

INVESTOR PRESENTATION

Q2 & H1 FY 26

Prestige Estates Projects Ltd.

www.prestigeconstructions.com



PRESTIGE SOUTHERN STAR, BENGALURU
ARTIST IMPRESSION

CONTENTS

- ✔ Company Overview
- ✔ Key Highlights
- ✔ Operational Highlights
- ✔ Financial Highlights
- ✔ Business Segments
- ✔ Land Bank
- ✔ ESG
- ✔ Board of Directors and Management Team
- ✔ Annexures

BELLANZA @ THE PRESTIGE CITY MULUND
ARTIST IMPRESSION

COMPANY OVERVIEW



39 Years of Legacy



13 Cities Presence



CRISIL DA 1+ “Excellent” Developer Grading



ICRA A+ “Stable” Rating



Great Place to Work certified

This is to certify that Prestige Estates Projects Limited has successfully completed the assessment conducted by Great Place To Work®, India, and is certified as a great workplace.



PRESTIGE JINDAL CITY, BENGALURU
SHOT AT LOCATION

DIVERSIFIED BUSINESS SEGMENTS

RESIDENTIAL

- Apartments
- Villas
- Integrated Townships
- Plotted Developments
- The Prestige City Format
- Prestige Golfshire Format



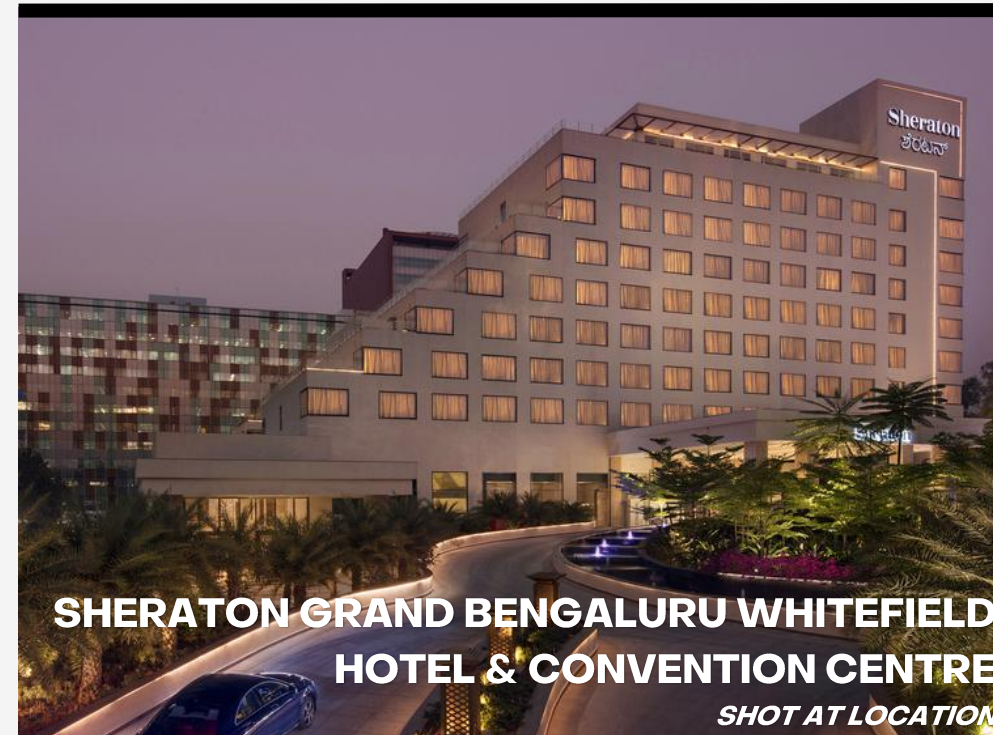
COMMERCIAL

- Office Spaces
- Built-to-suit Campuses
- Corporate Offices
- IT Parks
- Warehouses
- Industrial Parks



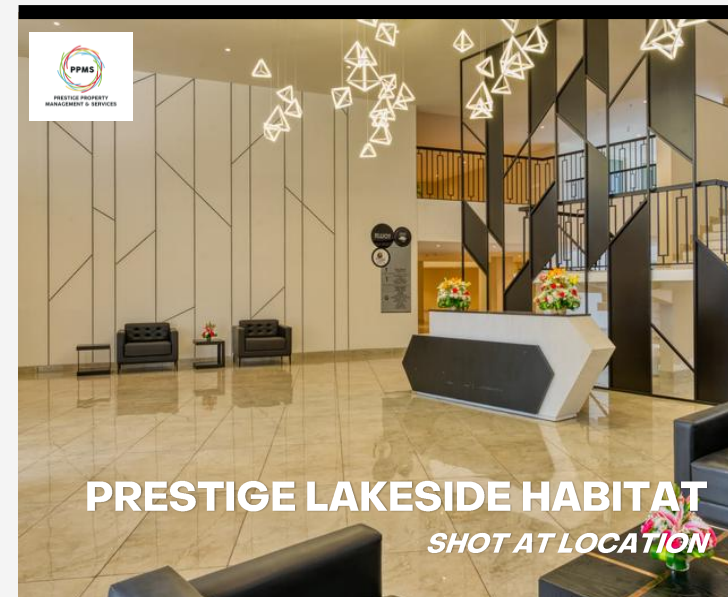
RETAIL

- Malls
- Multiplexes
- F&B
- Luxury Retail
- Performing Arts



HOSPITALITY

- Hotels
- Convention Centres
- Service Apartments
- Resorts
- Golf Resorts



PROPERTY MANAGEMENT & OTHER SERVICES

- Property Management
- Interiors
- Construction Contracting
- Facades, Doors, Customised Furniture

SCALE OF OPERATIONS



✓ COMPLETED

310 Projects, 202 mn sft

■	Residential	160 Projects 139 mn sft
■	Commercial	125 Projects 49 mn sft
■	Retail	13 Projects 10 mn sft

🔄 ONGOING

65 Projects, 126 mn sft

■	Residential	45 Projects 96 mn sft
■	Commercial	13 Projects 24 mn sft
■	Retail	3 Projects 2 mn sft

📅 UPCOMING

65 Projects, 73 mn sft

■	Residential	32 Projects 44 mn sft
■	Commercial	11 Projects 14 mn sft
■	Retail	10 Projects 10 mn sft

KEY HIGHLIGHTS

Q2 FY26



- Recorded the BEST HALF YEAR EVER, in terms of Sales (₹ 1,81,437 mn) and Collections (₹ 87,356 mn). H1 FY26 Sales surpassed full year FY25 sales.
- Achieved a significant milestone of 200 mn sft of completed developments spanning 310 projects across asset classes, since inception.
- Renovated and reopened the former Oakwood Premier Prestige in UB City, Bengaluru, as the Marriott Executive Apartments in September 2025 with 190 upgraded keys.
- Entered into Leasehold Agreement with Bengaluru Airport City Limited, a subsidiary of Bengaluru International Airport Limited for development of world-class Convention Centre with luxury hotel along with Retail and Office space
- Acquired 11 acres of prime land in Hi-tech City, Hyderabad for development of Office and Residences.
- Acquired balance 35% stake in Forum Falcon City , increasing the economic interest to 100%
- Office assets have been witnessing a strong pre-leasing traction, with 1.14 mn sft leased out in Prestige 101, BKC and 0.22 mn sft leased out in The Prestige and 1.95 mn sft leased out in Prestige Lakeshore Drive (90% leased) till date.



MARRIOTT EXECUTIVE APARTMENTS, BENGALURU
SHOT AT LOCATION

OPERATIONAL HIGHLIGHTS

Q2 FY26

SALES

₹ **60,173** mn (+50% YoY)

PG Share: ₹ 50,817 mn (+29% YoY)

COLLECTIONS

₹ **42,128** mn (+54% YoY)

PG Share: ₹ 38,901 mn (+52% YoY)

AREA SOLD

4.42 mn sft (+47% YoY)

PG Share: 3.51 mn sft (+20% YoY)

UNITS SOLD

2,069 Units

AVG REALISATION

₹ **14,906**/sft (+8% YoY)

Apartments, Villas

₹ **9,510**/sft(+43% YoY)

Plots

OPERATIONAL HIGHLIGHTS

H1 FY26

SALES

₹ **1,81,437** mn (+157% YoY)

PG Share: ₹ 1,57,535 mn (+137% YoY)

COLLECTIONS

₹ **87,356** mn (+55% YoY)

PG Share: ₹ 81,234 mn (+55% YoY)

AREA SOLD

13.96 mn sft (+138% YoY)

PG Share: 11.62 mn sft (+113% YoY)

UNITS SOLD

6,788 Units

AVG REALISATION

₹ **13,769** /sft (+6% YoY)

Apartments, Villas

₹ **8,425** /sft (+17% YoY)

Plots



LAUNCHES



THE PRESTIGE CITY INDIRAPURAM
ARTIST IMPRESSION

Q2 FY26

Sl No	Project name	Location	Segment	TDA (mn sft)
1	Mayflower at The Prestige City	NCR	Residential	1.94
2	Prestige Autumn Leaves	Bengaluru	Plotted	0.63
3	Prestige Greenbrook	Bengaluru	Plotted	0.74
4	Prestige Crystal Lawns	Bengaluru	Plotted	0.56
Total Q2				3.87

Q1 FY26

Sl No	Project name	Location	Segment	TDA (mn sft)
1	Mulberry at The Prestige City	NCR	Residential	4.60
2	Oakwood at The Prestige City	NCR	Residential	5.04
3	Prestige Gardenia Estates	Bengaluru	Plotted	1.06
4	Prestige Pallavaram Gardens	Chennai	Residential	4.24
Total Q1				14.94

TOTAL H1 FY26

18.81 mn sft

COMPLETIONS



SIESTA @ THE PRESTIGE CITY MULUND
SHOT AT LOCATION

Q2 FY26

Sl No	Project name	Location	Segment	TDA (mn sft)
1	Aspen Greens @ TPC	Bengaluru	Residential	0.50
2	Avalon Park @ TPC	Bengaluru	Residential	2.03
	Total Q2			2.53

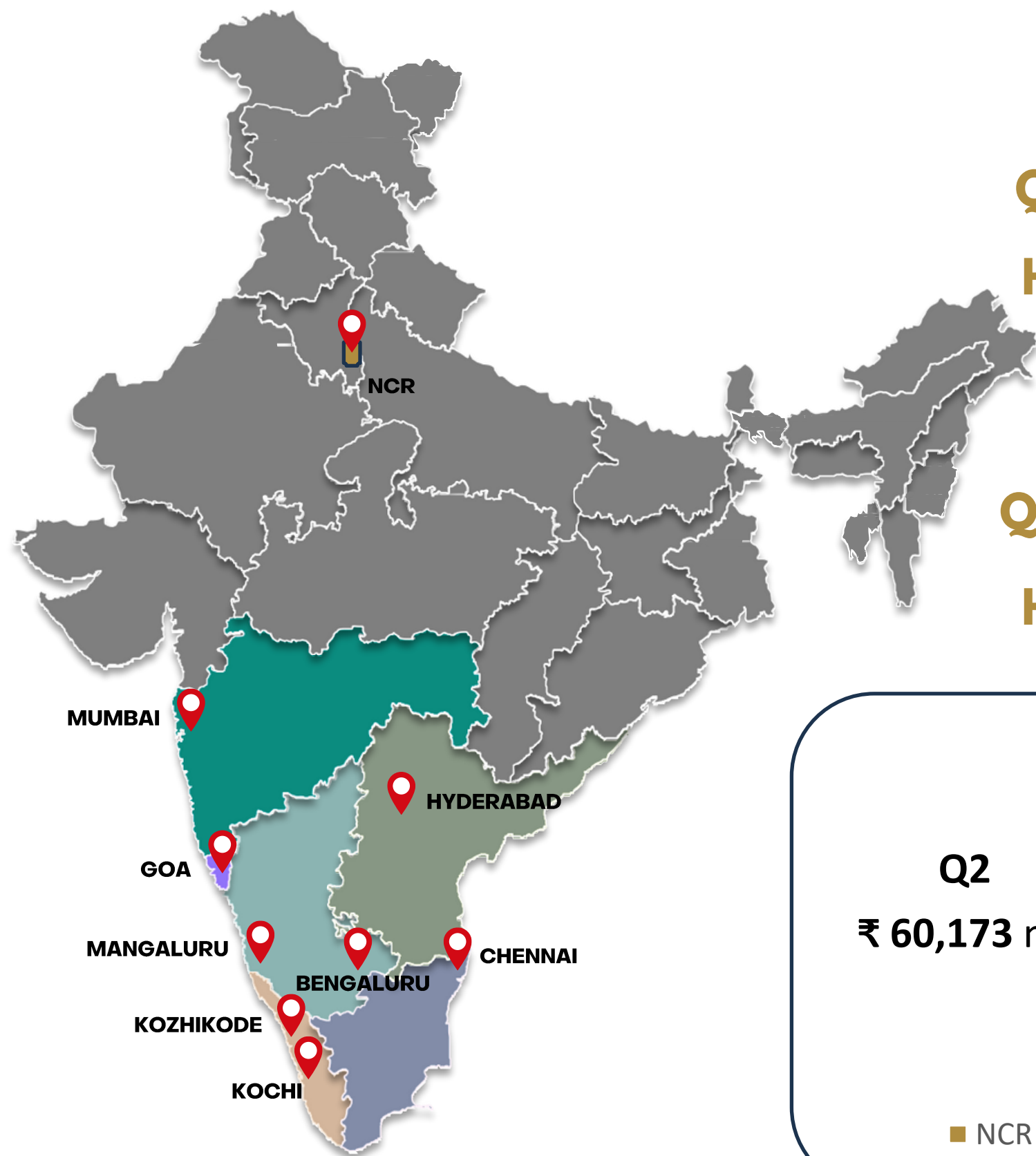
Q1 FY26

Sl No	Project name	Location	Segment	TDA (mn sft)
1	Prestige Beverly Hills	Hyderabad	Residential	2.30
2	Prestige Eden Garden	Kochi	Residential	0.30
3	Prestige Jasdan Classic	Mumbai	Residential	0.78
4	Siesta @ TPC Mulund	Mumbai	Residential	1.37
5	Prestige Primrose Hills - Ph2	Bengaluru	Residential	0.72
	Total Q1			5.45

TOTAL H1 FY26

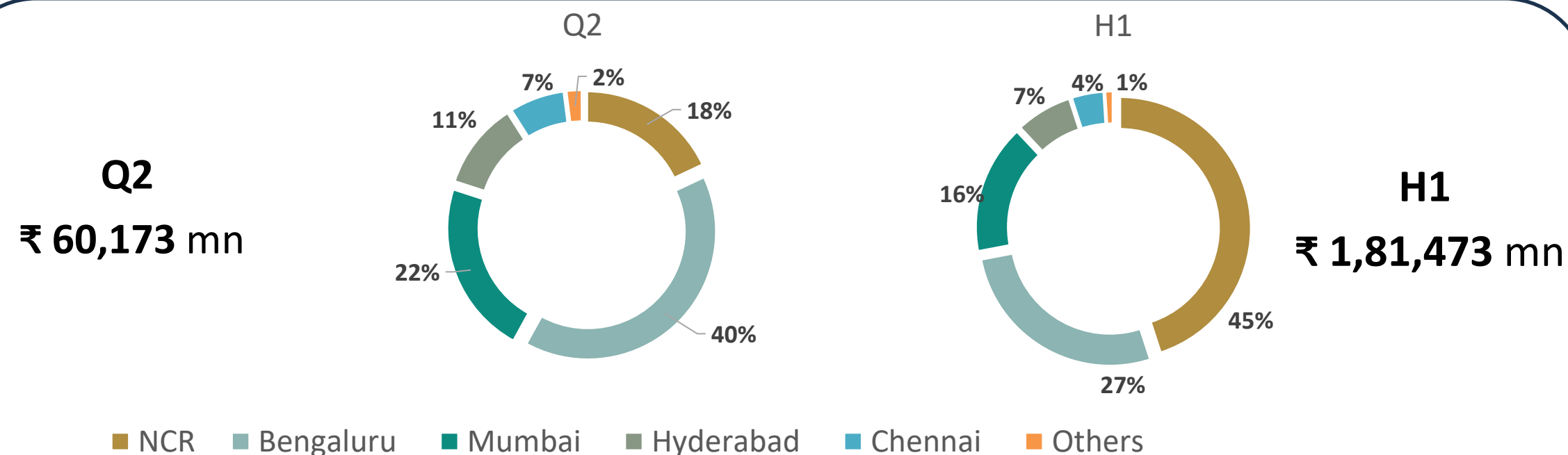
7.98 mn sft

GEOGRAPHICAL SALES BREAKDOWN



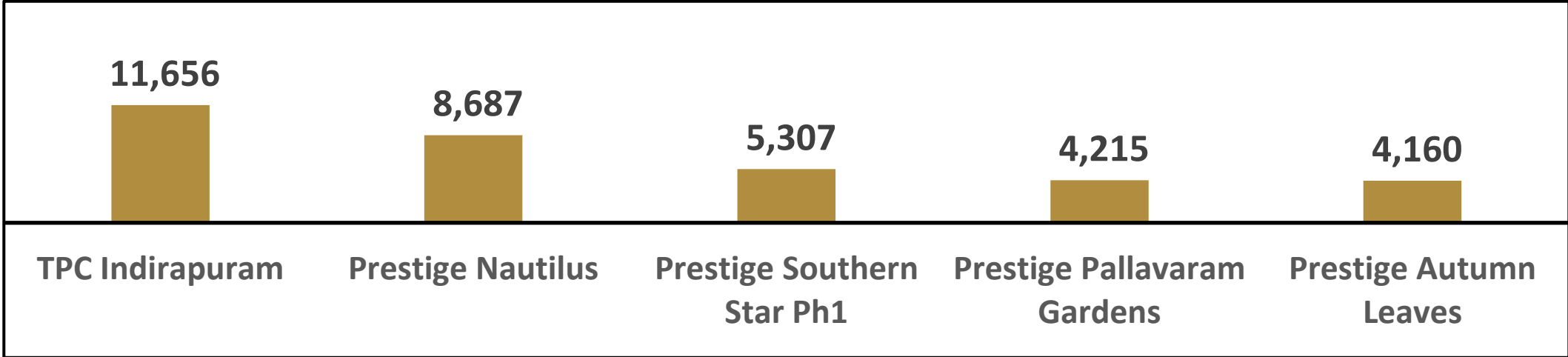
	NCR	BENGALURU	MUMBAI
Q2 FY26	₹ 11,656 mn	₹ 23,488 mn	₹ 13,331 mn
H1 FY26	₹ 83,282 mn	₹ 48,302 mn	₹ 28,202 mn

	HYDERABAD	CHENNAI	OTHERS
Q2 FY26	₹ 6,555 mn	₹ 4,215 mn	₹ 928 mn
H1 FY26	₹ 13,114 mn	₹ 7,297 mn	₹ 1,240 mn

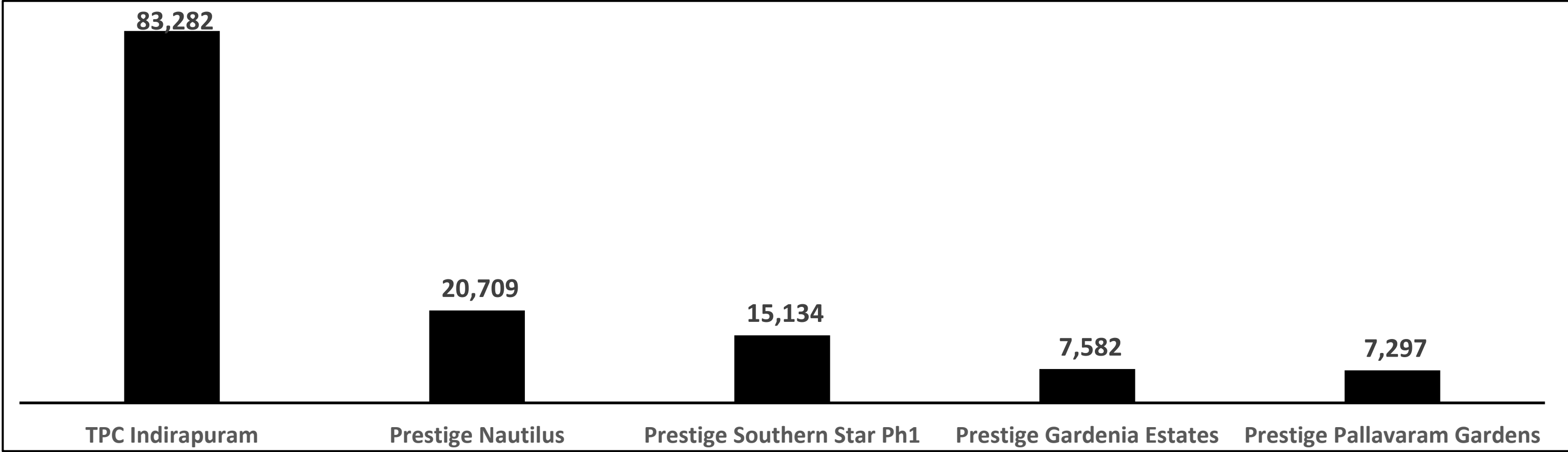


TOP SALES CONTRIBUTORS

Q2 FY26



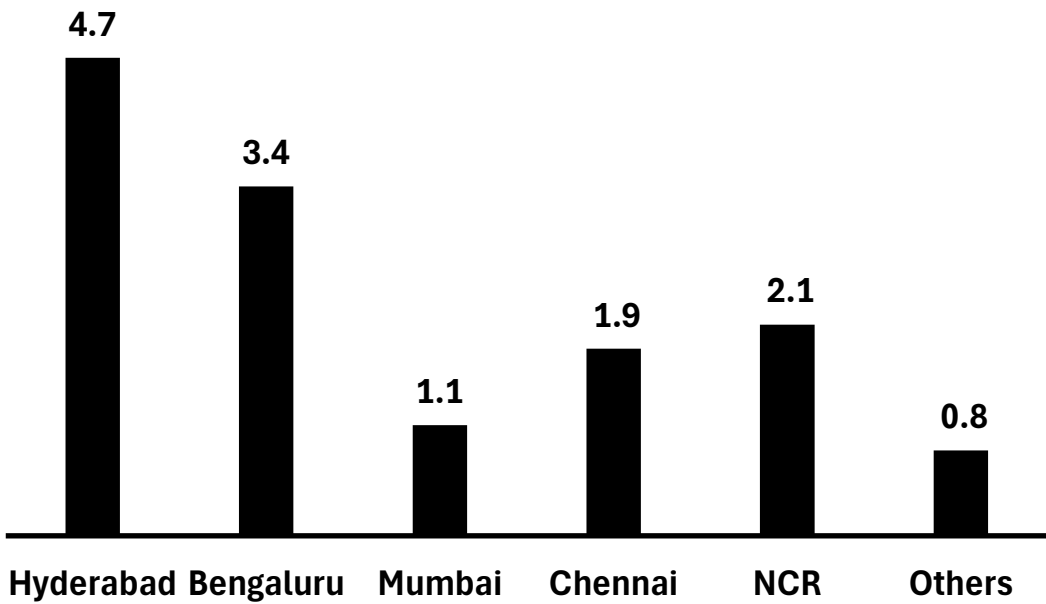
H1 FY26



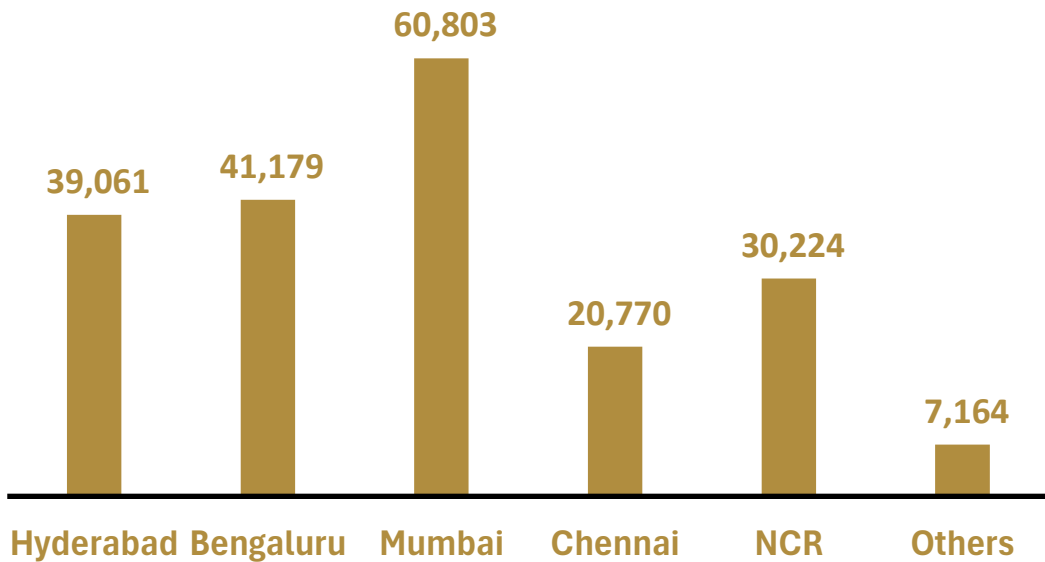
Sales (in ₹ mn)

INVENTORY BREAK UP

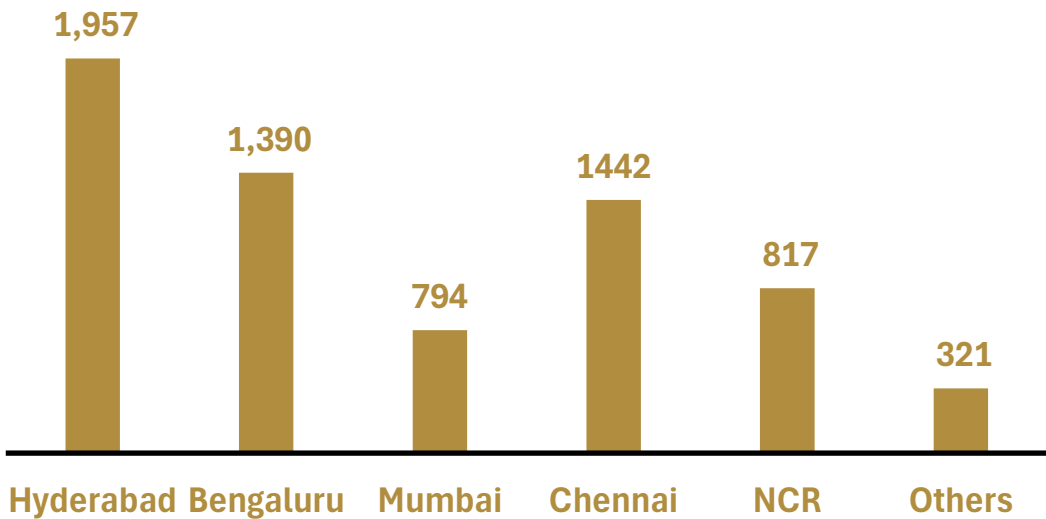
Area of Stock (in mn sft)
Geographical Distribution



Area of Stock (in ₹ mn)
Geographical Distribution

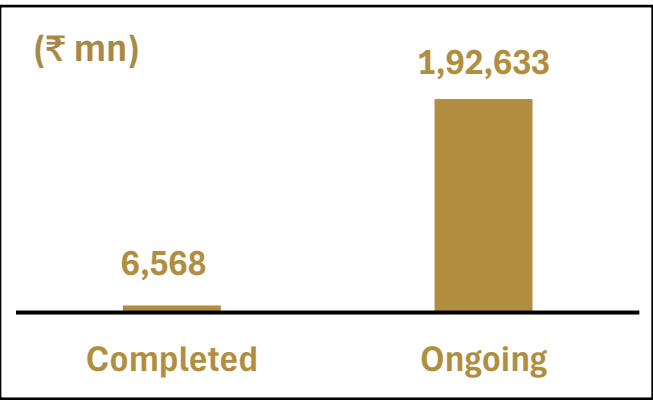
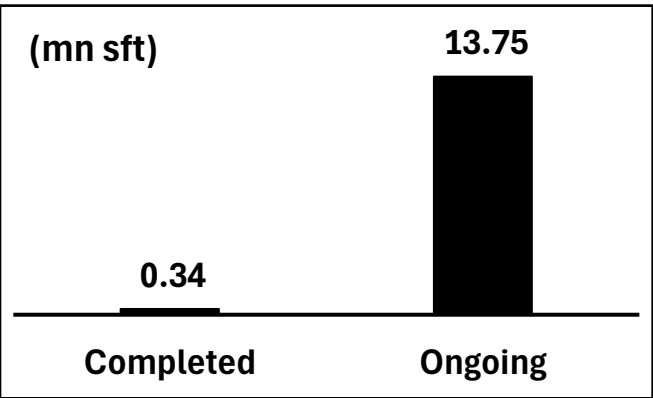


No. of Units
Geographical Distribution



AREA OF STOCK
14.09 mn sft

VALUE OF STOCK
₹ 1,99,201 mn



COMPLETED & ONGOING BREAK UP

OF UNITS (TOTAL)
6,349 Units

ONGOING
6,172 Units

COMPLETED
177 Units

FINANCIAL PERFORMANCE

Q2 FY26



REVENUE

₹ 26,978 mn

(+11.30% YoY)



EBITDA

₹ 11,759 mn

(+56.64% YoY)

EBITDA% **43.59%**

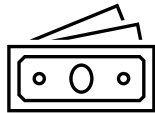


PBT

₹ 5,840 mn

(+219.65% YoY)

PBT% **21.65%**

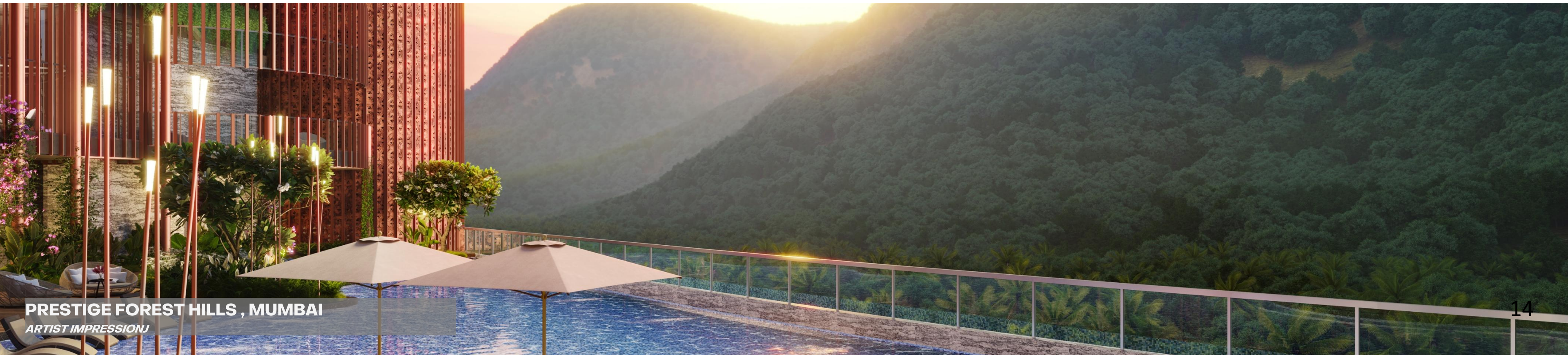


PAT

₹ 4,578 mn

(+95.14% YoY)

PAT% **16.97%**



FINANCIAL PERFORMANCE

H1 FY26



REVENUE

₹ 51,665 mn

(+16.15% YoY)

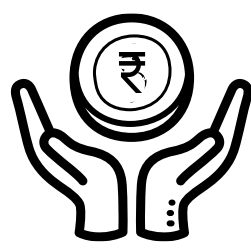


EBITDA

₹ 22,311 mn

(+30.52% YoY)

EBITDA% **43.18%**

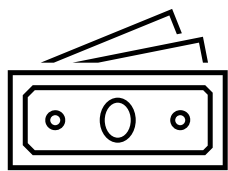


PBT

₹ 10,226 mn

(+72.74% YoY)

PBT% **19.79%**



PAT

₹ 7,698 mn

(+42.13% YoY)

PAT% **14.90%**

SEGMENT WISE RESULTS

(in ₹ mn)

Half Year ended 30 September 2025	Residential	Office	Retail	Services
Revenue	32,336	3,055	1,455	2,983
EBITDA (excluding other income)	9,427	2,715	859	320
EBITDA %	29%	89%	59%	11%
Depreciation	186	846	253	100
EBIT (excluding other income)	9,241	1,869	606	220
EBIT %	29%	61%	42%	7%
Interest Expenses (net of interest income)	2,795	1,049	218	(21)
Other Income	(51)	(13)	(173)	(12)
PBT	6,497	833	561	253
PBT %	20%	27%	39%	8%
Tax Expenses	1,557	243	141	88
PAT	4,940	590	420	165

SEGMENT WISE CAPITAL EMPLOYED

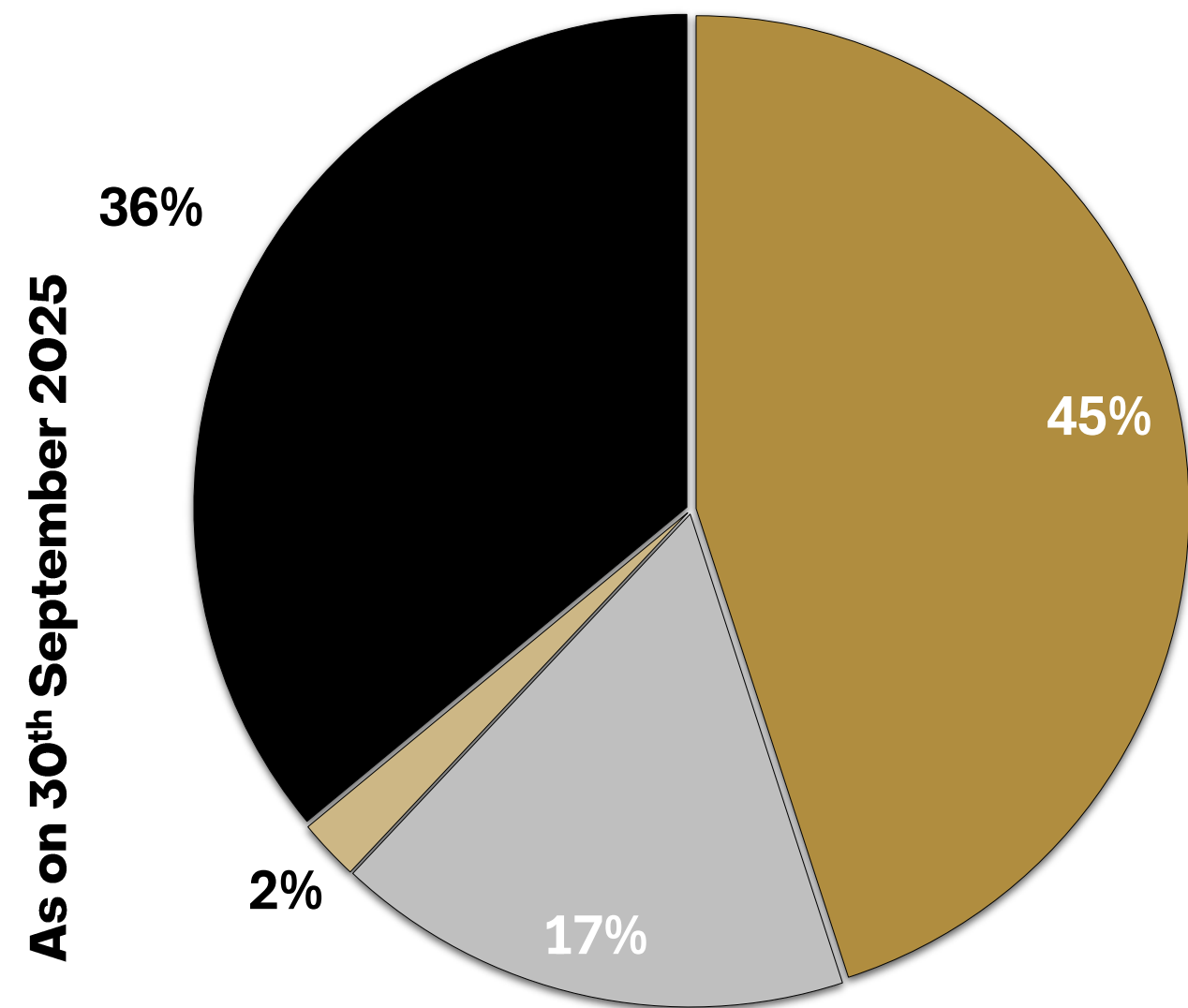
(in ₹ mn)

Half Year ended 30 September 2025		Residential	Office	Retail	Services
Equity	A	42,225	69,485	17,957	1,478
Debt (including ongoing capex)	B	50,345	38,459	10,030	17
Debt taken for ongoing capex project	C	-	16,557	998	-
Debt (excluding ongoing capex)	D=(B-C)	50,345	21,902	9,032	17
Capital Employed	E=(A+B)	92,570	1,07,944	27,987	1,495
Capital employed on ongoing capex projects and investments	F	-	73,603	15,883	-
Capital Employed (excluding ongoing capex projects)	G=E-F	92,570	34,341	12,104	1,495
Debt (excluding ongoing capex)	D	50,345	21,902	9,032	17
Equity	H=G-D	42,225	12,439	3,072	1,478
ROCE (ANNUALISED)		20.37%	15.81%	14.19%	42.81%
ROE (ANNUALISED)		31.65%	27.00%	53.00%	47.77%

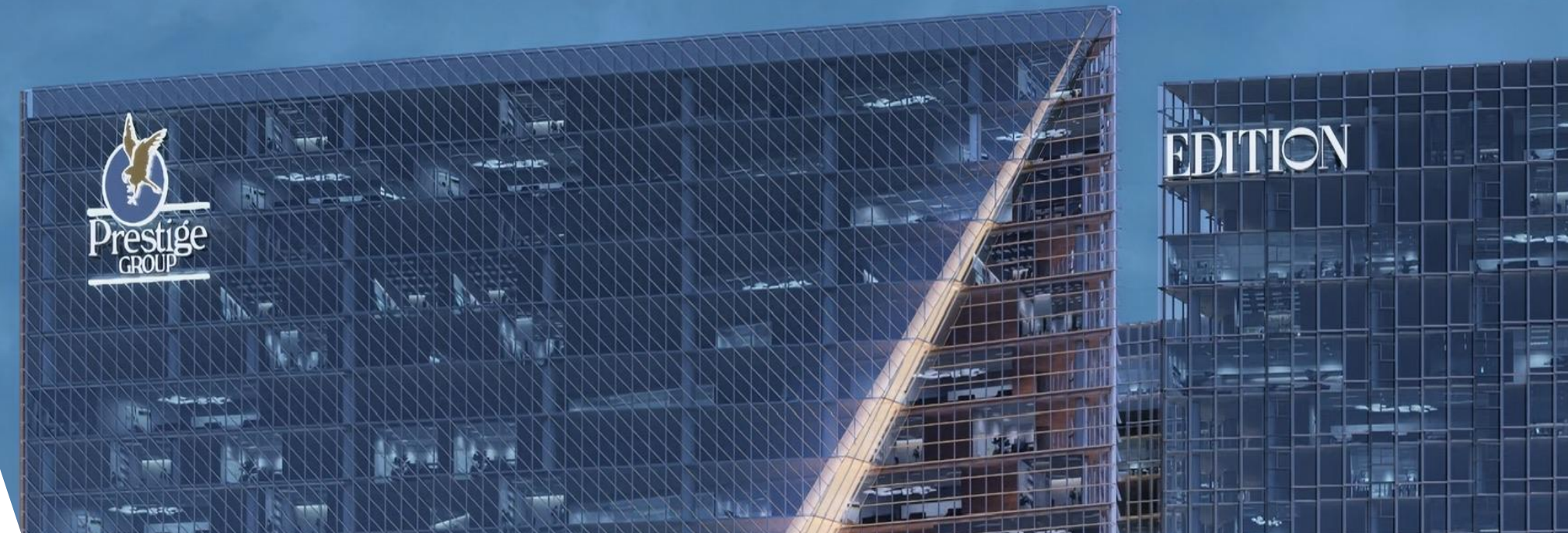
1. ROCE - EBIDTA/ CAPITAL EMPLOYED (G)

2. ROE - PBT +DEPRECIATION/ EQUITY (H)

DEBT PROFILE



- Project debt - Residential & Commercial for sales
- Office Space
- Retail and Hospitality
- Rental Securitisation/Operating Hospitality Loans



AVG COST OF DEBT

9.61%

DEBT EQUITY RATIO

0.45

NET DEBT

₹ 73,202 mn

CASH FLOWS

Q2 & H1 FY26

(in ₹ mn)

	Q2	H1
OPERATING ACTIVITIES		
Inflow		
Residential Collection/ Rent – Commercial & Retail/ Operation Receipts Mall & Property Maintenance / Security Deposits and Other Receipts	49,383	1,01,576
Outflow		
Construction Cost- Development Business	22,217	45,898
LO Payments & Refunds, Sales/ Marketing / Administrative Overheads, Income Tax and Other Indirect Taxes	12,352	22,701
Sub Total	34,568	68,600
Net Cashflow from Operating Activities	14,814	32,977
INVESTING ACTIVITIES		
Outflow		
Construction Cost (Retail/Commercial/Hospitality)	8,297	17,484
Investment in Land/TDR/Refundable Deposit/buyback of stakes	11,215	19,790
Sub Total	19,512	37,273
Net Cashflow from Investing Activities	-19,512	-37,273
FINANCING ACTIVITIES		
Inflow		
Debt Drawn Net	5,366	16,015
Others Net	1,503	2,586
Sub Total	6,869	18,600
Outflow		
Finance Cost	4,091	7,984
Dividend Payout	775	775
Sub Total	4,866	8,759
Net Cashflow from Financing Activities	2,002	9,841

BUSINESS SEGMENTS

RESIDENTIAL



RETAIL



COMMERCIAL



HOSPITALITY



RESIDENTIAL

COMPLETED

160 PROJECTS

139 mn sft

ONGOING

45 PROJECTS

96 mn sft

UPCOMING

32 PROJECTS

44 mn sft



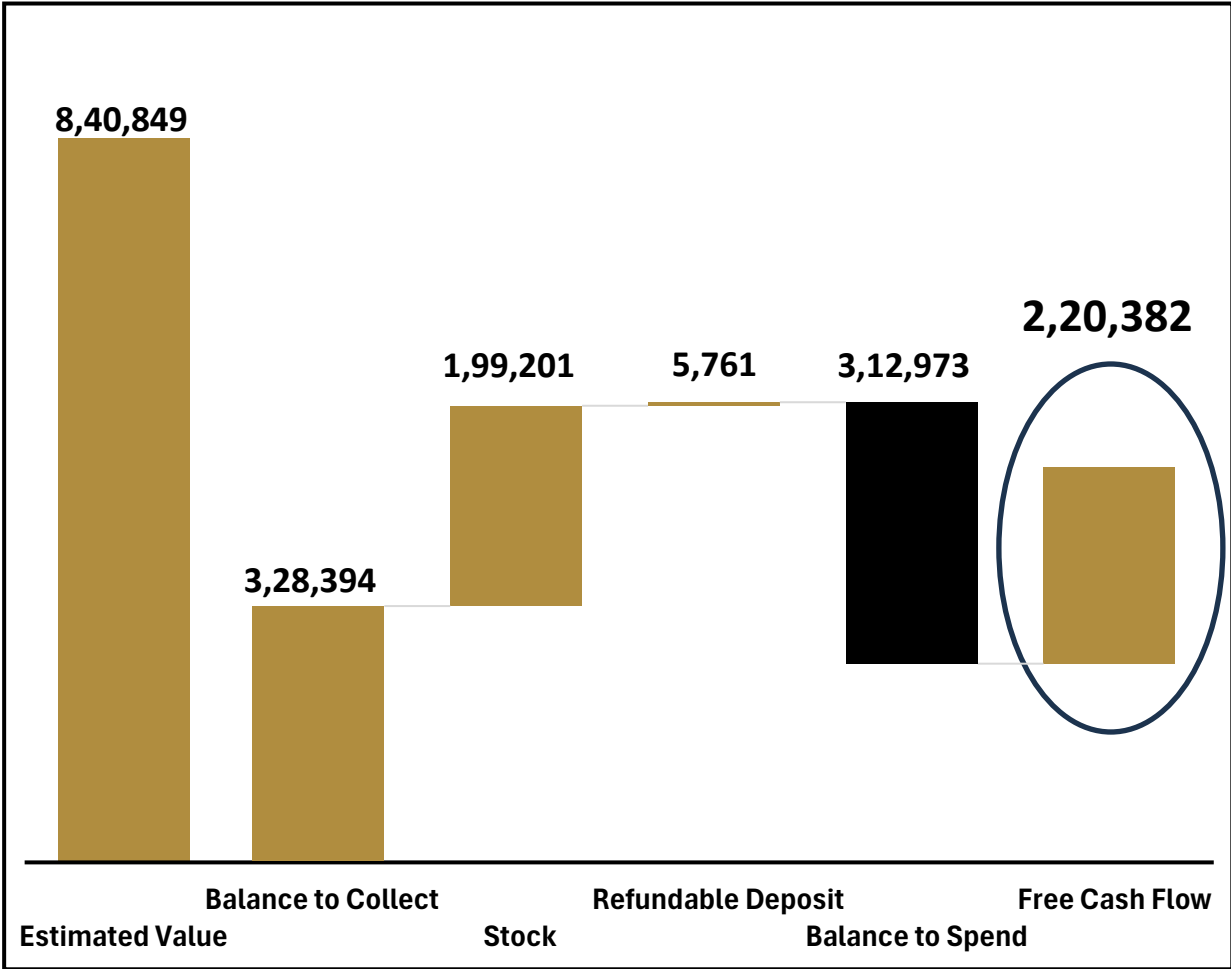
21

RESIDENTIAL PORTFOLIO

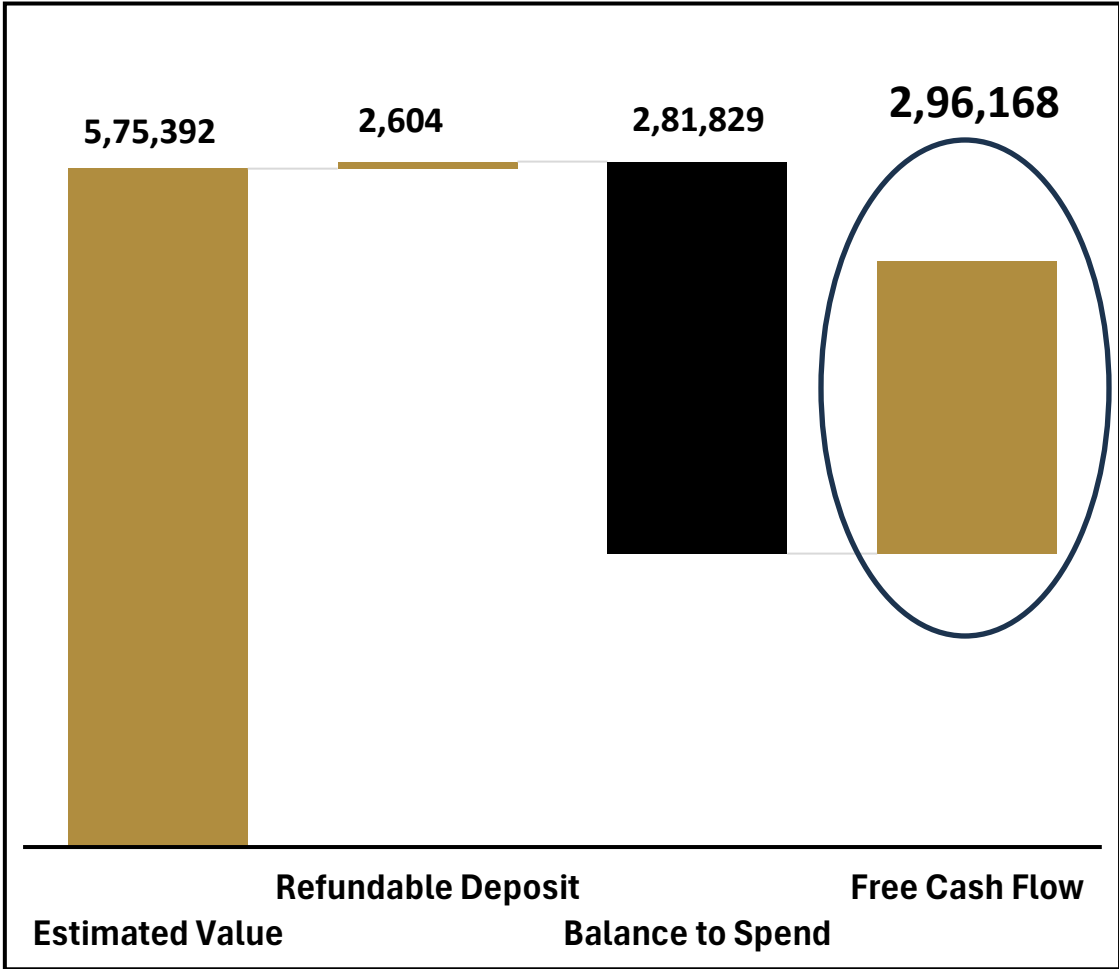
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 5,16,550 mn

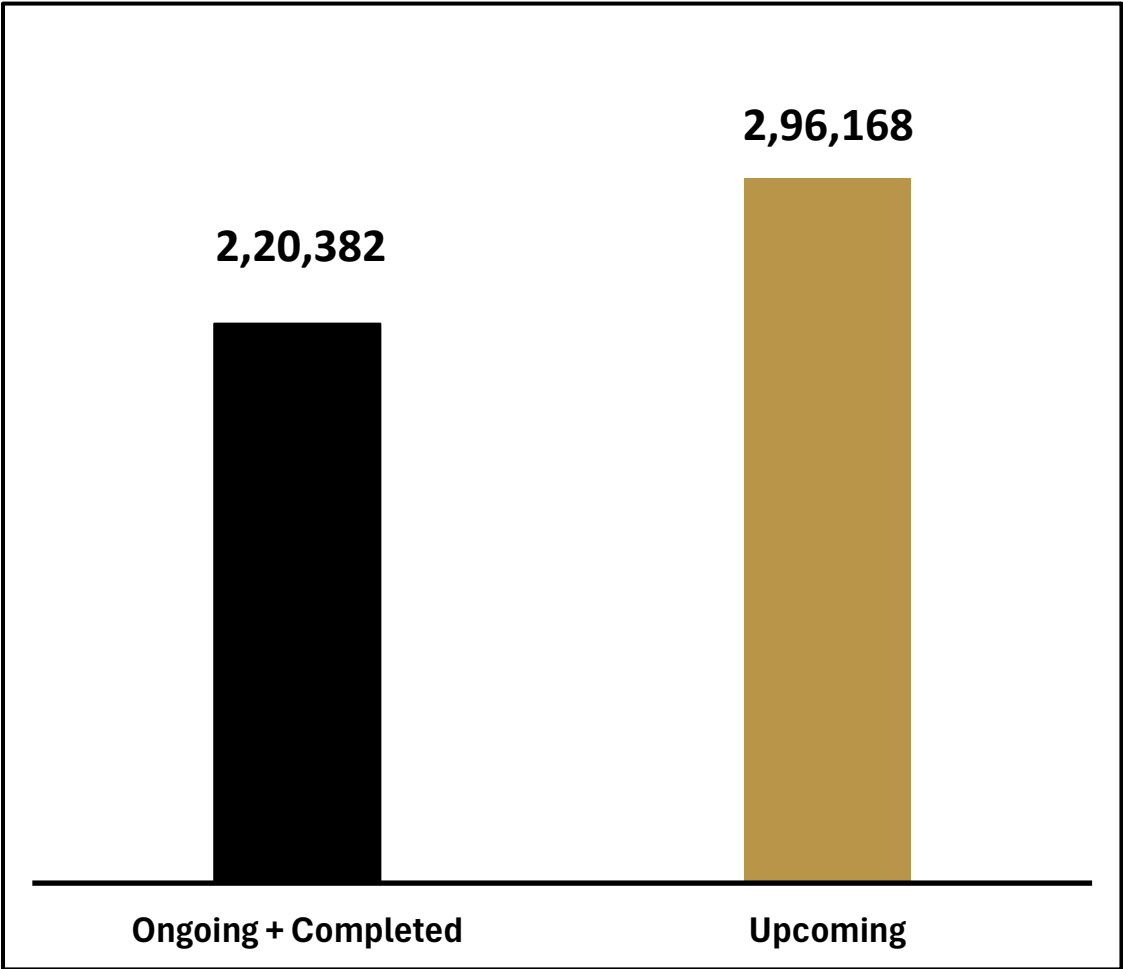
Ongoing + Completed Projects



Upcoming Projects

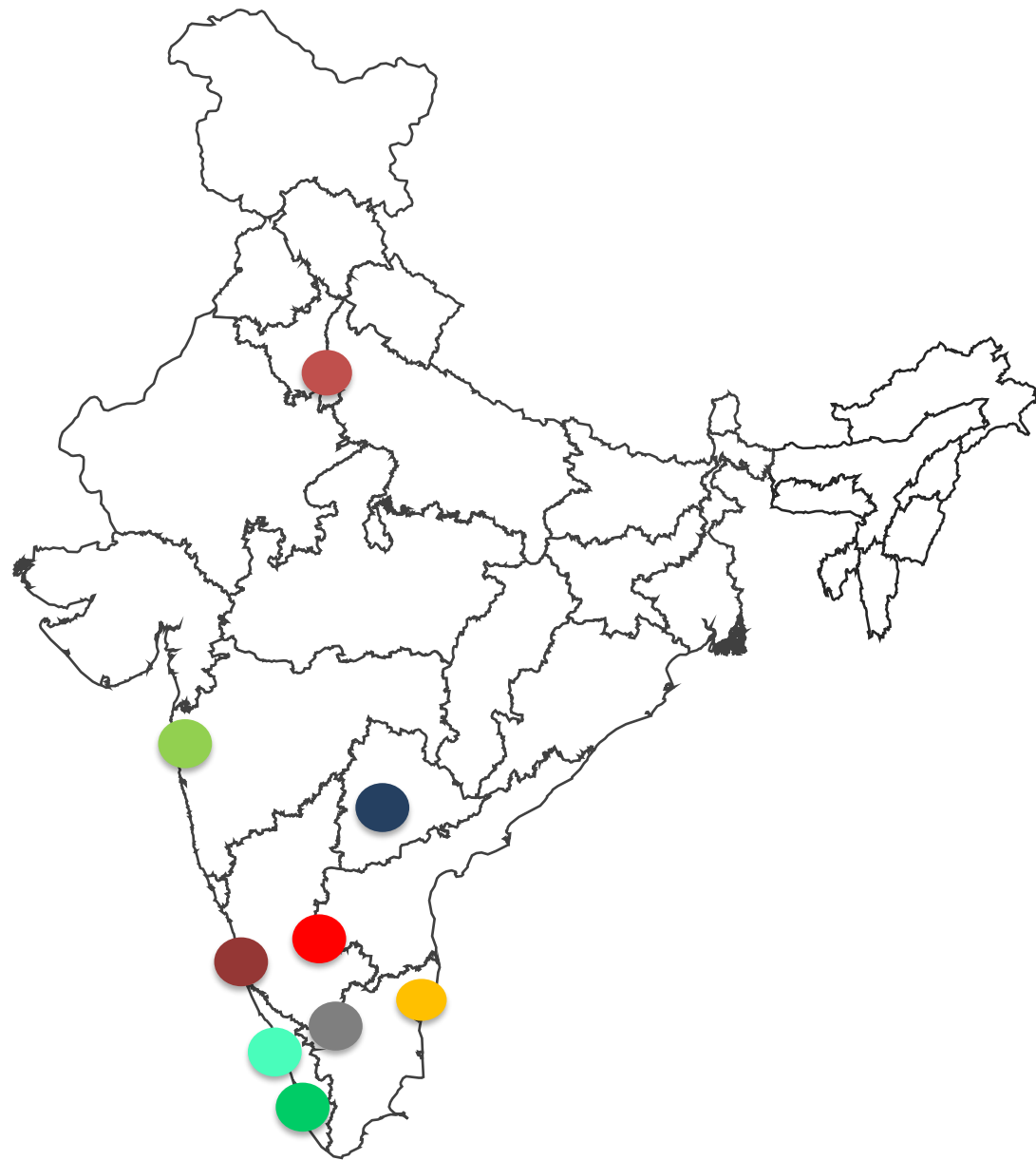


Free Cash Flows (₹ mn)



RESIDENTIAL - ONGOING PROJECTS

45 Projects **96** mn sft



● Bengaluru

1	Eden Park @ TPC	2.69	76%	2.04	FY 26
2	Meridian Park Phase I @ TPC	1.82	76%	1.39	FY 26
3	Meridian Park Phase II @ TPC	2.34	76%	1.78	FY 26
4	Meridian Park Phase III @ TPC	1.81	76%	1.38	FY 26
5	Prestige Green Gables	0.71	62%	0.44	FY 26
6	Prestige Sanctuary	0.43	100%	0.43	FY 26
7	Prestige King's County	1.52	82%	1.26	FY 26
8	Aston Park @ TPC	1.35	76%	1.03	FY 27
9	Prestige Elm Park	0.57	65%	0.37	FY 27
10	Prestige Dew Drops	0.12	100%	0.12	FY 27
11	Prestige Autumn Leaves	0.63	40%	0.25	FY 27
12	Prestige Greenbrook	0.74	40%	0.30	FY 27
13	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
14	Prestige Lavender Fields	3.11	90%	2.81	FY 28
15	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
16	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
17	Prestige Serenity Shores	1.57	80%	1.25	FY 28
18	Prestige Glenbrook	0.62	100%	0.62	FY 28
19	Prestige Somerville	0.84	64%	0.54	FY 28
20	Prestige Camden Gardens	0.33	66%	0.22	FY 28
21	Prestige Gardenia Estates	1.06	40%	0.42	FY 28
22	Prestige Raintree Park	4.67	100%	4.67	FY 29
23	Prestige Pine Forest	1.16	60%	0.70	FY 29
24	Prestige Suncrest	0.86	70%	0.60	FY 29
25	Prestige Southern Star Ph I	5.21	98%	5.10	FY 30
Total		44.19		33.82	

● Chennai

26	Prestige Pallavaram Gardens	4.24	76%	3.24	FY 30
Total		4.24		3.24	

● Kochi

27	Prestige Cityscape	0.30	50%	0.15	FY 27
28	Prestige Panorama	0.29	50%	0.15	FY 27
Total		0.60		0.30	

● Hyderabad

29	Prestige Clairemont	3.29	100%	3.29	FY 27
30	Prestige Vaishnai Rainbow Waters	1.11	37%	0.41	FY 27
31	The Prestige City @ Hyd – Villa	0.81	38%	0.31	FY 27
32	The Prestige City @ Hyd - Apt	12.86	38%	4.89	FY 28
33	Prestige Spring Heights	5.06	76%	3.85	FY 30
Total		23.13		12.75	

● Calicut

34	Prestige Ocean Pearl	1.50	72%	1.08	FY 27
Total		1.50		1.08	

● Mangaluru

35	Prestige Palm Residences	0.35	75%	0.26	FY 26
Total		0.35		0.26	

● Mumbai

36	Bellanza PH I @ TPC Mulund	1.70	100%	1.70	FY 27
37	Prestige Daffodils	0.26	64%	0.16	FY 27
38	Bellanza Ph II @ TPC Mulund	1.69	100%	1.69	FY 28
39	Prestige Ocean Towers	1.35	76%	1.03	FY 31
40	Prestige Forest Hills Mulund Ph1	2.36	100%	2.36	FY 31
41	Prestige Nautilus	2.92	64%	1.87	FY 33
Total		10.28		8.81	

● Ooty

42	Prestige Hillcrest	0.11	50%	0.05	FY 26
Total		0.11		0.05	

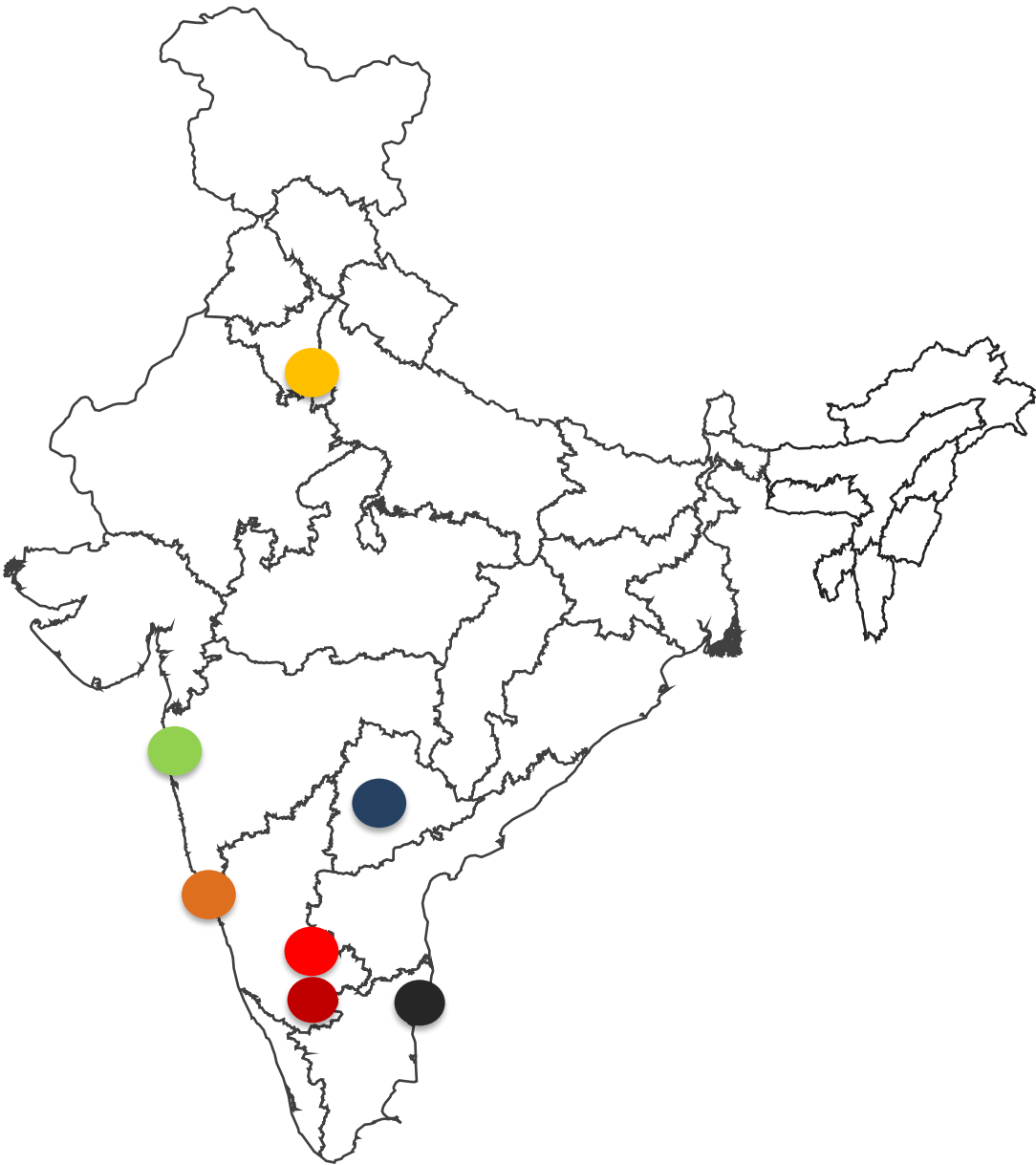
● NCR

43	Mulberry at The Prestige City	4.60	67%	3.08	FY 30
44	Oakwood at The Prestige City	5.04	67%	3.38	FY 30
45	Mayflower at The Prestige City	1.94	67%	1.30	FY 30
Total		11.58		7.76	

RESIDENTIAL - UPCOMING PROJECTS



32 Projects 44 mn sft



● Bengaluru

1	Prestige Southern Star Ph II	1.67	94%	1.57	FY 26
2	Prestige Falcon City Luxe	4.38	76%	3.33	FY 26
3	Eaton Park @ TPC	1.18	76%	0.90	FY 26
4	Fernvale @ TPC	0.79	51%	0.40	FY 26
5	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 26
6	Prestige Avon	0.60	69%	0.41	FY 26
7	Prestige Forest Edge	0.66	60%	0.39	FY 26
8	Prestige Marigold Ph II	1.30	100%	1.30	FY 26
9	Prestige Oakville	0.46	70%	0.32	FY 26
10	Prestige Windgates	0.55	70%	0.39	FY 26
11	Garden Breez @ TPC	1.23	52%	0.64	FY 26
12	Prestige Gardenia Estates Ph II	0.55	40%	0.22	FY 26
13	Prestige Park Ridge	2.81	69%	1.92	FY 27
14	Prestige Greenmoor	0.80	26%	0.20	FY 27
15	Prestige Grove Hills	0.43	65%	0.28	FY 27
16	Prestige Springwood (Earlier Park Street)	0.20	65%	0.13	FY 27
Total		22.37		17.16	

● Mumbai

17	Prestige Forest Hills Mulund - Ph2	2.45	100%	2.45	FY 26
18	Prestige Garden Trails (Earlier Horizon Heights)	2.10	100%	2.10	FY 26
19	Residential @ The Prestige Place	2.53	50%	1.26	FY 27
Total		7.08		5.81	

● Hyderabad

20	Prestige Rock Cliff	0.81	55%	0.45	FY 26
21	Prestige Imperial Park	3.09	76%	2.35	FY 27
Total		3.90		2.80	

● Chennai

22	Prestige Palm Court	1.85	69%	1.27	FY 26
23	Prestige Park Street (Velachery)	0.88	50%	0.44	FY 27
Total		2.73		1.71	

● Delhi/NCR

24	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
25	Prestige Imperium	0.18	76%	0.13	FY 27
Total		2.92		2.10	

● Goa

26	Prestige Bayfront	0.73	78%	0.57	FY 26
27	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 26
28	Veranda Bay @ Prestige Sea Scapes	0.45	100%	0.45	FY 26
39	Shimmering Shores @ Prestige Sea Scapes	0.46	100%	0.46	FY 26
30	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
31	Villas - Prestige Golfshire	1.26	100%	1.26	FY 27
Total		4.89		4.73	

● Sakleshpur

32	JW Marriot Residences	0.38	50%	0.19	FY 27
Total		0.38		0.19	

Projects Added in Q2

Since these projects are under planning stage, the areas may vary based on design. The same will be frozen once the approval has been received.

Table Header					24
Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Launches (Yr)		

GDV OF UPCOMING LAUNCHES

Sl No	Project Name	Location	TDA (mn sft)	Segment	GDV (₹ Mn)
Launched in H1 FY26					
1	Prestige Gardenia Estates	Bengaluru	1.06	Plots	8,032
2	Prestige Pallavaram Gardens	Chennai	4.24	Mid-Segment	34,158
3	Oakwood at The Prestige City	NCR	5.04	Mid-Segment	48,990
4	Mulberry at The Prestige City	NCR	4.60	Mid-Segment	45,073
5	Mayflower at The Prestige City	NCR	1.93	Mid-Segment	21,297
6	Prestige Greenbrook	Bengaluru	0.74	Plots	7,018
7	Prestige Autumn Leaves	Bengaluru	0.63	Plots	6,000
8	Prestige Crystal Lawns	Bengaluru	0.56	Plots	5,354
Sub Total			18.80		1,75,922
Planned for upcoming quarters					
9	Prestige Falcon City Luxe	Bengaluru	4.38	Mid-Segment	50,686
10	Evergreen @ Prestige Raintree Park	Bengaluru	4.76	Mid-Segment	49,167
11	Prestige Southern Star Ph II	Bengaluru	1.67	Mid-Segment	14,261
12	Prestige Forest Edge	Bengaluru	0.66	Luxury	13,111
13	Eaton Park @ TPC	Bengaluru	1.18	Mid-Segment	9,766
14	Prestige Marigold Ph II	Bengaluru	1.30	Plots	7,811
15	Prestige Windgates	Bengaluru	0.55	Premium	7,515
16	Prestige Oakville	Bengaluru	0.46	Premium	6,231
17	Fernvale @ TPC	Bengaluru	0.79	Mid-Segment	6,241
18	Prestige Avon	Bengaluru	0.60	Mid-Segment	5,499
19	Prestige Palm Court	Chennai	1.85	Mid-Segment	9,508
20	Prestige Bayfront	Goa	0.73	Luxury	14,698
21	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
22	Shimmering Shores @ Prestige Sea Scapes	Goa	0.46	Mid-Segment	2,796
23	Veranda Bay @ Prestige Sea Scapes	Goa	0.45	Mid-Segment	2,793
24	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
25	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	2.45	Mid-Segment	35,407
26	Prestige Garden Trails	Mumbai	2.10	Mid-Segment	20,268
Sub Total			26.70		2,72,316
Grand Total			45.51		4,48,238

Since these projects are under planning stage, the areas may vary based on design, and GDV may vary based on market trends.

GDV OF NEW ACQUISITIONS

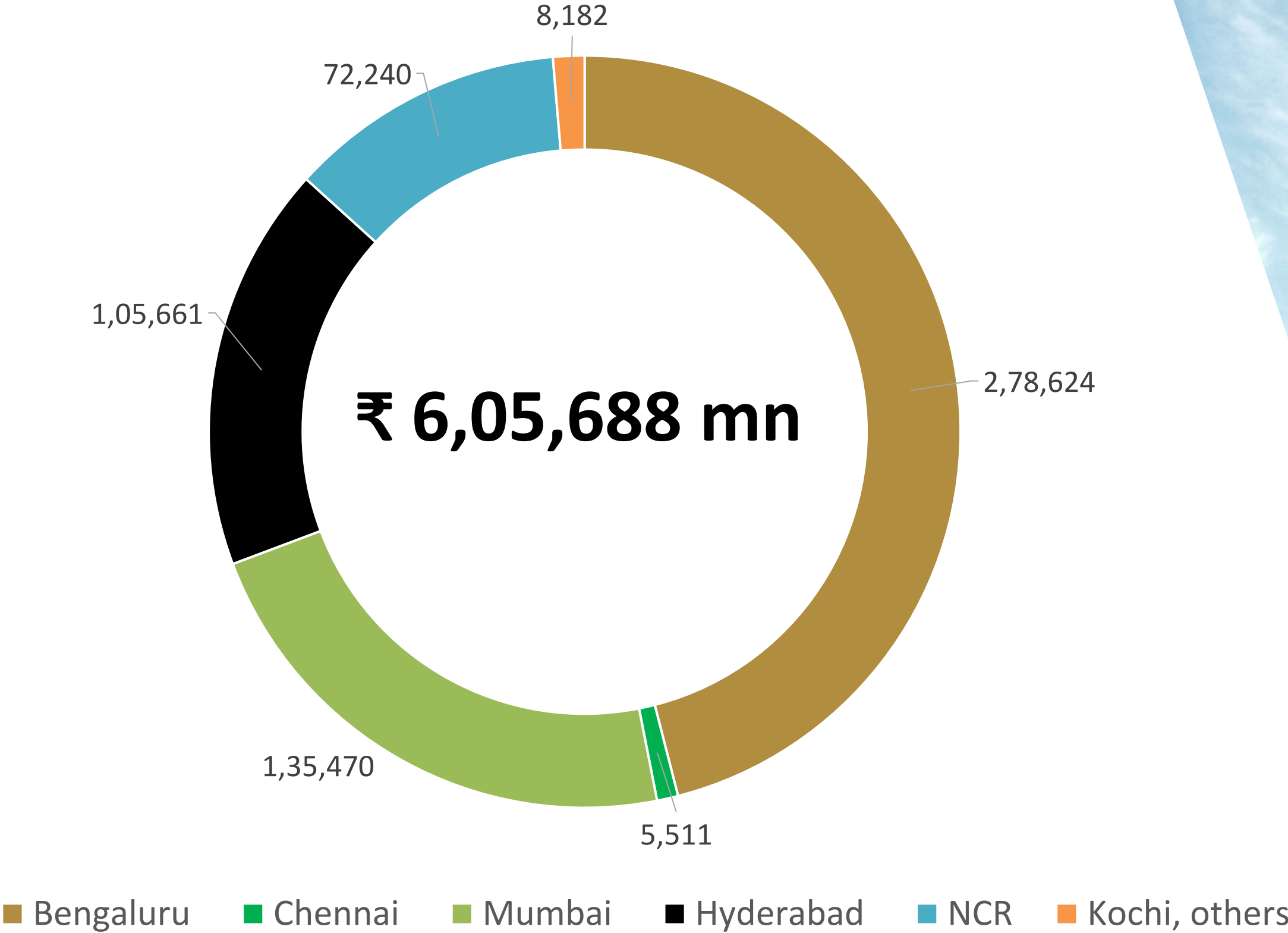
PRESTIGE GOLFSHIRE, BENGALURU
SHOT AT LOCATION

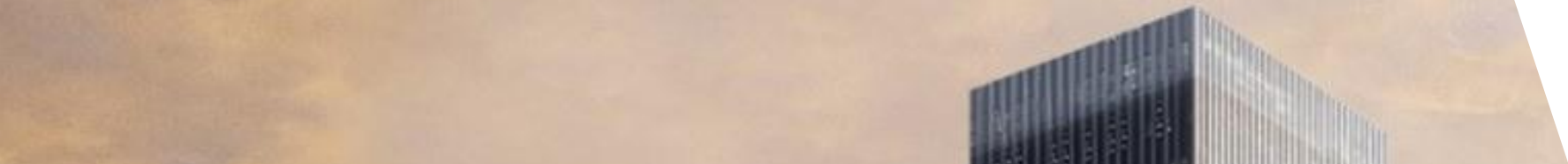
Location	Land Area (in acres)	Tentative GDV (₹ mn)
Q1 FY26		
Tellapur, Hyderabad	28	85,000
Poojanahalli – Devanahalli Bengaluru	10	13,000
Kothanuru , KR Puram Bengaluru	7	4,500
Ittangur, Sarjapura Bengaluru	10	13,000
Pulimamidi, Hyderabad	37	2,500
Velachery, Chennai	3	16,000
Prestige Business Bay, Mumbai	6	70,000
Q1 Total	101	2,04,000
Q2 FY26		
Dalasagere , Hosakote, Bengaluru	71	6,800
Belavatha , Mysore	4	4,000
Chandapura, Hosur Road, Bengaluru	70	82,300
Attibele, Bengaluru	9	10,600
Raidurg , Hyderabad (<i>residential sale portion</i>)	11	23,000
Q2 Total	165	1,26,700
H1 Total	266	3,30,700

Only projects and areas for sale have been considered in the above GDV.

Since these projects are under planning stage, the areas may vary based on design, and GDV may vary based on market trends.

UNRECOGNISED REVENUE





COMMERCIAL

COMPLETED

125 PROJECTS

49 mn sft

ONGOING

13 PROJECTS

24 mn sft

UPCOMING

11 PROJECTS

14 mn sft



OPERATIONAL HIGHLIGHTS

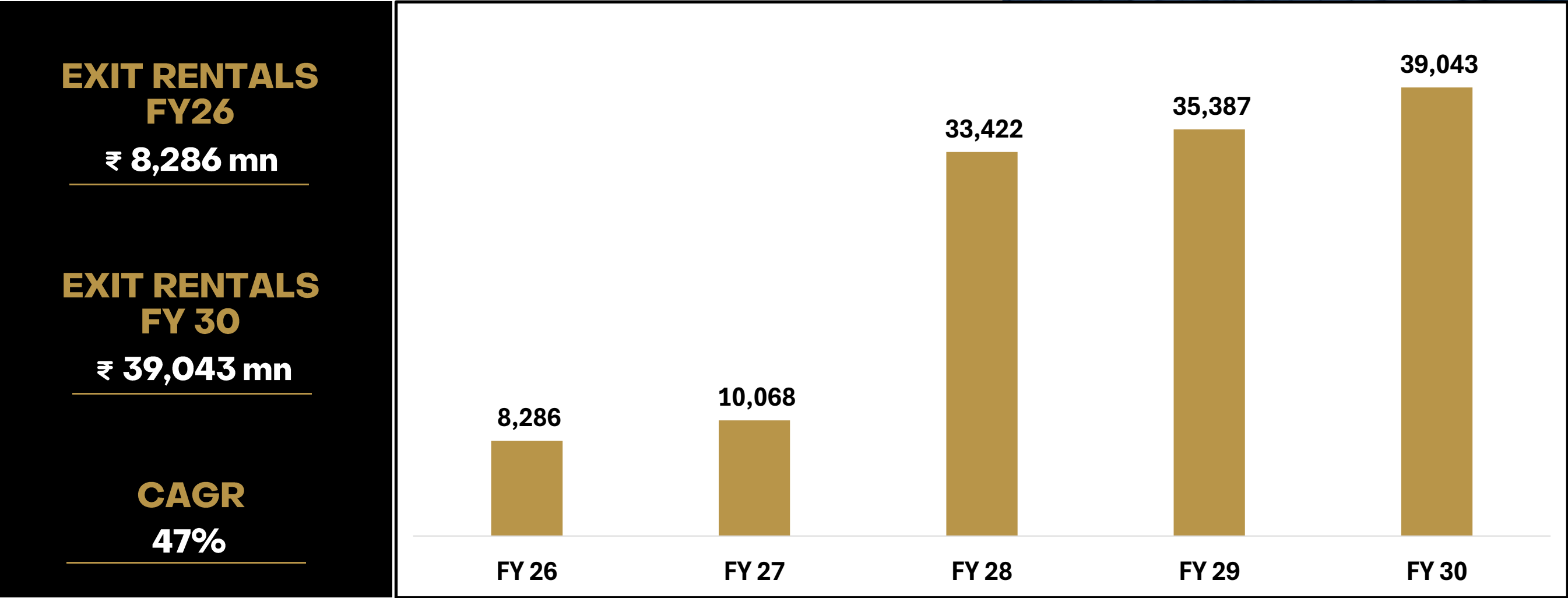
Q2 FY26

TOTAL LEASING
2.30 mn sft

OCCUPANCY
93.42%

COMMERCIAL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)



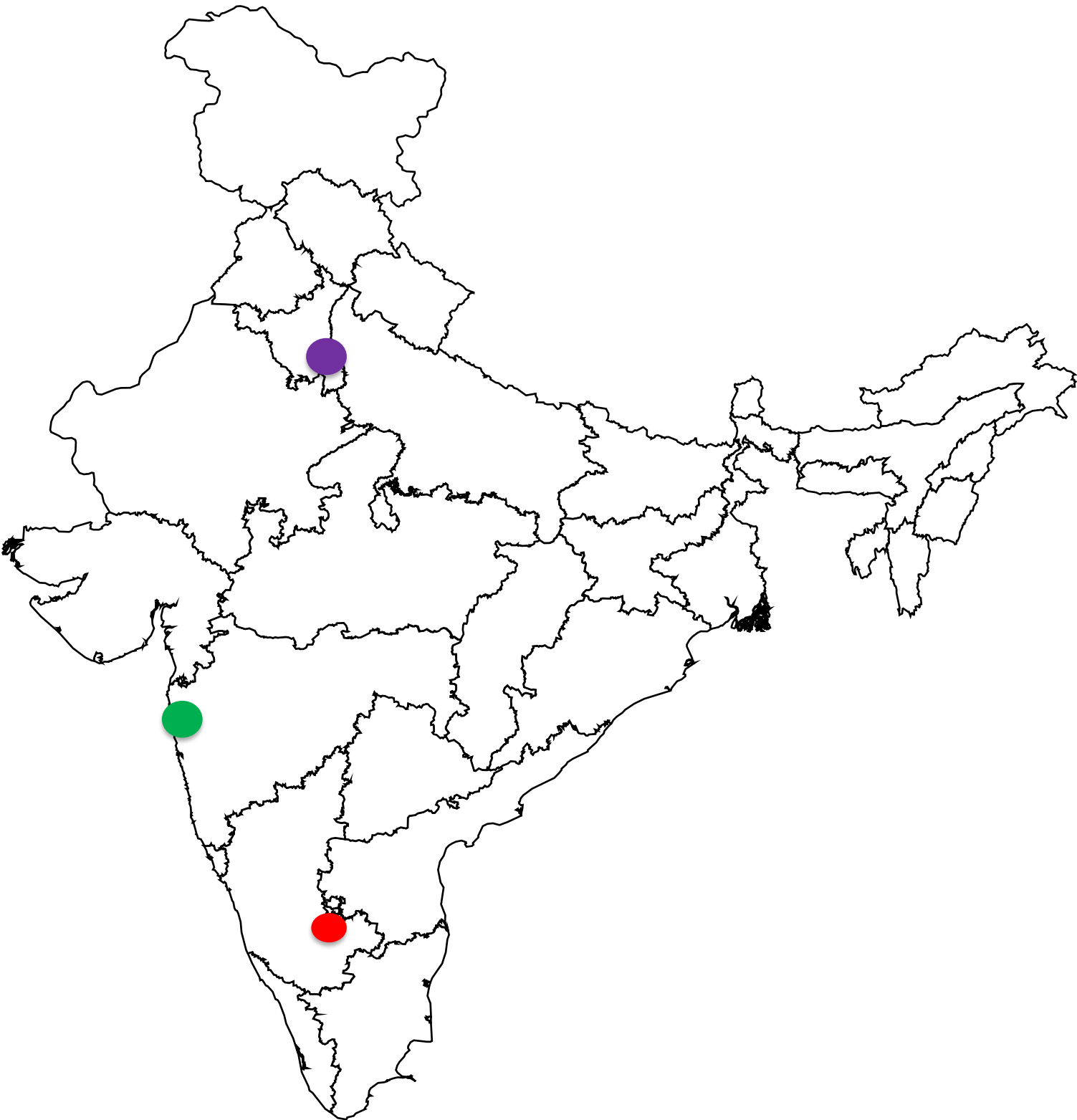
PG Share



COMMERCIAL - ONGOING PROJECTS



13 Projects 24 mn sft



● Bengaluru

1	Prestige Lake Shore Drive Ph I	3.51	40%	1.40	FY 26
2	Prestige Tech Hub	1.33	60%	0.80	FY 26
3	Prestige Tech Forest	3.73	68%	2.54	FY 26
4	Prestige Capital Square	0.18	100%	0.18	FY 26
5	Prestige Waterfront	0.54	60%	0.32	FY 27
6	Prestige Tech Habitat	1.04	74%	0.77	FY 27
7	Prestige Techzone	2.53	67%	1.70	FY 27
8	Prestige Signature Tower (JRC)	0.28	100%	0.28	FY 27
9	Prestige Lake Shore Drive Ph I Block 3	0.82	40%	0.33	FY 28
Total		13.96		8.32	

● Mumbai

10	The Prestige' Mumbai	4.28	90%	3.86	FY 28
11	Prestige 1O1, BKC (X)	2.94	100%	2.94	FY 28
12	Prestige 1O1, BKC (Y)	1.83	50%	0.91	FY 28
Total		9.05		7.71	

● Delhi

13	Trade Center DIAL (Aerocity)	0.80	50%	0.40	FY 26
Total		0.80		0.40	

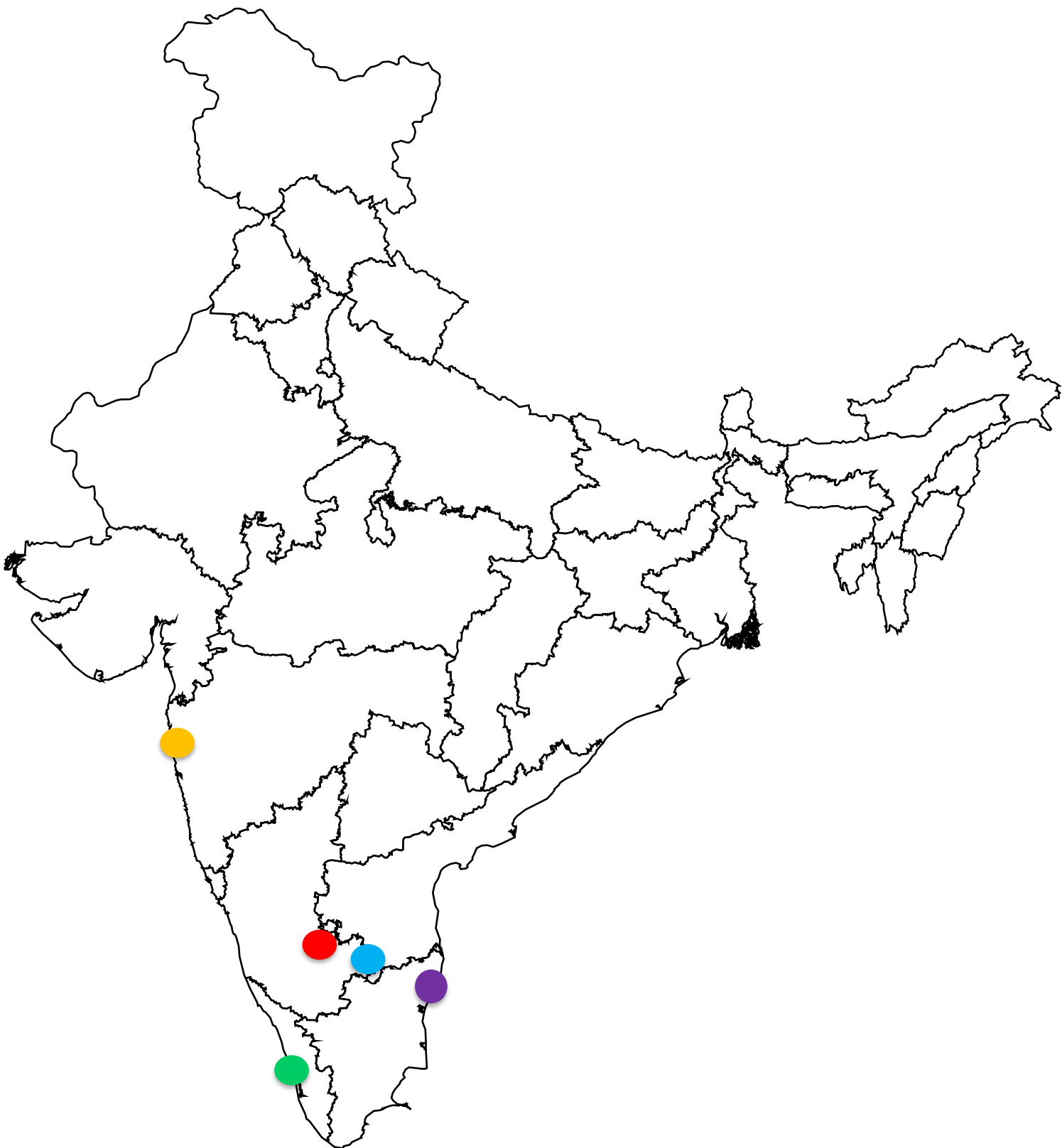
Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions (Yr)
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COMMERCIAL - UPCOMING PROJECTS



11 Projects 14 mn sft



● *Bengaluru*

1	Prestige Landmark	2.92	50%	1.46	FY 26
2	Prestige Tech park 5	0.14	100%	0.14	FY 27
3	Commercial - Kensington Road	0.08	100%	0.08	FY 27
4	Prestige Turning Point	0.57	45%	0.26	FY 27
Total		3.71		1.93	

● *Kolar*

5	Shipco (Wharehousing)	2.04	70%	1.43	FY 26
Total		2.04		1.43	

● *Kochi*

6	Prestige Cyber Green- Phase II	0.63	100%	0.63	FY 26
7	Prestige Vantage Point	0.46	60%	0.28	FY 26
Total		1.09		0.91	

● *Chennai*

8	WS Industries	1.64	64%	1.05	FY 26
Total		1.64		1.05	

● *Mumbai*

9	Prestige Quantum	1.63	50%	0.81	FY 27
10	Commercial @ The Prestige Place	1.31	50%	0.65	FY 27
11	Prestige Business Bay	2.72	60%	1.63	FY 27
Total		5.66		3.10	

Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Launches (Yr)
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Since these projects are under planning stage, the areas may vary based on design. The same will be frozen once the approval has been received.

COMMERCIAL - CAPEX & BALANCE TO SPEND



BALANCE TO SPEND (PG SHARE)		PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
ONGOING COMMERCIAL ₹ 64,792 mn		Ongoing Commercial Capex	1,22,470	1,09,318	70,265	64,792
UPCOMING COMMERCIAL ₹ 39,326 mn		Upcoming Commercial Capex	59,046	39,873	58,451	39,326
TOTAL ₹ 1,04,111 mn		Total Capex (Ongoing & Upcoming)	1,81,516	1,49,190	1,28,716	1,04,111

(Values in ₹ mn)

RETAIL

COMPLETED

13 PROJECTS

10 mn sft

ONGOING

3 PROJECTS

2 mn sft

UPCOMING

10 PROJECTS

10 mn sft



FORUM REX WALK, BENGALURU
SHOT AT LOCATION

OPERATIONAL HIGHLIGHTS

Q2 FY26

PORTFOLIO LEVEL
OCCUPANCY

99%

GTO

₹ 6,236 mn (+10% yoy)

MALL FOOTFALLS

~ 4.8 mn

RETAIL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)

**EXIT RENTALS
FY26**

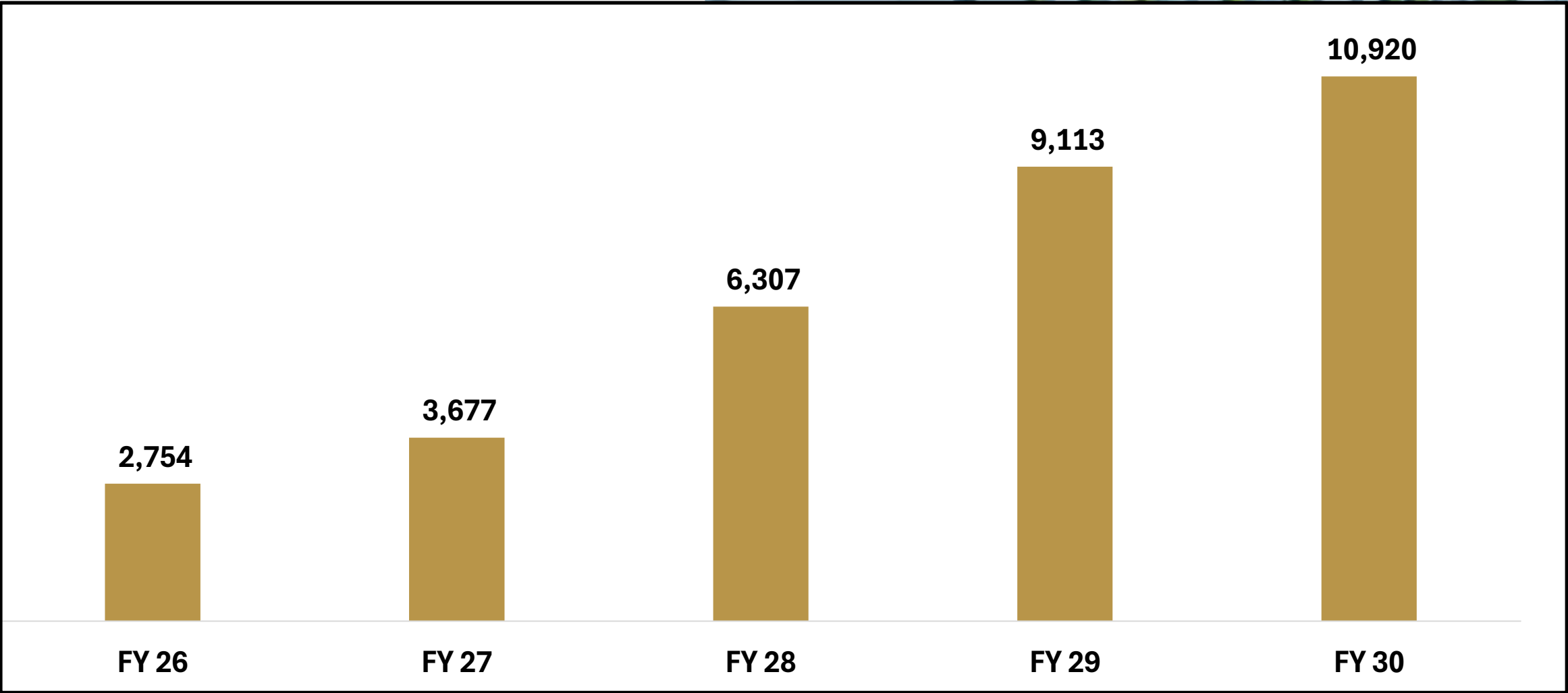
₹ 2,754 mn

**EXIT RENTALS
FY 30**

₹ 10,920 mn

CAGR

41%



PG Share

RETAIL - ONGOING & UPCOMING PROJECTS

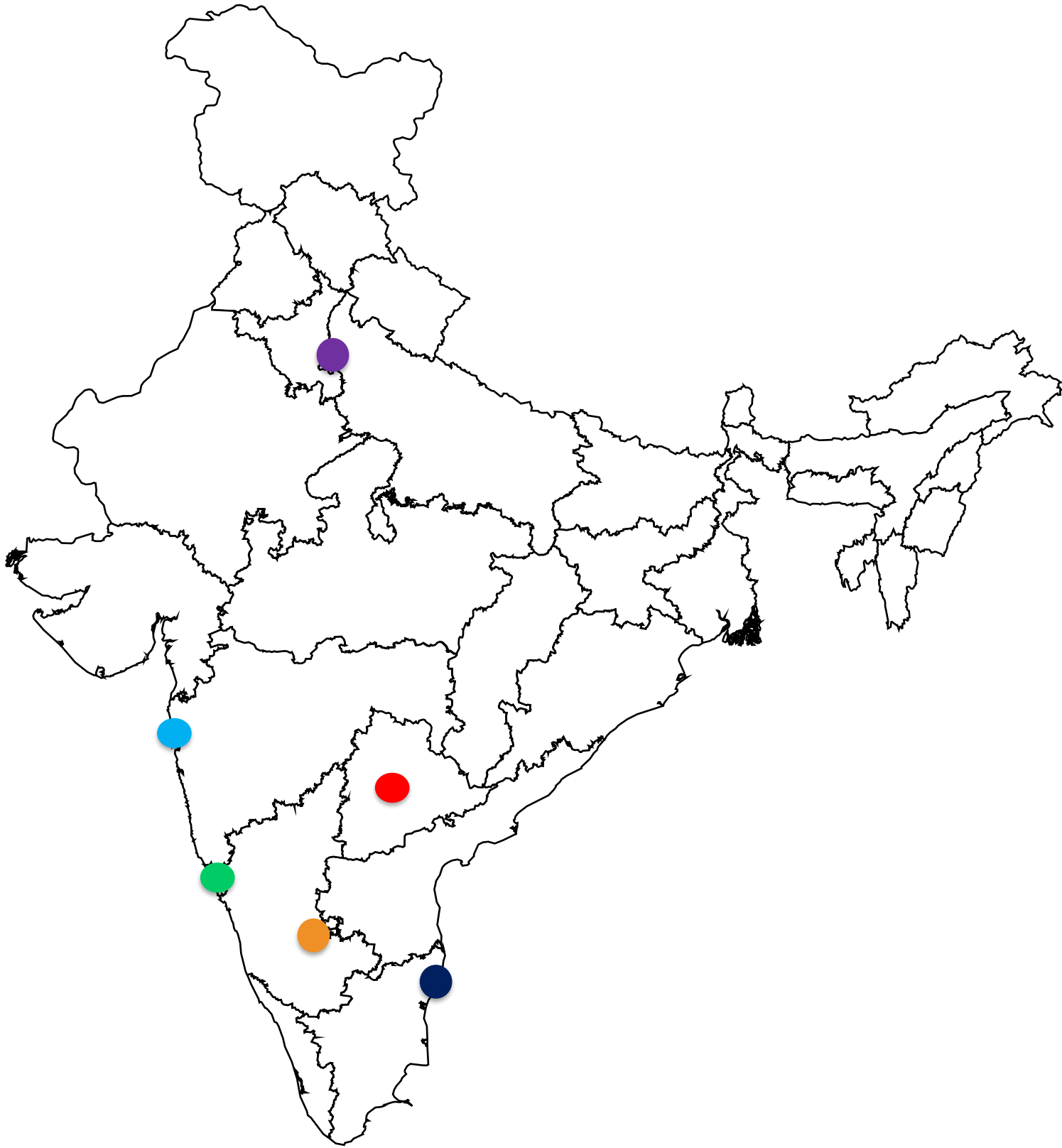


Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions/ Launches(Yr)
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ONGOING

3 Projects 2 mn sft

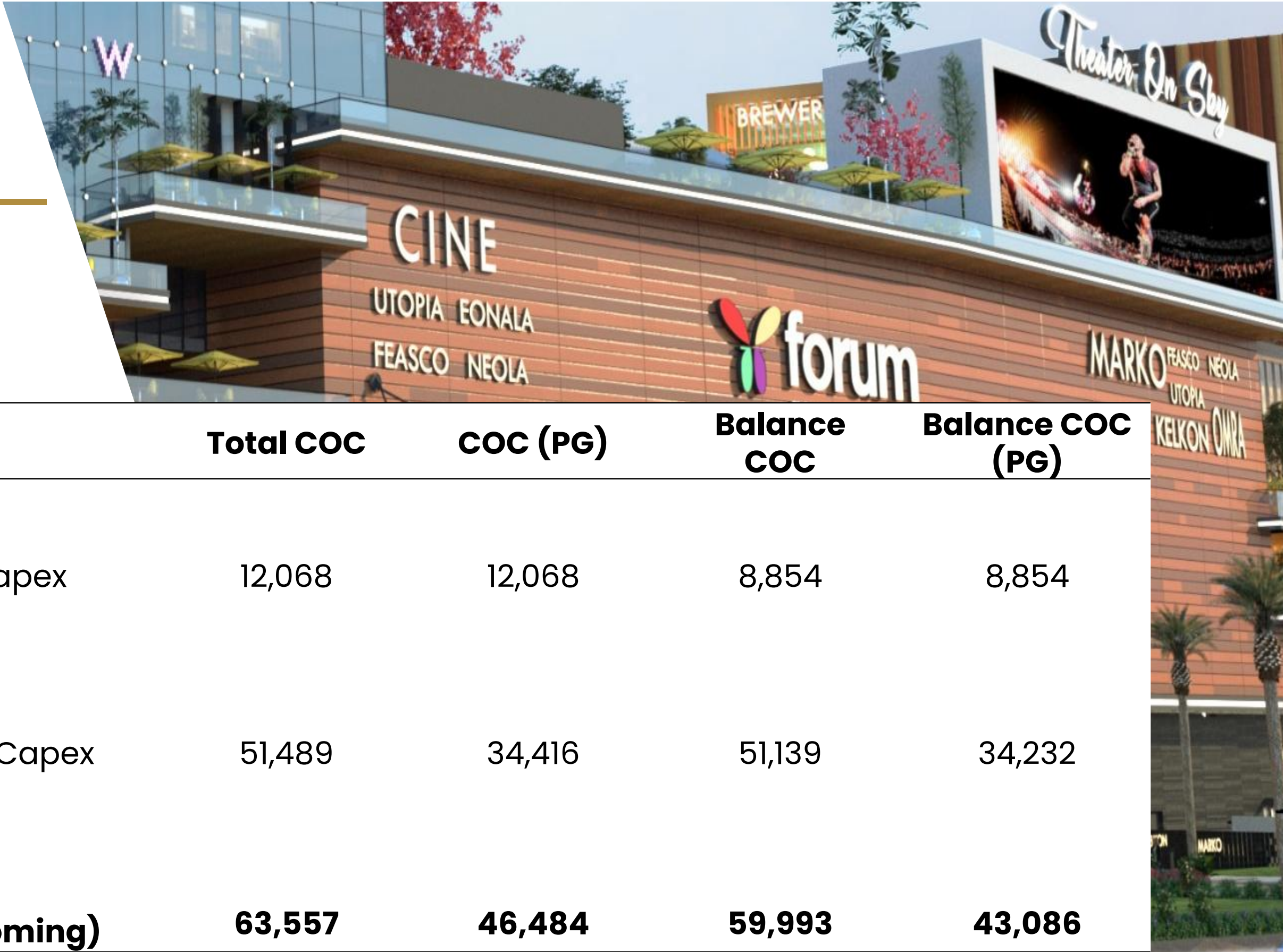
BENGALURU					
1	Forum 13o North	1.13	100%	1.13	FY 27
2	Forum TPC Bengaluru	1.27	100%	1.27	FY 28
Total		2.40		2.40	
MUMBAI					
3	Forum @ Mulund	0.17	100%	0.17	FY 27
Total		0.17		0.17	

UPCOMING

10 Projects 10 mn sft

BENGALURU					
1	Forum Park Grove	0.83	76%	0.63	FY 26
2	Forum Mall @ Prestige Falcon City Phase 2	0.46	100%	0.46	FY 27
CHENNAI					
3	Forum One OMR	1.49	85%	1.26	FY 26
GOA					
4	Forum @ South Goa	1.05	100%	1.05	FY 26
5	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 26
HYDERABAD					
6	Forum @ The Prestige City(Hyd)	1.84	38%	0.70	FY 26
7	Forum @ Budvel	0.65	76%	0.49	FY 26
8	Forum @ Banjara Hills	0.59	50%	0.30	FY 26
MUMBAI					
9	Forum @ The Prestige Place	1.61	50%	0.80	FY 27
NCR					
10	Forum @ TPC Indirapuram	1.18	68%	0.80	FY 26
Total		9.80		6.60	

RETAIL - CAPEX & BALANCE TO SPEND



**BALANCE TO SPEND
(PG SHARE)**

ONGOING RETAIL
₹ 8,854 mn

UPCOMING RETAIL
₹ 34,232 mn

TOTAL
₹ 43,086 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	12,068	12,068	8,854	8,854
Upcoming Retail Capex	51,489	34,416	51,139	34,232
Total Capex (Ongoing & Upcoming)	63,557	46,484	59,993	43,086

(Values ₹ in mn)

LAND BANK

S.No.	Entity Name	Location	Land Area (Acres)	Economic Interest	Prestige Share (Acres)
1	Prestige Bidadi Holdings Pvt Ltd	Bidadi, Bengaluru	180	100%	180
2	The QS Company	Padil Mangaluru	22	100%	22
3	Prestige Warehousing And Cold Storage Services Pvt Ltd	Dobaspet, Bengaluru	50	100%	50
4	Prestige Sterling Infra Projects Pvt Ltd	ORR Bengaluru	37	90%	33
5	Northland Holdings	Sonnenahalli, Bengaluru	13	100%	13
6	Prestige Whitefield Developers	Whitefield, Bengaluru	18	47%	8
7	Prestige Estates Projects Ltd	Huyilalu, Mysuru	4	100%	4
8	Prestige Estates Projects Ltd	Bannergatta Road, Bengaluru	104	80%	83
9	Prestige Estates Projects Ltd	Meesaganahalli, Bengaluru	60	100%	60
10	Apex Realty Management	Bagaluru, Bengaluru	33	100%	33
11	Prestige Lonavala Estates Pvt Ltd	Taje Village, Pune	50	100%	50
12	Prestige Estates Projects Ltd	Kasavanahalli, Bengaluru	9	60%	6
13	Prestige Acres Pvt Ltd	Kodagurki - Devanahalli, Bengaluru	42	45%	19
14	Prestige Southcity Holdings	Merces, Goa	34	37%	12
15	Prestige Estates Projects Ltd	Varthur, Bengaluru	18	100%	18
16	Apex Realty Management	Pulimamidi, Hyderabad	37	100%	37
17	Prestige Estates Projects Ltd	Kodagurki - Devanahalli, Bengaluru	65	66%	43
18	Prestige Estates Projects Ltd	Poojanahalli - Devanahalli Bengaluru	10	69%	7
19	Prestige Falcon Malls Private Limited	Kothanuru , KR Puram Bengaluru	7	66%	5
20	Prestige Estates Projects Ltd	Tellapur, Hyderabad	28	100%	28
21	Prestige Estates Projects Ltd	Dalasagere - Hosakote	71	45%	32
22	Prestige Summit Convention Pvt Ltd	BIAL , Bengaluru	14	100%	14
23	Prestige Estates Projects Ltd	Belavatha , Mysore	4	68%	3
24	Prestige Estates Projects Ltd	Chandapura, Hosur Road Bengaluru	70	85%	60
25	Silver Oak Projects	Knowledge City , Raidurg Hyderabad	11	100%	11
26	Prestige Builders and Developers Private Limited	Attibele , Bengaluru	9	100%	9
Total			1,000		840

Added in Q2

ESG ACHIEVEMENTS & RECOGNITION



Prestige Group is setting benchmarks in sustainability, innovation and employee engagement.

Our recent achievements in global ESG standards, digital certifications, and employee engagement reflect our commitment to excellence across Environmental, Social, and Governance (ESG) initiatives.

Key Updates

Environmental

- * 5-Star GRESB rating with a score of 99/100, ranking #1 in Asia for The Prestige and Prestige 101, BKC.
- * 6.5 Mn Sq. Ft. of Commercial projects certified with USGBC LEED (Platinum & Gold) and 17 Mn Sq. Ft. of Residential projects have been IGBC pre-certified.
- * 1.3 Mn Sq. Ft. of Commercial projects are WELL Health & Safety Rated.

Social

- * Commitment to planting 1 million trees and restoring lakes in Bengaluru.

Governance

- * Achieved CRISIL ESG score of 54, reflecting a year-on-year improvement of 3 points, and secured a BRSR Core score of 70 out of 100.

BOARD OF DIRECTORS



Irfan Razack

Chairman and Managing Director



Dr. Rezwan Razack

Joint Managing Director



Noaman Razack

Whole-Time Director



Uzma Irfan

Director



S. N. Nagendra

Independent Director



Neelam Chhiber

Independent Director



Dr. Ravindra M Mehta

Independent Director



T. Srikanth Bhagavat

Independent Director

LEADERSHIP TEAM



Omer Bin Jung

Joint Managing
Director – Hospitality



Faiz Rezwan

Executive Director –
Contracts and Projects



Zayd Noaman

Executive Director –
CMD's Office



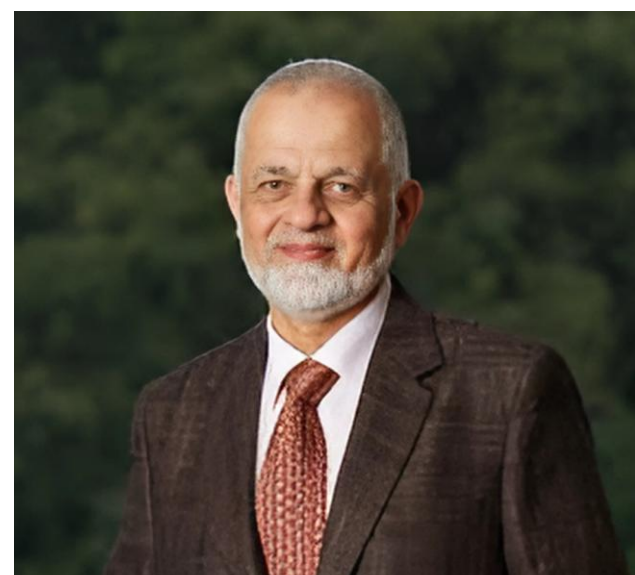
Mohmed Zaid Sadiq

Joint Managing
Director – Hospitality



Anjum Jung

Executive Director –
Interior Design



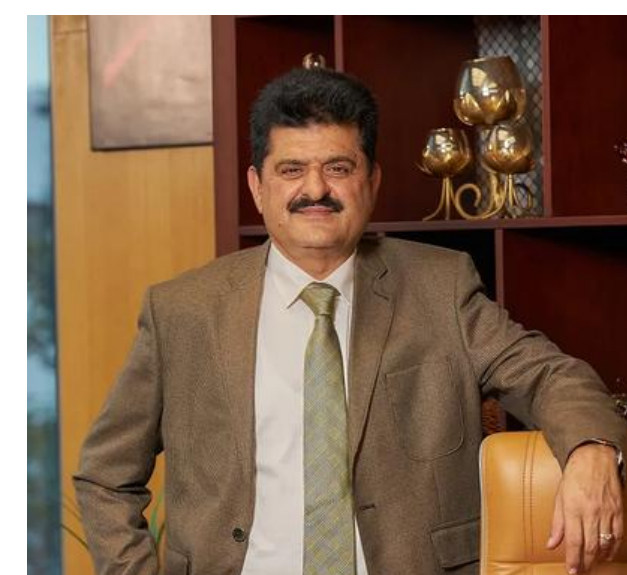
Zackria Hashim

Executive Director –
Land Acquisitions



Sana Rezwan

Executive Director –
North India



Nayeem Noor

Executive Director –
Government Relations



V. Gopal

Executive Director –
Projects and Planning

LEADERSHIP TEAM



Swaroop Anish

Executive Director &
CEO – Residential and
Business Development



Juggy Marwaha

CEO – Prestige Office
Ventures



Muhammed Ali

CEO – Retail



Suresh Singaravelu

Executive Director &
CEO – Hospitality
Segment



Tariq Ahmed

Executive Director &
CEO – West India



Amit Mor

Chief Financial
Officer



Shivaprasad Naik N

Executive Director –
Accounts



**Lt Col. Milan Khurana
(Retd.)**

Executive Director –
HR, IT and Admin



Manoj Krishna J.V

Company Secretary
and Compliance Officer



Javed Shafiq Rao

CEO – Property
Management

THANK YOU

For further information please contact –

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Prestige Falcon Towers,
No. 19, Brunton Road, Bengaluru – 560025

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ANNEXURES

EXIT RENTALS – COMMERCIAL

S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (₹ Mn)
1	Prestige Logistic Centre	0.39	100	0.39	94
2	Prestige Polygon	0.33	100	0.33	360
3	Prestige Tech Park (West Palm)	0.32	61	0.20	270
4	SKN Commercial	0.13	100	0.13	96
5	Prestige Estates Projects Limited	0.86	100	0.86	279
6	Prestige Cybertower	0.29	100	0.29	130
7	Prestige TMS Square	0.22	58	0.13	88
8	Prestige Central Street	0.13	46	0.06	100
9	Prestige Technopolis	0.10	100	0.10	92
10	Prestige Saleh Ahmed	0.07	44	0.03	60
11	Prestige Cube	0.03	100	0.03	39
12	Prestige Phoenix	0.05	50	0.02	20
13	Prestige Cosmopolitan	0.08	100	0.08	77
14	Prestige Metropolitan	0.31	45	0.14	135
15	Prestige D' Art	0.01	50	0.00	4
16	Prestige Tech Park IV	0.77	50	0.38	413
17	Prestige Summit	0.13	16	0.02	36
18	Prestige Cyber Green- Phase I	0.55	100	0.55	296
19	Prestige Sky Tech	2.33	56	1.30	779
20	Prestige Alpha Tech	0.97	99	0.96	907
21	Prestige Tech park IV Block 3	0.12	50	0.06	64
22	Prestige Tech Pacific Park	1.20	66	0.79	905
23	Prestige Ocean Crest Commercial	0.02	50	0.01	9
Total		9.41		6.87	5,252

INCREMENTAL RENTALS – COMMERCIAL

FOR THE PROJECTS TO BE COMPLETED IN FY 26



S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (₹ Mn)
1	Trade Center DIAL (Aerocity)	0.59	50	0.29	704
2	Prestige Lake Shore Drive Ph I	2.25	40	0.90	1,079
3	Prestige Tech Forest	1.92	61	1.30	1,251
Total		4.76		2.49	3,034
Grand Total for FY 26 (5,252+3,034)		14.17		9.36	8,286

EXIT RENTALS – RETAIL

S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (Rs Mn)
1	UB City Retail	0.10	45	0.04	187
2	Prestige Mysore Central	0.08	65	0.05	25
3	Forum Rex Walk	0.16	34	0.06	135
4	Forum Falcon City Mall	0.96	100	0.96	1,490
5	Forum Thomsun	0.57	50	0.29	360
6	REIT Assets	-	-	-	556
Total		1.87		1.40	2,754

RESIDENTIAL PROJECTS FREE CASHFLOWS



Ongoing + Completed Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	112.33	
Common Area/ Car Park Area	31.18	
Net Saleable Area	81.16	
PG area share	72.16	
Estimated Sale Value		8,40,849
Sold	58.07	6,41,648
Collections		3,13,255
Balance to collect		3,28,394
Stock	14.09	1,99,201
Recovery from Land Owner		-
Refundable Deposit		5,761
Projected Inflow-A		5,33,355
Cost of Development		5,46,725
Cost Incurred		2,33,752
Balance to Spend-B		3,12,973
Free Cash flow (A-B)		2,20,382

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	47.00	
Common Area/ Car Park Area	12.96	
Net Saleable Area	34.04	
PG area share	30.06	
Estimated Sale Value-A		5,75,392
Cost of Development		3,25,437
Cost Incurred (Incl RD)		43,609
Balance to spend-B		2,81,829
Refundable Deposit -C		2,604
Free Cash flow (A-B+C)		2,96,168