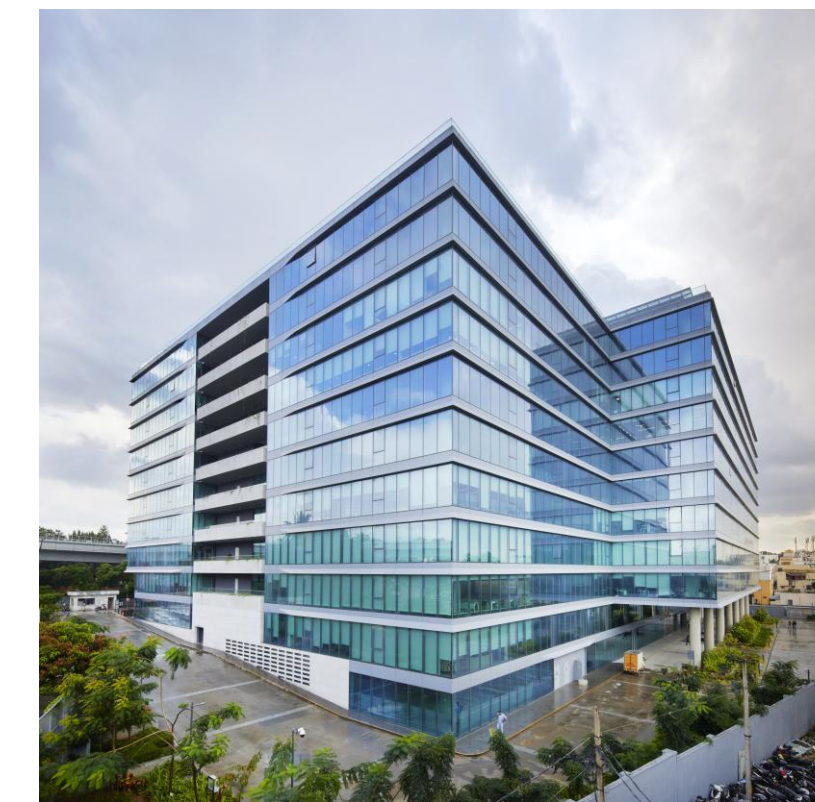
- 5 operational assets (5.85 msf) with rental potential of INR ~1,000 crores p.a. (GPL's share – INR ~230 crores)
- 2 under-construction assets (1.47 msf) with rental potential of INR ~200 crores p.a. (GPL's share – INR ~40 crores)



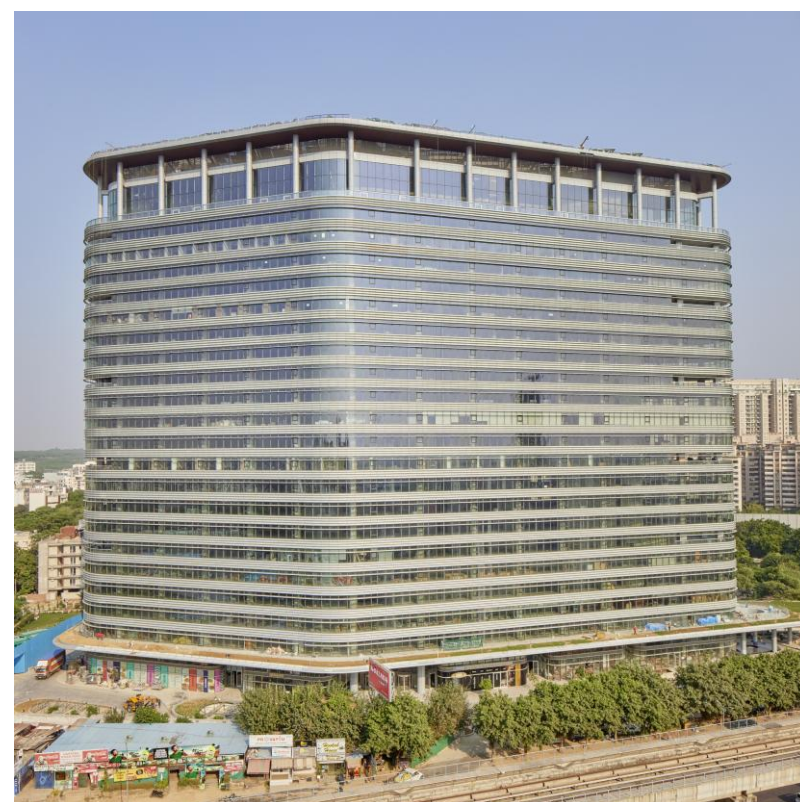
Godrej Two,
Vikhroli,
Mumbai
1.24 msf area
100% leased
183 psf



**Godrej Centre
Hebbal,**
Bengaluru
0.76 msf area
98% leased
91 psf



**Godrej Centre
Indiranagar,**
Bengaluru
1.08 msf area
89% leased
165 psf



Godrej GCR,
Gurugram
1.12 msf area
63% leased
175 psf



**Godrej Centre
Koregaon Park,**
Pune
1.66 msf area
30% leased
97 psf

Under Construction Assets

1) Yerwada, Pune

0.99 msf
21% pre-leased
123 psf
Expected completion in FY27

2) Hundson Circle, Bengaluru

0.48 msf
Recently started

Taj The Trees – Hotel of the year at IHCL Awards



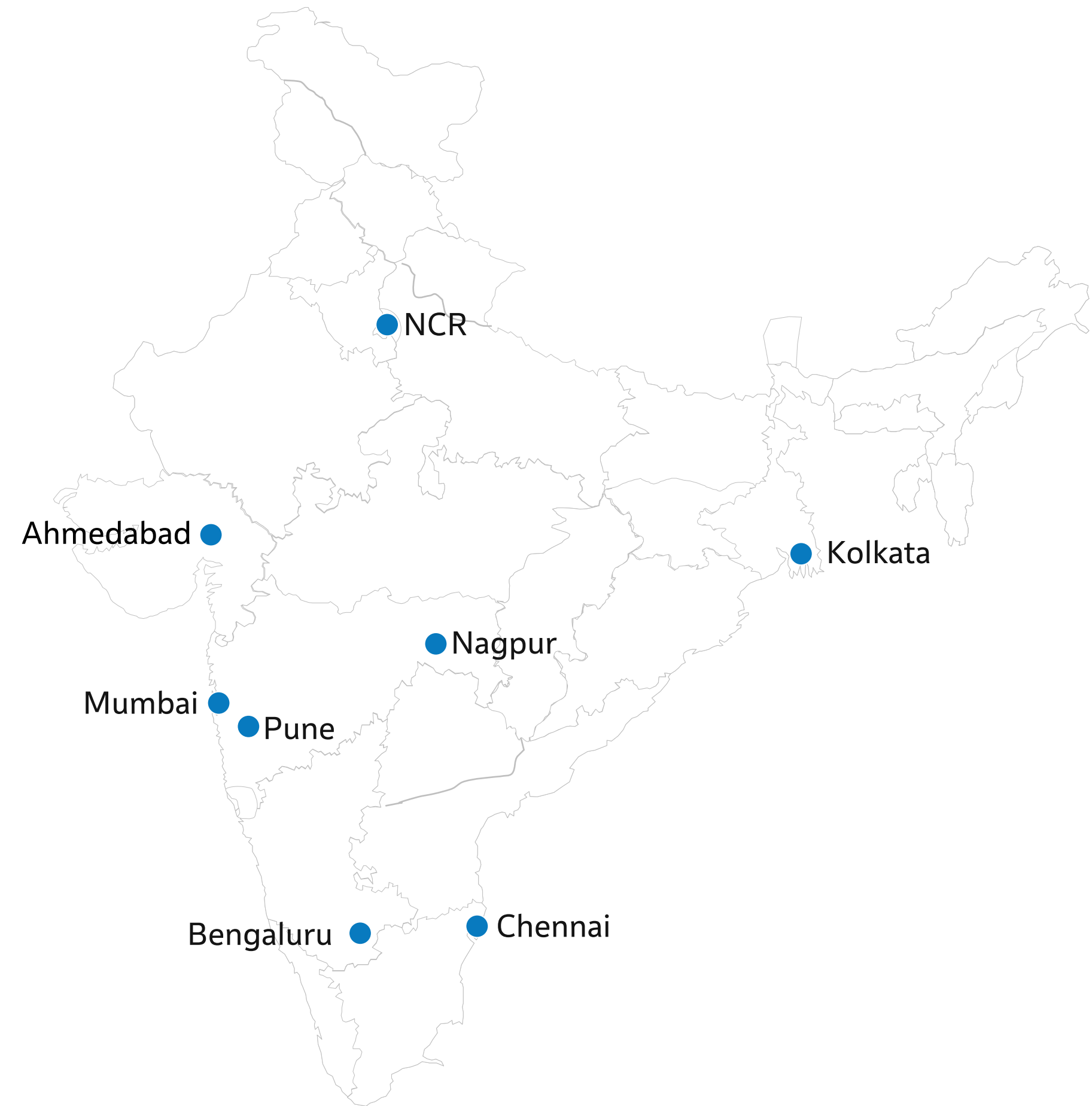
- The hotel is owned by GPL and managed by Taj.
- The hotel has a capacity of **151-keys**, meeting room capacity of 172 guests, banquet capacity of 380+ guests, F&B capacity of 353 guests with restaurants like Shamiana, Nonya and a rooftop bar, The Mangrove Bar. The hotel also comprises of a state-of-the-art wellness centre – Spa, Gym & yoga studio, beauty salon, and an infinity pool.
- The hotel received the **Hotel of the Year Award** in the **Taj - Large Hotels, Domestic category** at the IHCL’s Annual Business Conference 2025, being selected as the winner amongst 51 hotels in its first full year of operations.
- The hotel received award for **Sustainable & Environment Conscious Hotel of the Year (Luxury – Upper Upscale)** by Hotelier India ESG Excellence Awards 2025

Key operating metrics

Particulars		FY25	FY26	Growth
Room Occupancy	%	75.9	79.8	390 bps
Average Room Rate	INR	13,458	14,559	8%
Revenue	INR Crores	108	123	14%
EBITDA	INR Crores	39	48	22%
EBITDA margin	%	36.6%	39.0%	240 bps

Godrej Living – GPL’s community management arm

- Godrej Living, GPL’s community management arm, is a 100% subsidiary of GPL
- First pre-possession service at GPL site commenced in July 2022
- Offers services like community management services, transition, snagging-desnagging, deep cleaning and handover services.
- Has presence in 8 markets – NCR, MMR, Pune, Bengaluru, Ahmedabad, Chennai, Nagpur and Kolkata
- The operations achieved break-even in its third full year of operations



Key operating metrics

Particulars		FY25	FY26	Growth
No. of Projects	Nos.	50	94	88%
Non-GPL projects	%	48%	64%	1600 bps
AUM	Msf	51	86	69%
Revenue	INR Crore	81	156	93%
EBITDA	INR Crore	-7	6	-

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. # • 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). # • 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 ranks #1 in Business World’s Top Sustainable companies in the real estate sector in 2026. • 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 • Successfully renewed our ISO 14001:2015 certification, an internationally recognized standard for Environment Management System (EMS) across all our operations. • As of FY25, 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 60,719 metric tonnes of waste from landfill demonstrating scalable impact across diverse geographies (FY26) • GPL supported 28,572 workers through BOCW and non-BOCW registrations, enabling access to social security benefits. 19,230 unique workers have availed benefits, unlocking INR 52.59 crore in government funding. Additionally, INR 20.98 crore unlocked for safety kits, taking total impact to INR 73.57 crore. • In Gurdaspur, the crop residue management project covers 180 villages and ~48,734 households by Q4 FY26, driving adoption of sustainable practices through on-ground demonstrations across 26,176 hectares and engaging 12,499 farmers; in FY26, the initiative avoided 9,858 tCO₂e emissions and prevented the burning of 1,30,880 tons of stubble. • As part of bio-diversity stewardship efforts, GPL has maintained 5.2km 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

Global recognition for sustainability initiatives

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



G R E S B
REAL ESTATE
sector leader 2025

REAL ESTATE

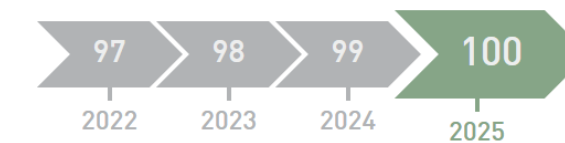
2025
GRESB Benchmark Report
Development

Godrej Properties | Godrej Properties

GRESB Rating: 5/5



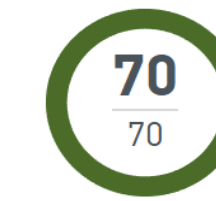
Participation & Score



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



30
Management Score
GRESB Average 28 | Benchmark Average 28



70
Development Score
GRESB Average 61 | Benchmark Average 68

[?](#) Guidance

Rankings



Awards & recognition

Received 122 awards in 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
- **League of American Communication Professional (LACP) Vision Award**
Winner – Platinum Category
- **Business World India's Most Sustainable Companies Award 2026**
Ranked number 1 in Real Estate Sector and Number 25 overall in India
- **IGBC Green Champion for Driving Net Zero Movement in India, 2025**

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
- **Forbes India**
Felicitated as A-List Developer in 2025
- **GRESB**
Ranked # 1 in ESG practices amongst Residential Developers globally
- **IGBC Award**
Winner – Performance challenge
Winner – Green Champion
- **Bombay Chamber of Commerce Diversity, Equity & Inclusion (DEI) Awards 2025**
Winner - DEI Champion Award
Winner - LGBTQIA+ Inclusion Award
1st Runner up - Gender Equality Champion Award

Project Awards

- **Realty Plus Awards**
Manjari Township, Pune - Winner - Best Integrated Township
- **The Economic Times Real Estate Awards 2026**
Godrej Skyshore, MMR - Winner - High-End Residential Project
Godrej Woods, Bengaluru - Winner - Theme-Based Residential Project
Godrej Riverine, Noida – Winner – Iconic Project Residential
Godrej Riverine, Noida – Winner – Integrated Marketing Campaign (360 degree)

Individual Awards

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

Agenda

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Q4 FY26 Operational Highlights 03

Q4 FY26 Financial Highlights 04

Annexure 05

Q4FY26 highlights

Sales Highlights

- Q4 FY26 booking value was the highest quarterly bookings ever by GPL equaling the previous best ever quarter in Q4 FY25 and growing 21% QoQ to **INR 10,163 crores**. This was achieved through the sale of **4,789 units** with a total area of **7.3 million sq. ft.**
- This is the **5th consecutive quarter** in which GPL has delivered more than **INR 7,000 crores** of booking value and **11th consecutive quarter** in which GPL has delivered more than **INR 5,000 crore** of booking value.
- Sales in Q4 FY26 were driven by strong demand in some key new project launches including **Godrej Aveline (INR 1,572 crores)** and **Godrej Parkshire (INR 760 crores)** in Bengaluru, **Godrej Arden (INR 1,529 crores)** in Greater Noida, **Godrej Varanya (INR 628 crores)** in MMR and **Godrej Ivara (INR 346 crores)** in Pune.

Cashflow and Collection Highlights

- Q4 FY26 collections stood at **INR 7,947 crore** representing a YoY growth of 14% over the previous best ever quarter and QoQ growth of 86%. **This is the highest ever quarterly collections reported by any real estate developer in India to date.**
- Q4 FY26 OCF stood at **INR 4,631 crore** representing a YoY growth of 14% over the previous best ever quarter and a QoQ growth of 336%.
- Net cash flow post business development of **INR 628 crores** was generated in Q4 FY26, a 6% increase YoY .

Business Development

- Added **6 new projects** with an estimated saleable area of approximately **11 million sq. ft.** and expected booking value of **INR 17,450 crore** in Q4 FY26

Construction Highlights

- Delivered projects aggregating **~7.4 million sq. ft.** across 8 cities in Q4 FY26

ESG/CSR Highlights

- **GPL 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).#
- **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 FY26.
- **GPL ranks#1** in the Indian real estate sector in Business World's Top sustainable companies 2026.

Other Highlights

- Promoters increased stake in GPL through open market purchase by **4.5%** in Q4 FY26 investing **INR 2,373 crores** at an average price 19% higher than the year end stock price.
- 14 awards received in Q4 FY26

*Including LOIs | #Investors should not use the rating to make investment decisions as per SEBI guidelines

Sales highlights

Particulars	Q4 FY26	Q4 FY25	Growth	Q3 FY26	Growth	FY26	FY25	Growth
Area Sold (million sq. ft.)	7.3	7.5	-4%	6.4	13%	27.0	25.7	5%
Booking Value (INR Cr)	10,163	10,163	0%	8,421	21%	34,171	29,444	16%
Customer Collections* (INR Cr)	7,947	6,961	14%	4,282	86%	19,965	17,047	17%

* Net of taxes and includes collections for DM Projects

Strong response to new launches

Godrej Aveline, Bengaluru

- Launched in Mar 2026
- Total sales stood at 0.98 million sq. ft. with a booking value of INR 1,572 crore

Godrej Arden, Gr. Noida

- Launched in Mar 2026
- Total sales stood at 1.18 million sq. ft. with a booking value of INR 1,529 crore

Godrej Parkshire, Bengaluru

- Launched in Jan 2026
- Total sales stood at 0.74 million sq. ft. with a booking value of INR 760 crore

Godrej Varanya, MMR

- Launched in Mar 2026
- Total sales stood at 0.37 million sq. ft. with a booking value of INR 628 crore

Godrej Ivara, Pune

- Launched in Mar 2026
- Total sales stood at 0.33 million sq. ft. with a booking value of INR 346 crore

Godrej City - Nexspace (Commercial), MMR

- Launched in Feb 2026
- Total sales stood at 0.40 million sq. ft. with a booking value of INR 437 crore

Maan-Hinje, Pune

- Launched in Mar 2025
- Total sales stood at 0.41 million sq. ft. with a booking value of INR 356 crore

Godrej Regal Pavilion, Hyderabad

- Launched in Mar 2026
- Total sales stood at 0.42 million sq. ft. with a booking value of INR 380 crore

Strong momentum in sustenance sales

Godrej Trilogy, MMR

- Total sales stood at 0.17 million sq. ft. with a booking value of INR 1,122 crore in the quarter

Godrej Reserve, MMR

- Total sales stood at 0.21 million sq. ft. with a booking value of INR 502 crore in the quarter

Evora Estate, Panipat

- Total sales stood at 0.18 million sq. ft. with a booking value of INR 228 crore in the quarter

Sales highlights (contd.)

Geographic distribution of sales for Q4 FY26

MMR

- Registered booking value of INR 3,513 crore through sale of 1,192 homes with total area of 1.55 million sq. ft.

Pune

- Registered booking value of INR 1,157 crore through sale of 865 homes with total area of 1.15 million sq. ft.

Bengaluru

- Registered booking value of INR 2,517 crore through sale of 1,168 homes with total area of 1.88 million sq. ft.

Hyderabad

- Registered booking value of INR 389 crore through sale of 191 homes with total area of 0.43 million sq. ft.

NCR

- Registered booking value of INR 2,180 crore through sale of 831 homes with total area of 1.58 million sq. ft.

Others

- Registered booking value of INR 407 crore through sale of 543 homes with total area of 0.66 million sq. ft.

Geographic distribution of sales for FY26

MMR

- Registered booking value of INR 10,312 crore through sale of 3,589 homes with total area of 4.87 million sq. ft.

Pune

- Registered booking value of INR 3,659 crore through sale of 2,923 homes with total area of 3.73 million sq. ft.

Bengaluru

- Registered booking value of INR 8,801 crore through sale of 5,028 homes with total area of 8.30 million sq. ft.

Hyderabad

- Registered booking value of INR 2,360 crore through sale of 1,442 homes with total area of 2.75 million sq. ft.

NCR

- Registered booking value of INR 7,412 crore through sale of 2,560 homes with total area of 4.46 million sq. ft.

Others

- Registered booking value of INR 1,627 crore through sale of 1,970 homes with total area of 2.88 million sq. ft.

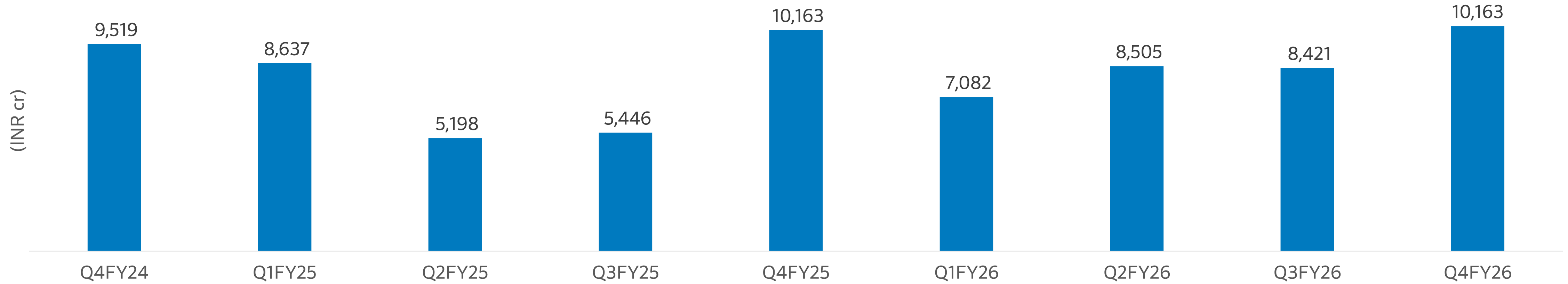
Sales by project details

Particulars	Booking Area (mn. sq. ft.)		Booking Value (INR Cr)	
	Q4 FY26	FY26	Q4 FY26	FY26
Godrej Aveline, Bengaluru	0.98	0.98	1,572	1,572
Godrej Arden, Gr. Noida	1.18	1.18	1,529	1,529
Godrej Trilogy, MMR	0.17	0.48	1,122	2,864
Godrej Parkshire, Bengaluru	0.74	0.74	760	760
Godrej Varanya, MMR	0.37	0.37	628	628
Godrej Reserve, MMR	0.21	0.63	502	1,431
Godrej City, MMR	0.40	1.17	437	1,227
Godrej Ivara, Pune	0.33	0.33	346	346
Godrej Regal Pavilion, Hyderabad	0.42	2.73	380	2,328
Godrej Woodsville/ Gale/ Eden Estate/ Greenfront/ Aqua Retreat (MaanHinje), Pune	0.41	1.46	356	1,393
Evora Estate, Panipat	0.18	0.88	228	1,093
Godrej Horizon, MMR	0.06	0.27	147	690
Godrej Elaris, Pune	0.11	0.47	133	559
Godrej Eternal Palms, MMR	0.06	0.27	133	562
Godrej Evergreen Square, Pune	0.14	0.31	131	302
Godrej Blue, Kolkata	0.09	0.23	127	322
Godrej Golf Links, Noida	0.04	0.42	117	965
Godrej Woods, Bengaluru	0.09	0.37	121	479
Godrej Avenue Eleven, MMR	0.02	0.10	116	342
Godrej Nurture, MMR	0.06	0.15	102	261
Others	1.16	13.46	1,167	14,510
TOTAL	7.3	27.0	10,163	34,171

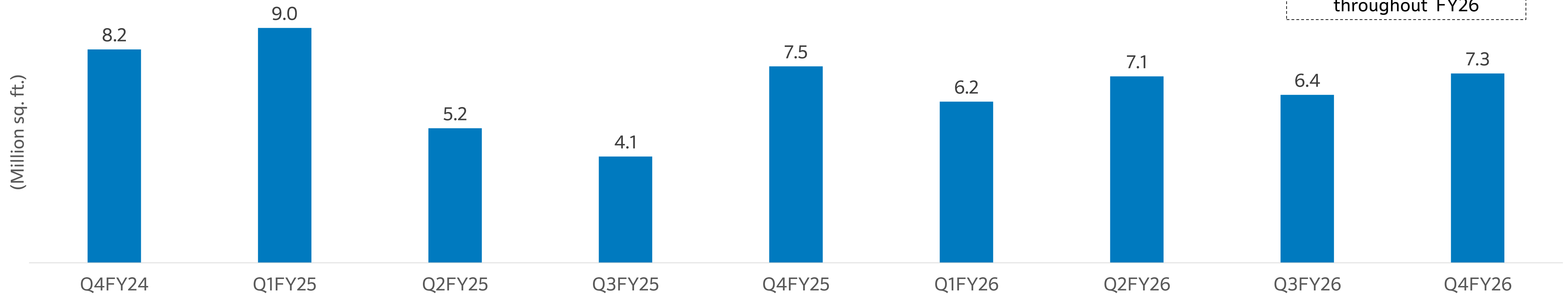
Notes: 1. Includes sales for the projects where GPL is the development manager | 2. Includes sale of retail area in certain projects | 3. Includes cancellations in certain projects

Quarterly sales trend

Quarterly Sales Value



Quarterly Sales Volume



Business development

Added 6 new projects with an estimated saleable area of nearly 11 million sq. ft. and expected booking value of INR 17,450 crore in Q4FY26

Thane, MMR

- The project is spread over 18 acres and is strategically located in an established micro-market of Thane, with excellent connectivity to both existing and upcoming infrastructure, including the Thane–Wadala Metro and the Thane–Borivali twin-tube tunnel. Key regional connectivity catalysts such as the Thane Coastal Road, the Mumbai–Ahmedabad Bullet Train (with a dedicated Thane station), and multiple proposed metro corridors are expected to significantly reduce travel times, benefiting surrounding catchments, enhancing the attractiveness of this micro-market, and improving access to major residential, commercial, and employment hubs across the Mumbai Metropolitan Region. Supported by established residential developments and mature social infrastructure like schools, hospitals, malls, and recreational spaces, Thane offers a compelling combination of liveability and long-term growth potential
- The project will offer 4.00 million sq. ft. of premium residential apartments to be master planned as an integrated group housing development township
- The estimated revenue potential from the project is approximately INR 7,500 Crore.
- GPL will have 75% revenue share in the project.

Sector 63A, Gurugram

- The project is spread over 11 acres and is strategically located in Sector 63A, one of the prime sectors of Gurugram. It forms part of the Golf Course Extension Road micro-market, a major growth corridor with strong connectivity to Golf Course Road, Sohna Road, and NH-48. The micro-market has matured into a high-demand destination for residential, commercial, and retail developments.
- The project will offer 1.65 million sq. ft. comprising a mix of premium low-rise and high-rise residencies, along with exceptional lifestyle amenities.
- The estimated revenue potential from the project is approximately INR 4,500 Crore.
- It is a 100% owned project.

Mahalunge 2, Pune

- The project is spread over ~8.5 acres and is located in the fast-growing micro-market of Mahalunge, Pune. The land is strategically located in the Mahalunge-Maan-Nande belt, is part of the mahalunge-hinjewadi micro market, and in proximity to the upcoming Pune Inner Ring Road along the city's fast growing Hinjewadi–Balewadi corridor. It benefits from a well-developed social infrastructure, including premier educational institutions such as Delhi Public School, Mahindra International School, and the Symbiosis Centre for Management. Additionally, the location offers convenient access to both Baner–Balewadi and Hinjewadi, two prominent micro-markets that serve as major IT and BFSI hubs in Pune.
- The project will offer 2.13 million sq. ft. of group housing development.
- The estimated revenue potential from the project is approximately INR 2,000 Crore.
- It is a 100% owned project.

Business development (contd.)

EM Bypass, Kolkata

- The project is spread over ~5 acres land off EM bypass. The EM Bypass corridor is one of Kolkata's most well-connected and rapidly developing urban stretches, supported by strong physical and social infrastructure. It links major neighbourhoods such as Salt Lake, New Town, Park Circus, Gariahat, and Garia, enabling seamless access to commercial hubs, IT-ITeS clusters, educational institutions, and leading healthcare facilities across the city. Multiple flyovers, arterial connectors, and its proximity to the under-construction Garia–Airport metro line further enhance connectivity. It also offers convenient road connectivity to Netaji Subhas Chandra Bose International Airport, further strengthening its position as one of Kolkata's most desirable and future-ready micro markets
- The project will offer 1.03 million sq. ft. of premium residential development.
- The estimated revenue potential from the project is approximately INR 1,650 Crore.
- It is a 100% owned project.

Whitefield, Bengaluru

- The project is spread over ~20 acres and is strategically located in East Bengaluru near NH-648 Main Road situated within the broader Whitefield growth corridor, a well-established residential and commercial zone that has evolved into a prominent hub for technology firms and service-led employment. Its proximity to the Whitefield–ITPL region and access to the NH-648 corridor provide convenient mobility across East and South Bengaluru. The location is also supported by operational metro stations at Kadugodi and Hopefarm on the Purple Line, enhancing accessibility to key parts of the city. Over the past decade, this micro-market has matured with the development of a strong social infrastructure. The presence of reputed schools, healthcare facilities, retail destinations, and leisure avenues has contributed to its evolution into a self-sustained urban ecosystem. Residential demand has remained stable, driven by consistent end-user interest across mid and premium housing categories.
- The project will offer 1.04 million sq. ft. of premium residential development.
- The estimated revenue potential from the project is approximately INR 1,350 Crore.
- It is a 100% owned project.

Coimbatore

- The project spread over 44 acres and is strategically located in one of South Coimbatore's most sought-after residential micromarkets, in proximity to the Coimbatore Golf Club. This acquisition marks GPL's entry into Coimbatore and reinforces its focused expansion into high potential growth cities across India. The move strengthens GPL's presence in economically resilient urban centres, diversifies its regional booking mix, and accelerates the scale-up of its fast-growing plotted development portfolio. Coimbatore is rapidly transforming into a diversified economy driven by manufacturing, IT/ITES, education, healthcare, and a strong SME base. The city's robust infrastructure, rising disposable incomes, and steady economic momentum continue to support sustained housing demand. Plotted developments have gained traction due to affordability, construction flexibility, and strong long-term appreciation potential.
- The project will offer 1.11 million sq. ft. of premium plotted residential development. The proposed development will offer a well-planned residential layout featuring quality infrastructure, landscaped open spaces, and community amenities aligned with GPL's design and sustainability philosophy.
- The estimated revenue potential from the project is approximately INR 450 Crore.
- It is a 100% owned project.

Construction highlights

Delivered ~7.4 million sq. ft. in Q4 FY26



Godrej City, MMR
0.75 million sq. ft.
GPL Economic Interest : Profit Based – 71.07%



Godrej Park Retreat, Bengaluru
0.68 million sq. ft.
GPL Economic Interest : 100% owned project



Godrej Woods, Noida
0.65 million sq. ft.
GPL Economic Interest : Profit share – 49%



Godrej Meridien, NCR
0.39 million sq. ft.
GPL Economic Interest : 20%



Godrej Nurture (Mamurdi), Pune
0.30 million sq. ft.
GPL Economic Interest : 100% owned project

Plotted Projects which received OC:

SN	Particulars	Area (Million Sq. Ft.)	GPL's Economic Interest
1	Godrej Greenview Estate, Indore	1.16	100% owned project
2	Godrej Heritage Estate, Baroda	0.88	100% owned project
3	Godrej Zen Estate, Kolkata	0.75	100% owned project
4	Verdania Estate, Indore	0.62	100% owned project
5	Godrej Woodside Estate, MMR	0.53	100% owned project
6	Evora Estate, Panipat	0.44	100% owned project
7	Godrej Golf Side Estate, MMR	0.23	100% owned project

Delivery represents receipt of occupancy certificate from competent authorities

Awards & recognition

Received 14 awards in Q4 FY26

Illustrative list of awards

Godrej Properties

- **Business World India's Most Sustainable Companies Award 2026**
Ranked number 1 in Real Estate Sector and Number 25 overall in India
- **IGBC Green Champion for Driving Net Zero Movement in India, 2025**
- **League of American Communication Professional (LACP) Vision Award**
Winner – Platinum Category

Project Awards

- **The Economic Times Real Estate Awards 2026**
Godrej Skyshore, MMR - Winner - High-End Residential Project
Godrej Woods, Bengaluru - Winner - Theme-Based Residential Project
Godrej Riverine, Noida – Winner – Iconic Project Residential
Godrej Riverine, Noida – Winner – Integrated Marketing Campaign (360 degree)
- **British Safety Council (International Safety Awards) - Merit**
Godrej Emerald Waters, Pune | Godrej Skyline, Pune | Godrej Park Greens, Pune |
Godrej The Green Front, Pune | Godrej Serene, MMR | Godrej Reserve, MMR

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Consolidated financial statements – P&L

(INR Crores)

Particulars	Q4 FY26	Q4 FY25	% Change	Q3 FY26	% Change	FY26	FY25	% Change
Total Income	3,895	2,646	47%	1,020	282%	8,374	6,848	22%
Adjusted EBITDA	1,051	675	56%	351	200%	2,957	2,164	37%
EBITDA	959	634	51%	338	183%	2,826	1,970	43%
Profit before tax	871	567	54%	276	216%	2,574	1,723	49%
Net Profit after tax	650	382	70%	195	233%	1,850	1,400	32%

Total Income for Q4 FY26

Particulars	INR Cr
Godrej Park Retreat	635
Evora Estate	461
Godrej City	394
Godrej Greenview Estate	365
Godrej Woodside Estate	200
Mamurdi	185
Godrej Reserve	155
Godrej Golfside Estate	145
Verdania Estate	134
Godrej Hillview Estate	78
Godrej Heritage Estate	70
Godrej Parkland Estate	67
Others	556
Interest and other Income	362
Profit & Loss from Joint Venture	88
Total Income	3,895

Profit & Loss from Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	88
Add: Structuring Income	
DM Fees from Joint Venture Projects	21
Net Interest Income from Joint Ventures Projects	79
Profit & Loss for Joint Ventures including Structuring Income	188

Notes:

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

Cashflow statement

(INR Crores)

Notes	Particulars	Q4 FY26	FY26
A	Operating cashflow		
	Total operating cash inflow ¹	8,789	22,129
	Operating cash outflow		
	Construction & related outflow	-1,966	-6,906
	Other project related outflow	-2,193	-7,393
	Total operating cash outflow	-4,158	-14,299
	Net operating cashflow	4,631	7,830
B	Financial cashflow		
	Interest, Corporate Taxes & Other Outflow	-278	-1,265
	Net financial cashflow	-278	-1,265
C	Capital cashflow		
	Land, approval & capital outflow	-3,238	-8,653
	Advance to JV Partners	-314	-487
	Net capital cashflow	-3,552	-9,140
(A+B+C)	Net cashflow	800	-2,575
D	Adjustment for JV projects ²	-172	-512
(A+B+C+D)	Total net GPL cashflow	628	-3,087
E	Ind AS Adjustments	-169	-58
(A+B+C+D+E)	(Increase) / Decrease in Net Debt under Ind AS	459	-3,145

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 Balance Sheet

(INR Crores)

Sr. No	Particulars	As on 31.03.2026	As on 31.03.2025
A	ASSETS	Audited	Audited
1	Non-current Assets		
a	Property, Plant and Equipment	1,280.73	1,043.42
b	Right-of-Use Asset	263.32	77.76
c	Capital Work-In-Progress	169.40	113.13
d	Investment Property	150.51	135.44
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	13.72	14.19
g	Intangible Assets under Development	2.61	2.53
h	Equity accounted investees	625.62	817.47
i	Financial Assets		
	Other Investments	2,000.83	1,404.13
	Trade Receivables	73.91	75.96
	Loans	127.72	-
	Other Non-Current Financial Assets	717.07	208.73
j	Deferred Tax Assets (Net)	304.61	204.20
k	Income Tax Assets (Net)	335.28	203.97
l	Other Non-Current Non Financial Assets	10.75	20.15
	Total Non-Current Assets	6,076.15	4,321.15
2	Current Assets		
a	Inventories	57,806.91	32,927.66
b	Financial Assets		
	Investments	2,884.23	3,729.48
	Trade Receivables	554.07	433.78
	Cash and Cash Equivalents	1,860.74	1,502.05
	Bank Balances Other than Above	3,857.08	3,883.74
	Loans	2,108.35	2,129.15
	Other Current Financial Assets	1,538.03	1,568.03
c	Other Current Non Financial Assets	5,208.87	4,970.48
	Total Current Assets	75,818.28	51,144.37
	Total Assets	81,894.43	55,465.52

(INR Crores)

Sr. No	Particulars	As on 31.03.2026	As on 31.03.2025
B	Equity and Liabilities	Audited	Audited
1	Equity		
A	Equity share capital	150.60	150.59
b	Other equity	19,004.94	17,161.87
c	Non-controlling interest	199.35	261.27
	Total Equity	19,354.89	17,573.73
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial Liabilities		
	Borrowings	2,250.00	4,000.00
	Lease Liabilities	234.74	67.84
	Other Non - Current Financial Liabilities	17.04	7.85
b	Provisions	70.62	30.79
c	Deferred Tax Liabilities (Net)	442.03	15.80
	Total Non-Current Liabilities	3,014.43	4,122.28
2.2	Current Liabilities		
a	Financial Liabilities		
	Borrowings	13,364.87	8,561.16
	Lease Liabilities	44.48	12.40
	Trade payables		
	Total Outstanding Dues of Micro and Small Enterprises	1,002.74	291.05
	Total Outstanding Dues of Creditors other than Micro and Small Enterprises	4,896.94	3,232.04
	Other Current Financial Liabilities	951.26	664.76
b	Other Current Non Financial Liabilities	39,087.42	20,907.41
c	Provisions	51.63	43.09
d	Current Tax Liabilities (Net)	125.77	57.60
	Total Current Liabilities	59,525.11	33,769.51
	Total Liabilities	62,539.54	37,891.79
	Total Equity and Liabilities	81,894.43	55,465.52

Financial Analysis

Profitability Indicators

Particulars	Q4 FY26	Q4 FY25	Q3 FY26	FY26	FY25
Adjusted EBITDA / Total Income %	27.0%	25.5%	34.4%	35.3%	31.6%
EBITDA / Total Income %	24.6%	24.0%	33.2%	33.7%	28.8%
PBT Margin %	22.4%	21.4%	27.0%	30.7%	25.2%
Net Profit Margin %	16.7%	14.4%	19.1%	22.1%	20.4%

Leverage Indicators

Particulars	As on 31 st Mar 2026	As on 31 st Dec 2025	As on 31 st Mar 2025
Net Debt (INR Cr)	6,414	6,873	3,269
Networth (INR Cr)	19,156	18,507	17,312
Net Debt / Equity Ratio	0.33	0.37	0.19
Average Borrowing Cost (YTD)	7.05%	7.25%	7.80%

Note: All Numbers as per Ind AS

Agenda

Overview 01

FY26 Operational Highlights 02

Q4 FY26 Operational Highlights 03

Q4 FY26 Financial Highlights 04

Annexure 05

A. Residential Projects – Mumbai Zone

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Mar 2026						
					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	1.29	1,143	1,097	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.33	534	174	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.72	284	256	0.34
4	Godrej City	Mumbai	Profit Based – 71.07%	Line by Line Consolidation	10.25	10.25	7.08	5.72	3,896	2,263	2.00
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.40	340	304	0.41
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.49	1,170	605	-
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	1.13	1,540	1,185	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	657	300	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.71	841	605	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.34	851	826	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.19	776	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	1.40	1,652	1,013	0.01
17	Godrej Trilogy	Mumbai	Area Share - 73%	Line by Line Consolidation	1.50	1.10	0.81	0.48	2,864	389	-
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	0.11	438	326	-
19	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.59	431	158	-
20	Godrej Eternal Palms	Mumbai	100% owned project	Line by Line Consolidation	0.45	0.45	0.45	0.27	562	124	-
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	1.27	2,923	1,910	-
22	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.08	0.04	434	160	-
23	Godrej Country Estate, Palghar	Mumbai	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.21	71	66	1.09
24	Godrej Reserve	Mumbai	100% owned project	Line by Line Consolidation	3.88	3.88	3.24	2.96	5,778	2,715	0.06
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	0.70	2,203	1,488	-
26	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.76	701	676	1.79
27	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.16	458	288	-
28	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.76	1.76	1.76	1.66	733	657	1.76
29	Godrej Varanya (Kharghar)	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	1.10	0.37	628	75	-
30	Godrej Skyshore	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.52	0.45	0.45	0.20	625	139	-
31	Thane	Mumbai	Revenue share - 74.5%	Line by Line Consolidation	4.00	4.00	-	-	-	-	-
32	Godrej Greenview Estate	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	1.16	0.98	504	308	1.16
33	Verdania Estate	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	0.42	0.23	189	99	0.62
Total MMR Zone					57.42	56.41	33.10	26.04	33,228	18,896	13.35

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

A. Residential Projects – North Zone

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Mar 2026						
					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	525	0.63
2	Godrej Icon	Gurugram	100% owned project	Line by Line Consolidation	0.80	0.80	0.68	0.66	457	449	0.66
3	Godrej Nature+	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.75	1,118	606	0.39
4	Godrej Air	Gurugram	Profit Share – 37.5%	Equity Method	0.99	0.99	0.99	0.98	578	481	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	1,279	1.20
6	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	250	-
7	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,186	1,812	-
8	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.59	3,161	1,387	-
9	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	1.01	1,760	809	-
10	Godrej Miraya	Gurugram	100% owned project	Line by Line Consolidation	0.94	0.94	0.61	0.25	896	288	-
11	Godrej Astra	Gurugram	100% owned project	Line by Line Consolidation	0.56	0.56	0.51	0.47	1,477	379	-
12	Godrej Sora	Gurugram	100% owned project	Line by Line Consolidation	0.85	0.85	0.66	0.26	787	175	-
13	Godrej Alira	Gurugram	100% owned project	Line by Line Consolidation	0.37	0.37	0.37	0.12	281	72	-
14	Sector-53 II, GCR	Gurugram	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
15	Sector 63A	Gurugram	100% owned project	Line by Line Consolidation	1.65	1.65	-	-	-	-	-
16	Godrej South Estate	NCR	100% owned project	Line by Line Consolidation	1.01	1.01	0.94	0.80	1,674	1,078	0.71
17	Ashok Vihar	NCR	100% owned project	Line by Line Consolidation	3.28	3.28	-	-	-	-	-
18	Godrej Connaught One	NCR	DM - 10% of Revenue & Profit Share - 50%	Equity Method	0.12	0.12	0.12	0.07	474	197	-
19	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	1.00	842	832	1.00
20	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.38	628	612	1.40
21	Evora Estate	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	0.98	0.88	1,093	233	0.45
22	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.87	1,153	936	0.86
23	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	965	794	-
24	Godrej Woods	Noida	Profit Share – 49%	Equity Method	2.46	2.46	2.46	2.45	2,907	2,673	2.25
25	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.61	2,215	1,215	-
26	Godrej Jardinia	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.60	2,373	1,086	-
27	Godrej Riverine	Noida	100% owned project	Line by Line Consolidation	1.48	1.48	1.48	1.23	2,713	664	-
28	Godrej Golf Links	Gr. Noida	Profit Share – 40%	Equity Method	4.59	4.59	3.94	3.69	3,036	2,149	3.32
29	Godrej Arden (Sigma-III)	Gr. Noida	100% owned project	Line by Line Consolidation	2.16	2.16	1.43	1.18	1,529	215	-
30	Godrej Majesty	Gr. Noida	100% owned project	Line by Line Consolidation	1.74	1.74	1.50	0.99	1,419	360	-
	Total North Zone				46.64	46.61	36.79	33.34	40,371	21,553	13.86

A. Residential Projects – South Zone

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Mar 2026						
					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	4.01	3,801	1,022	-
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.35	457	411	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	1,646	1.66
6	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,215	1,166	1.66
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	1,435	1,221	1.11
8	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.40	1,548	700	-
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	707	519	-
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	1,755	-
12	Godrej Tiara	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.83	1,367	505	-
13	Godrej Woods	Bengaluru	100% owned project	Line by Line Consolidation	0.97	0.97	0.97	0.37	479	82	-
14	Godrej Aveline (Yelahankha)*	Bengaluru	100% owned project	Line by Line Consolidation	1.57	1.57	1.57	0.98	1,572	153	-
15	Godrej Parkshire (Hoskote)*	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.56	1.16	1.16	0.74	760	104	-
16	Aravya Estate	Bengaluru	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	1.09	482	124	-
17	Kada Agrahara	Bengaluru	100% owned project	Line by Line Consolidation	3.06	3.06	-	-	-	-	-
18	Whitefield	Bengaluru	100% owned project	Line by Line Consolidation	1.04	1.04	-	-	-	-	-
19	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
20	Godrej Azure	Chennai	100% owned project	Line by Line Consolidation	1.04	1.04	1.04	0.73	394	229	0.47
21	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	0.98	269	241	1.55
22	Coimbatore	Coimbatore	100% owned project	Line by Line Consolidation	1.11	1.11	-	-	-	-	-
23	Godrej Regal Pavilion	Hyderabad	100% owned project	Line by Line Consolidation	4.00	4.00	3.29	2.73	2,328	629	-
24	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	0.93	1,113	313	-
25	Kukatpally	Hyderabad	100% owned project	Line by Line Consolidation	2.89	2.89	-	-	-	-	-
26	Neopolis	Hyderabad	100% owned project	Line by Line Consolidation	2.54	2.54	-	-	-	-	-
Total South Zone					53.71	52.98	31.94	28.22	23,950	11,074	8.59

*Total saleable area enhanced from 1.50 msf and 1.52 msf in Godrej Aveline and Godrej Parkshire on account of design efficiency

A. Residential Projects – West-East Zone

S.No	Project Name	Location	Business Model	Accounting Method	As on 31st Mar 2026						
					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	8.84	3,046	2,797	7.86
2	Vastrapur	Ahmedabad	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
3	Godrej Heritage Estate	Vadodara	100% owned project	Line by Line Consolidation	0.89	0.89	0.89	0.33	114	51	0.89
4	Raipur	Raipur	100% owned project	Line by Line Consolidation	0.95	0.95	-	-	-	-	-
5	Godrej Seven	Kolkata	100% owned project	Line by Line Consolidation	2.70	2.70	2.70	2.39	1,175	768	0.96
6	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.77	989	976	2.34
7	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.68	945	314	-
8	Godrej Zen Estates	Kolkata	100% owned project	Line by Line Consolidation	1.33	1.33	1.33	0.18	62	19	0.75
9	EM Bypass	Kolkata	100% owned project	Line by Line Consolidation	1.03	1.03	-	-	-	-	-
10	Godrej Orchard Estate	Nagpur	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.41	603	580	1.47
11	Godrej Forest Estate	Nagpur	Profit Share - 40% for 89.75% of area	Line by Line Consolidation	2.48	2.23	2.23	2.23	783	681	2.48
12	Nagpur 3	Nagpur	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
13	Godrej Infinity/ Rejuve/ Aqua Vista (Keshavnagar)	Pune	Profit Share – 58.64%	Equity Method	3.94	3.94	2.79	2.27	1,416	1,297	2.08
14	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.87	399	402	0.88
15	Godrej Park Greens (Mamurdi)	Pune	100% owned project	Line by Line Consolidation	4.18	4.18	3.88	3.68	2,093	1,501	1.56
16	MaanHinje	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	6.03	4.72	3,925	1,980	0.41
17	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.99	3.19	2,125	1,550	1.32
18	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.70	3,985	3,366	2.47
19	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.10	1,109	583	0.08
20	Godrej Elaris	Pune	100% owned project	Line by Line Consolidation	2.02	2.02	1.14	0.47	559	88	-
21	Godrej Skyline	Pune	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	0.62	0.30	490	164	-
22	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.00	1.72	1,446	446	-
23	Godrej Ivara (Kharadi)	Pune	100% owned project	Line by Line Consolidation	2.52	2.52	1.16	0.33	346	32	-
24	Kharadi 2	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	3.71	3.71	-	-	-	-	-
25	Mahalunge 2	Pune	100% owned project	Line by Line Consolidation	2.13	2.13	-	-	-	-	-
	Total West East Zone				80.85	79.31	51.75	43.18	25,608	17,595	25.54
	Total Residential Projects				238.61	235.30	153.58	130.78	1,23,159	69,118	61.35

B. Commercial Projects

i. Commercial Projects (Build to Sale)

SN	Project Name	Location	Business Model	Accounting Method	As on 31st Mar 2026						
					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)

SN	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	91	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.08	0.97	165	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	183	1.24
5	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	0.70	175	1.12
6	Koregaon Park	Pune	GPL holds 17.5% equity in project specific company	Investment accounting	1.66	0.50	97	1.66
7	Yerwada	Pune	GPL holds 20% equity in project specific company	Equity Method	0.99	0.21	123	-
	Total Commercial Projects (Build to Lease)				7.32	4.36	149	5.85

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

iii. Commercial Projects (Build to Operate)

SN	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:
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