



INVESTOR PRESENTATION

Q3 & 9M FY26

Prestige Estates Projects Limited

www.prestigeconstructions.com



**AVALON PARK @THE PRESTIGE CITY,
SARJAPUR, BENGALURU**
SHOT AT LOCATION

CONTENTS



SIESTA @ THE PRESTIGE CITY MULUND
SHOT AT LOCATION

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

COMPANY OVERVIEW



39 Years of Legacy



13 Cities Presence



CRISIL DA 1+ “Excellent” Developer Grading

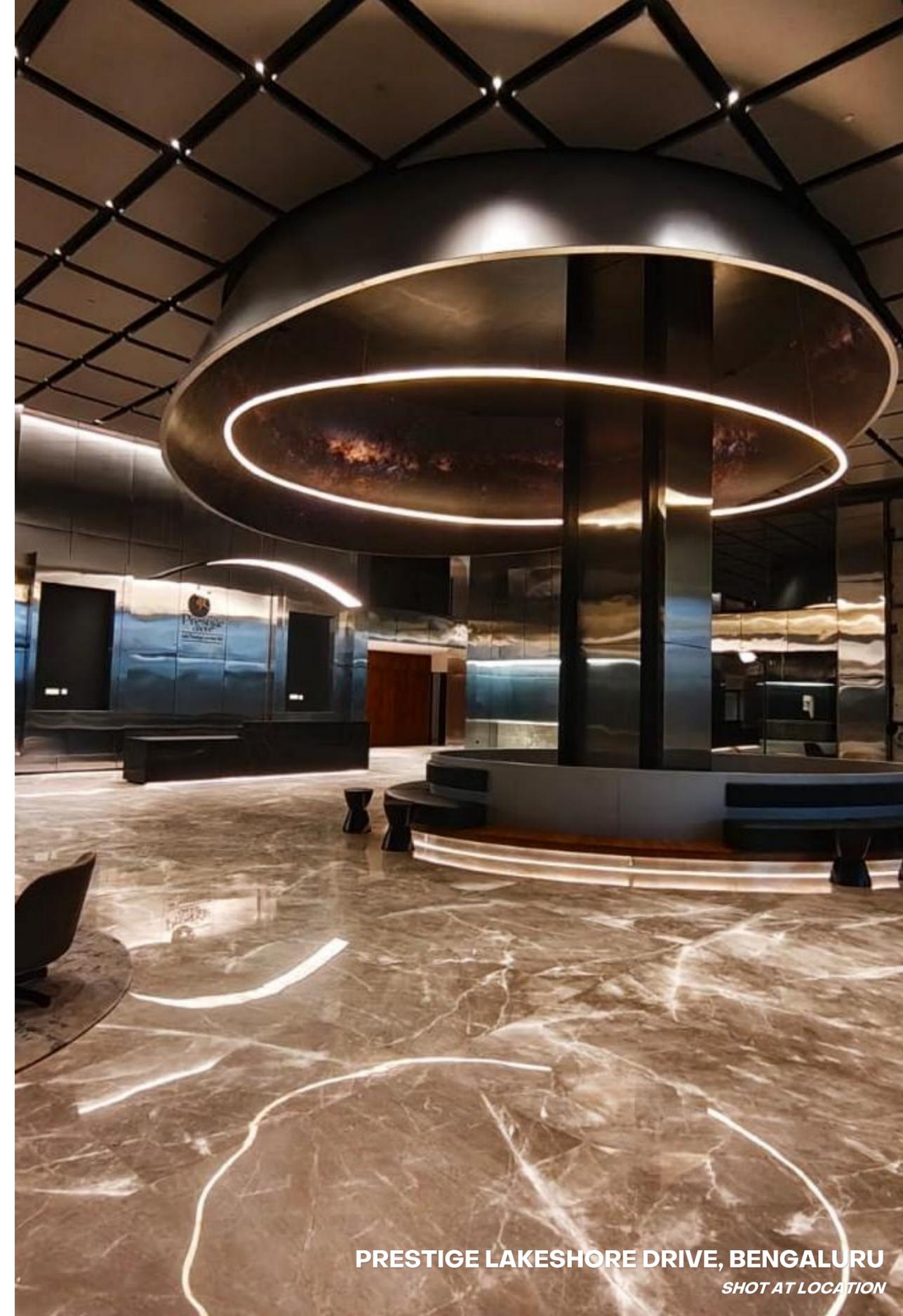


ICRA A+ “Stable” Rating



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.



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



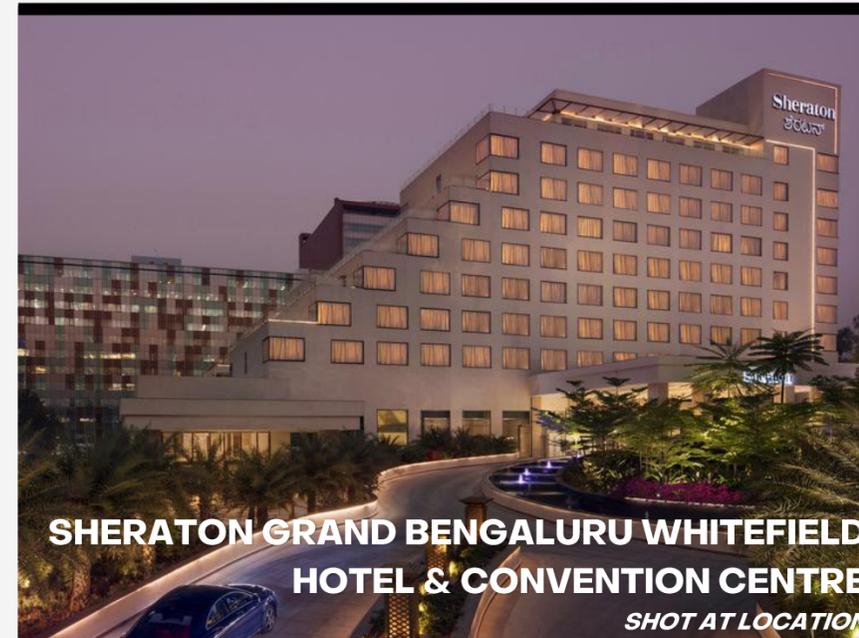
RETAIL

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



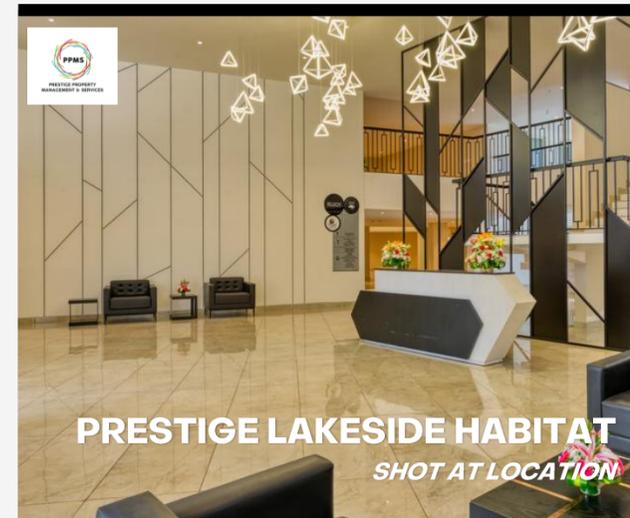
HOSPITALITY

- 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

313 Projects, 206 mn sft

Residential	162 Projects 142 mn sft
Commercial	126 Projects 50 mn sft
Retail	13 Projects 10 mn sft

🔄 ONGOING

65 Projects, 126 mn sft

Residential	44 Projects 95 mn sft
Commercial	12 Projects 22 mn sft
Retail	5 Projects 5 mn sft

🟡 UPCOMING

63 Projects, 69 mn sft

Residential	31 Projects 42 mn sft
Commercial	11 Projects 14 mn sft
Retail	9 Projects 8 mn sft

KEY HIGHLIGHTS



UB CITY, BENGALURU
SHOT AT LOCATION

- Recorded Sales of ₹223,273 million, up 122% year-on-year, marking the highest sales ever achieved and surpassing Prestige's previous full-year peak sales; all within just nine months.
- Collections for 9M FY26 reached ₹132,833 million, up 49% year-on-year marking the highest Collections ever achieved by the Company in any nine-month period and exceeding the collections recorded in previous full financial years.
- Completed 3 phases of The Prestige City Sarjapur, Prestige's flagship residential project featuring 3,316 units spanning 5.2 mn sft TDA.
- Increased stake in Bharatnagar Buildcon LLP [Prestige 101, BKC (Y)] to 66.93%, a strategic move to consolidate the holding.
- Added 4 land parcels during the quarter with a revenue potential of ₹ 68,500 mn
- Recently completed (post Q3) Prestige Lakeshore Drive and Prestige Capital Square, premium office developments spanning 3.7 million sq. ft. (TDA) in Bengaluru. These assets are largely leased and will augment the Company's steady cash flow profile and annuity income in the upcoming quarters.

OPERATIONAL HIGHLIGHTS

Q3 FY26

SALES

₹ **41,836** mn (+39% YoY)

PG Share: ₹ 38,550 mn (+31% YoY)

COLLECTIONS

₹ **45,475** mn (+40% YoY)

PG Share: ₹ 41,659 mn (+36% YoY)

AREA SOLD

2.99 mn sft (+34% YoY)

PG Share: 2.68 mn sft (+24% YoY)

UNITS SOLD

1,811 Units

AVG REALISATION

₹ **14,459** /sft (+6% YoY)

Apartments, Villas

₹ **9,165** /sft (+31% YoY)

Plots

OPERATIONAL HIGHLIGHTS

9M FY26

SALES

₹ **2,23,273** mn (+122% YoY)

PG Share: ₹ 1,96,085 mn (+104% YoY)

COLLECTIONS

₹ **1,32,833** mn (+49% YoY)

PG Share: ₹ 1,22,893 mn (+48% YoY)



AREA SOLD

16.95 mn sft (+109% YoY)

PG Share: 14.30 mn sft (+88% YoY)

UNITS SOLD

8,598 Units

AVG REALISATION

₹ **13,898** /sft (+6% YoY)

Apartments, Villas

₹ **8,507** /sft (+19% YoY)

Plots

LAUNCHES



PRESTIGE GARDEN TRAILS, MUMBAI
ARTIST IMPRESSION

SL No	Quarter	Project Name	Location	Segment	TDA (mn sft)
1	Q1	Mulberry @ TPC Indirapuram	NCR	Residential	4.60
2		Oakwood @ TPC Indirapuram	NCR	Residential	5.04
3		Prestige Gardenia Estates	Bengaluru	Plotted	1.06
4		Prestige Pallavaram Gardens	Chennai	Residential	4.24
Q1 Total					14.94
5	Q2	Mayflower @ TPC Indirapuram	NCR	Residential	1.94
6		Prestige Autumn Leaves	Bengaluru	Plotted	0.63
7		Prestige Greenbrook	Bengaluru	Plotted	0.74
8		Prestige Crystal Lawns	Bengaluru	Plotted	0.56
Q2 Total					3.87
9	Q3	Forum @ TPC Hyderabad	Hyderabad	Retail	1.71
10		Forum @ TPC Indirapuram	NCR	Retail	1.21
11		Prestige Garden Trails	Mumbai	Residential	2.10
Q3 Total					5.02

TOTAL 9M FY26

23.83 mn sft

COMPLETIONS



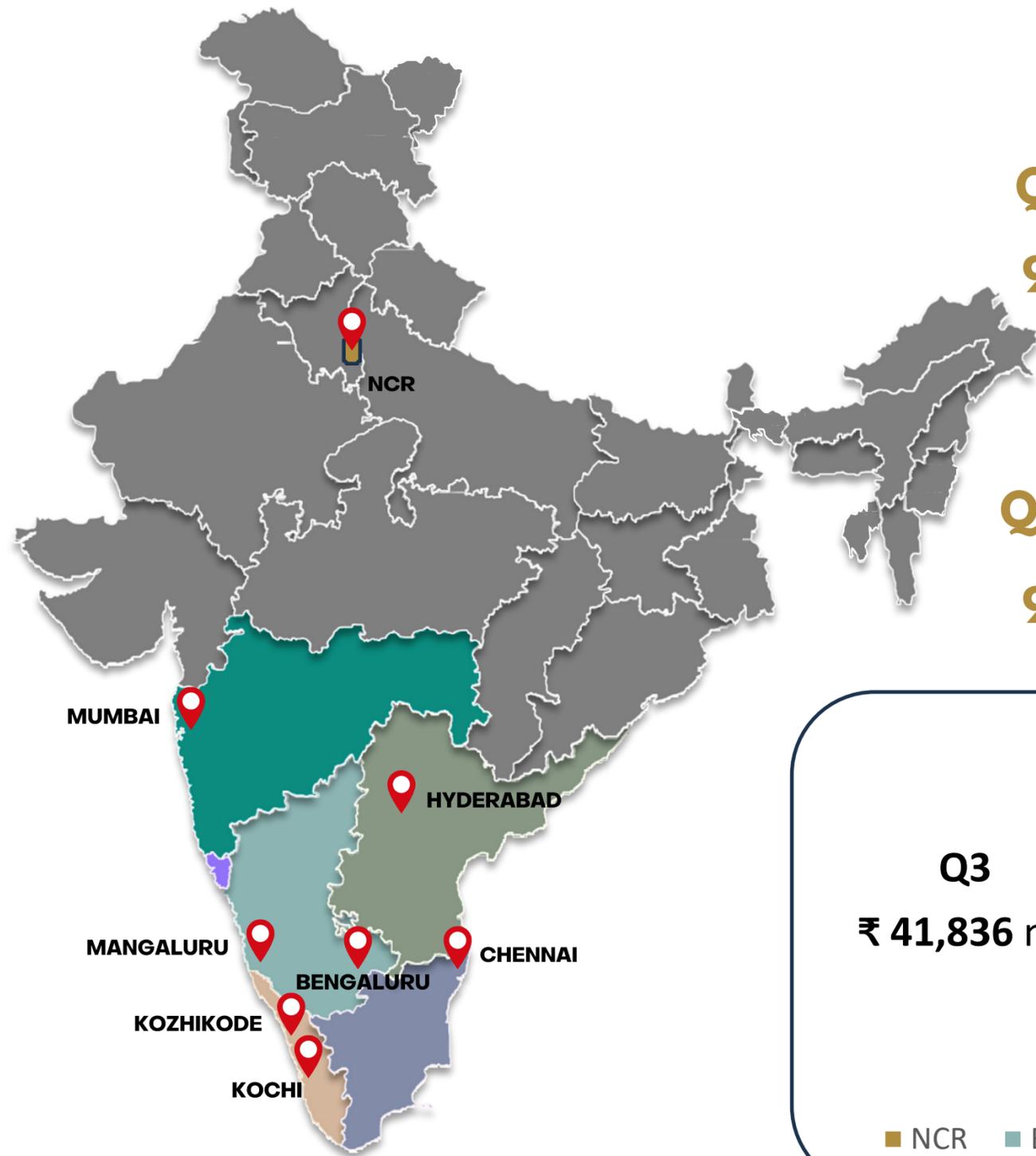
EDEN PARK AND ASPEN GREENS @ THE PRESTIGE CITY
SARJAPUR, BENGALURU
SHOT AT LOCATION

SL No	Quarter	Project Name	Location	Segment	TDA (mn sft)
1	Q1	Prestige Beverly Hills	Hyderabad	Residential	2.30
2		Prestige Eden Garden	Kochi	Residential	0.30
3		Prestige Jasdan Classic	Mumbai	Residential	0.77
4		Siesta @ TPC Mulund	Mumbai	Residential	1.36
5		Prestige Primrose Hills - Ph2	Bengaluru	Residential	0.72
Q1 Total					5.45
6	Q2	Aspen Greens @ TPC	Bengaluru	Residential	0.50
7		Avalon Park @ TPC	Bengaluru	Residential	2.03
Q2 Total					2.54
8	Q3	Eden Park @ TPC	Bengaluru	Residential	2.69
9		Prestige Green Gables	Bengaluru	Residential	0.71
10		Prestige Tech Hub	Bengaluru	Commercial	1.33
Q3 Total					4.72

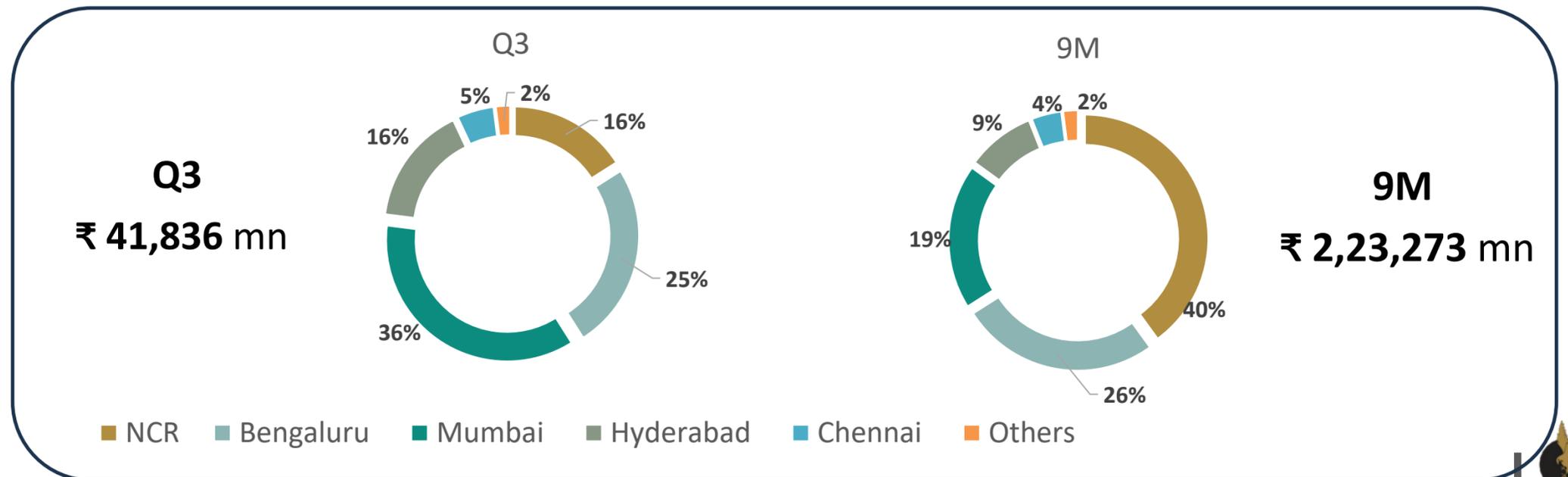
TOTAL 9M FY26

12.71 mn sft

GEOGRAPHICAL SALES BREAKDOWN



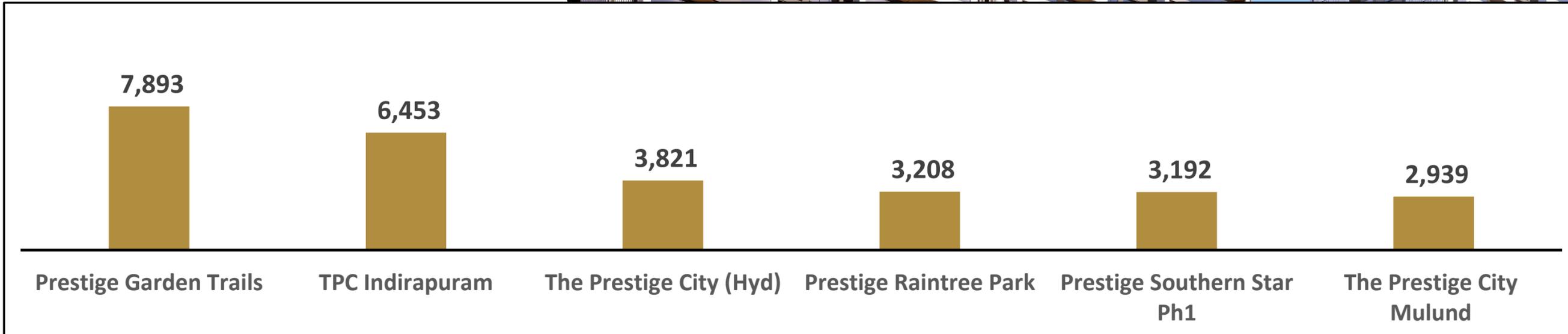
Region	Q3 FY26	9M FY26
NCR	₹ 6,453 mn	₹ 89,735 mn
BENGALURU	₹ 10,248 mn	₹ 58,550 mn
MUMBAI	₹ 15,222 mn	₹ 43,424 mn
HYDERABAD	₹ 6,836 mn	₹ 19,950 mn
CHENNAI	₹ 2,283 mn	₹ 9,580 mn
OTHERS	₹ 794 mn	₹ 2,034 mn



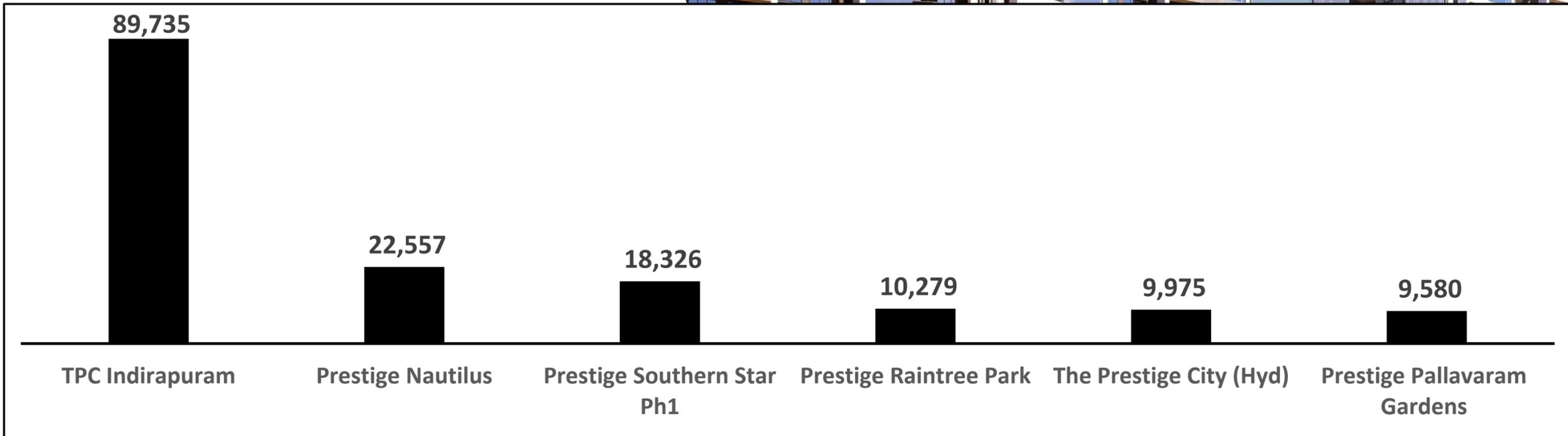
TOP SALES CONTRIBUTORS

Sales (in ₹ mn)

Q3 FY26

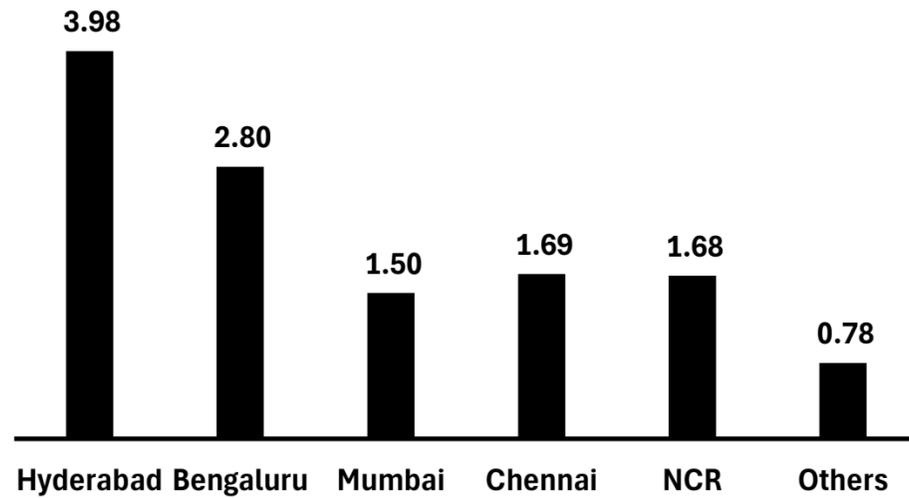


9M FY26

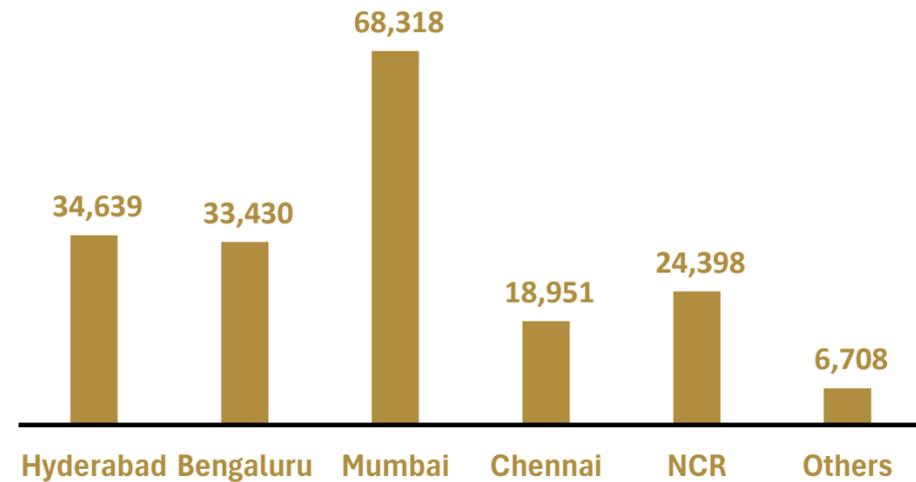


INVENTORY BREAK UP

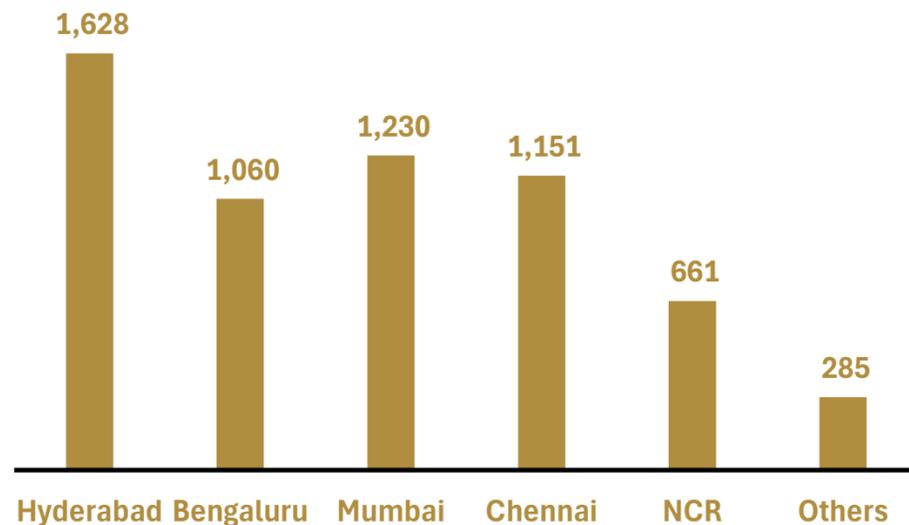
Area of Stock (in mn sft)
Geographical Distribution



Value of Stock (in ₹ mn)
Geographical Distribution

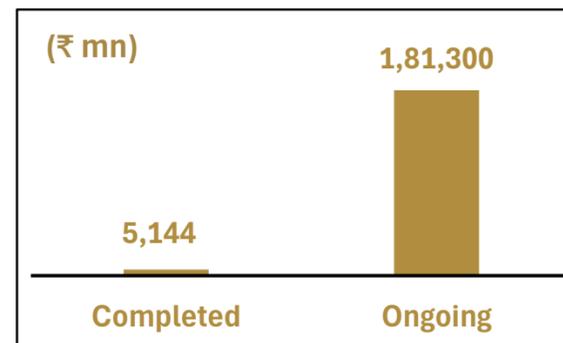
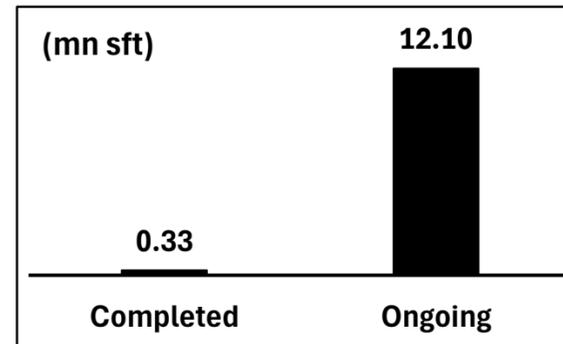


No of Units
Geographical Distribution



AREA OF STOCK
12.43 mn sft

VALUE OF STOCK
₹ 1,86,444 mn



COMPLETED & ONGOING BREAK UP

OF UNITS (TOTAL)

6,015 Units

ONGOING

5,892 Units

COMPLETED

123 Units

FINANCIAL PERFORMANCE

Q3 FY26



REVENUE

₹ **38,855** mn

(+128.84% YoY)



EBITDA

₹ **8,729** mn

(+37.79% YoY)

EBITDA% **22.47%**



PBT

₹ **2,783** mn

(+262.84% YoY)

PBT% **7.16%**



PAT

₹ **2,449** mn

(+660.56% YoY)

PAT% **6.30%**

Note: Mark to Market Loss recognised on REIT Units for Q3 is ₹ 710 Mn, compared to Gain of ₹ 1,692 Mn recognised in Q2.



PRESTIGE LAKESHORE DRIVE, BENGALURU
SHOT AT LOCATION

FINANCIAL PERFORMANCE

9M FY26



REVENUE

₹ **90,520** mn

(+47.28% YoY)



EBITDA

₹ **31,040** mn

(+32.49% YoY)

EBITDA% **34.29%**

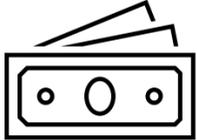


PBT

₹ **13,009** mn

(+94.54% YoY)

PBT% **14.37%**



PAT

₹ **10,147** mn

(+76.84% YoY)

PAT% **11.21%**



SEGMENT WISE RESULTS

(in ₹ mn)

Nine Months Period ended 31 December 2025	Residential	Office	Retail	Services
Revenue	60,543	4,782	2,239	6,474
EBITDA (excluding other income)	13,092	4,154	1,285	739
EBITDA %	22%	87%	57%	11%
Depreciation	289	1,496	381	161
EBIT (excluding other income)	12,803	2,658	904	578
EBIT %	21%	56%	40%	9%
Interest Expenses (net of interest income)	4,358	1,377	255	(25)
Other Income	(58)	(36)	(257)	(19)
PBT before JV Share of profit / loss	8,503	1,317	906	622
PBT %	14%	28%	40%	10%
Joint Venture share of (profit) / loss	-	-	-	-
PBT after Joint Venture share of (profit) / loss	8,503	1,317	906	622
Tax Expenses	1,773	384	228	157
PAT	6,730	933	678	465

SEGMENT WISE CAPITAL EMPLOYED

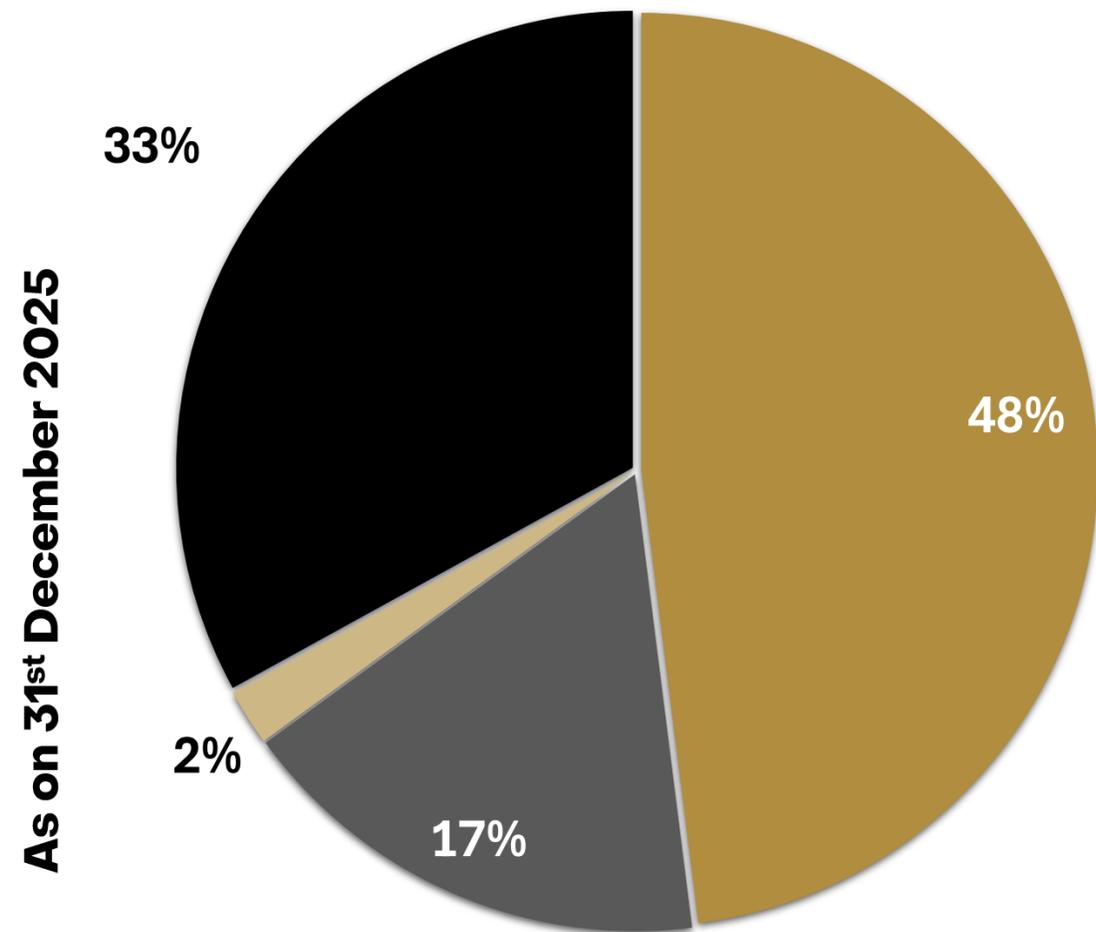
(in ₹ mn)

Nine Months ended 31 December 2025		Residential	Office	Retail	Services
Equity	A	37,045	76,112	16,793	2,224
Debt (including ongoing capex)	B	61,083	42,223	10,705	15
Debt taken for ongoing capex project	C	-	18,114	1,298	-
Debt (excluding ongoing capex)	D=(B-C)	61,083	24,109	9,407	15
Capital Employed	E=(A+B)	98,128	1,18,335	27,498	2,239
Capital employed on Ongoing capex projects and investments	F	-	84,472	15,438	-
Capital Employed (excluding ongoing capex projects)	G=E-F	98,128	33,863	12,060	2,239
Debt (excluding ongoing capex)	D	61,083	24,109	9,407	15
Equity	H=G-D	37,045	9,754	2,653	2,224
ROCE (ANNUALISED)		17.79%	16.36%	14.21%	44.01%
ROE (ANNUALISED)		31.64%	38.45%	64.69%	46.94%

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

9.47%

DEBT EQUITY RATIO

0.53

NET DEBT

₹ 87,711 mn

CASH FLOWS

Q3 & 9M FY26

(in ₹ mn)

	Q3	9M
<u>OPERATING ACTIVITIES</u>		
<u>Inflow</u>		
Residential Collection/ Rent - Commercial & Retail/ Operation Receipts Mall & Property Maintenance / Security Deposits and Other Receipts	56,979	1,58,555
<u>Outflow</u>		
Construction Cost- Development Business	22,987	68,886
LO Payments & Refunds, Sales/ Marketing / Administrative Overheads, Income Tax and Other Indirect Taxes	13,323	36,024
Sub Total	36,310	1,04,909
Net Cashflow from Operating Activities	20,669	53,646
<u>INVESTING ACTIVITIES</u>		
<u>Outflow</u>		
Construction Cost (Retail/Commercial/Hospitality)	8,653	26,137
Investment in Land/TDR/Refundable Deposit/buyback of stakes	27,276	47,066
Sub Total	35,929	73,202
Net Cashflow from Investing Activities	-35,937	-73,211
<u>FINANCING ACTIVITIES</u>		
<u>Inflow</u>		
Debt Drawn Net	10,981	26,995
Others Net	-	2,586
Sub Total	10,981	29,581
<u>Outflow</u>		
Finance Cost	3,617	11,601
Others Net	229	229
Dividend Payout	-	775
Sub Total	3,846	12,605
Net Cashflow from Financing Activities	7,134	16,975

BUSINESS SEGMENTS

RESIDENTIAL



RETAIL



COMMERCIAL



HOSPITALITY



RESIDENTIAL

COMPLETED

162 PROJECTS

142 mn sft

ONGOING

44 PROJECTS

95 mn sft

UPCOMING

31 PROJECTS

42 mn sft



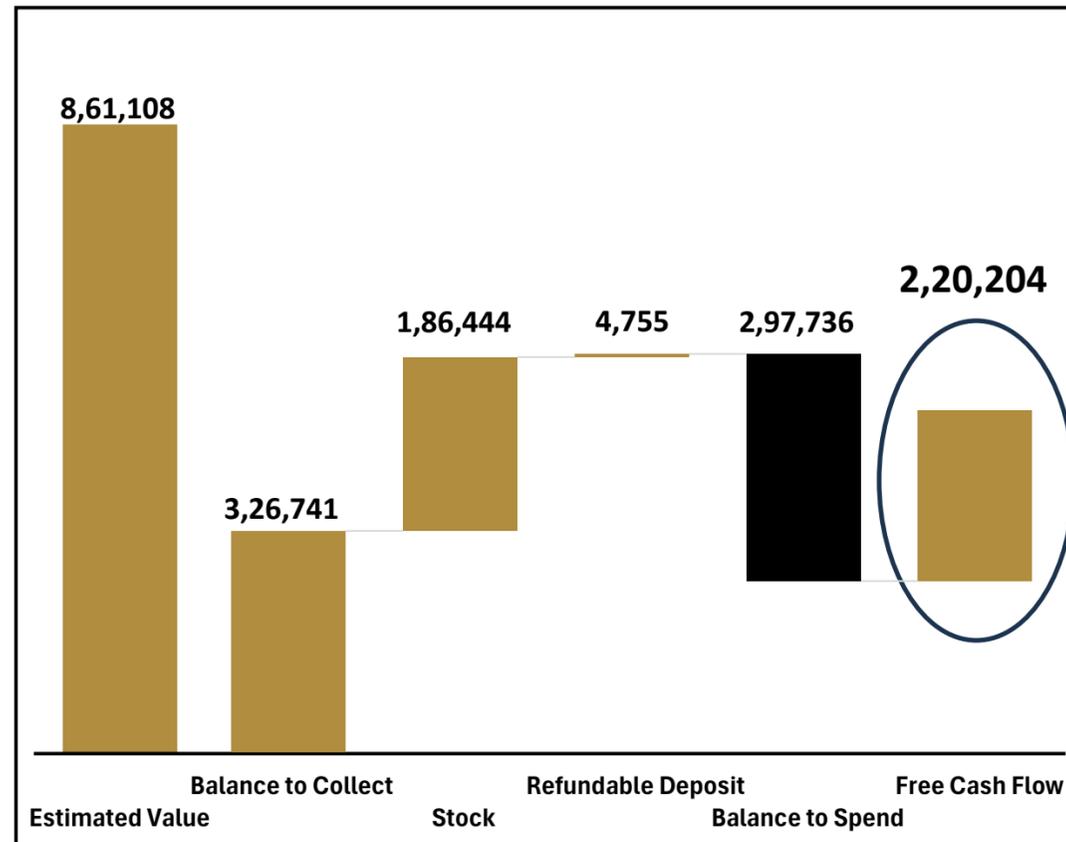
PRESTIGE FINSBURY PARK, BENGALURU
SHOT AT LOCATION

RESIDENTIAL PORTFOLIO

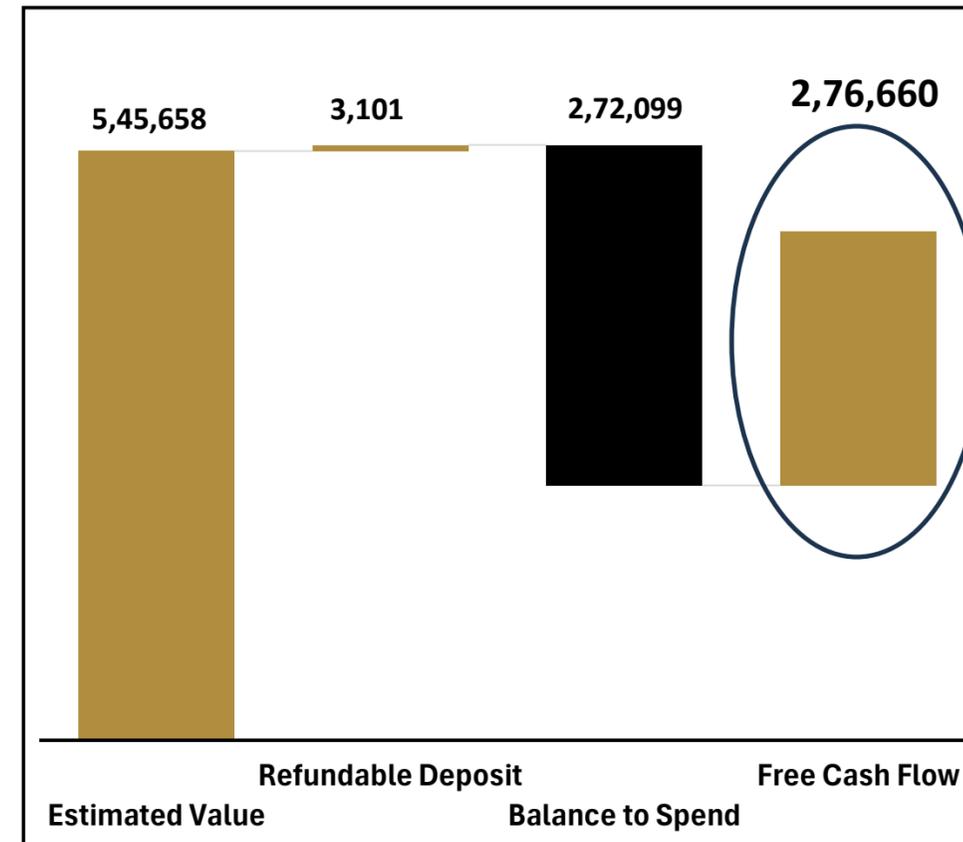
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 4,96,864 mn

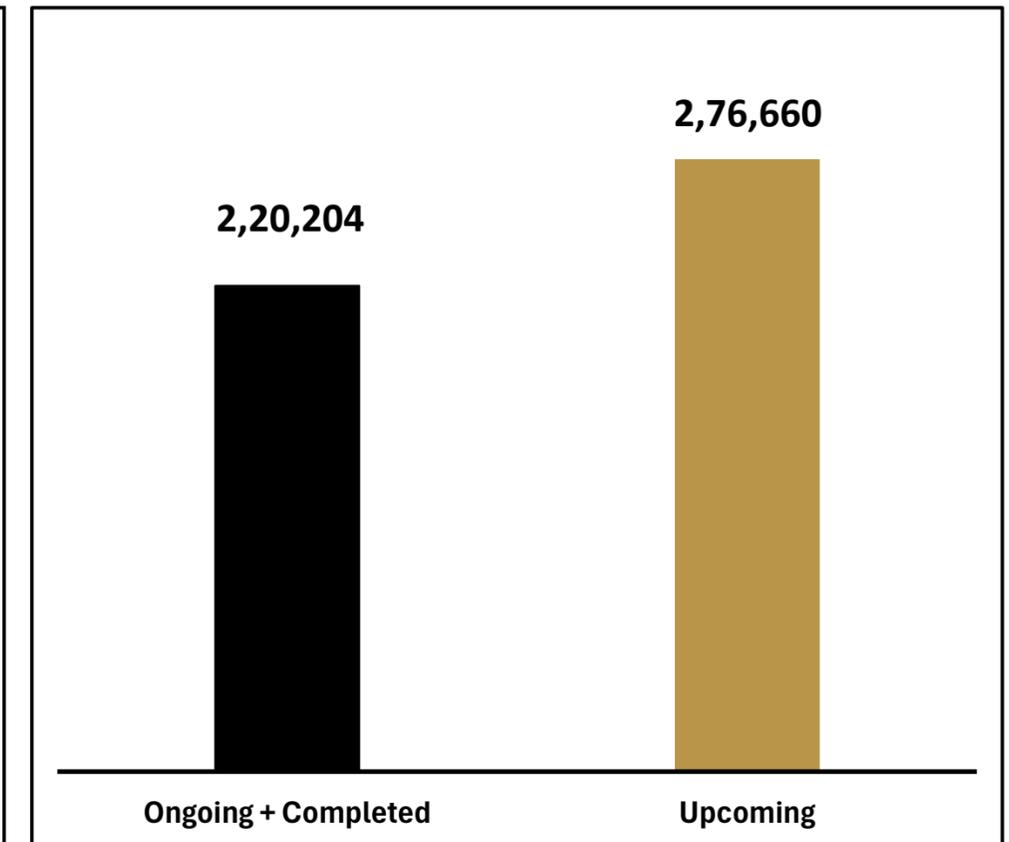
Ongoing + Completed Projects



Upcoming Projects

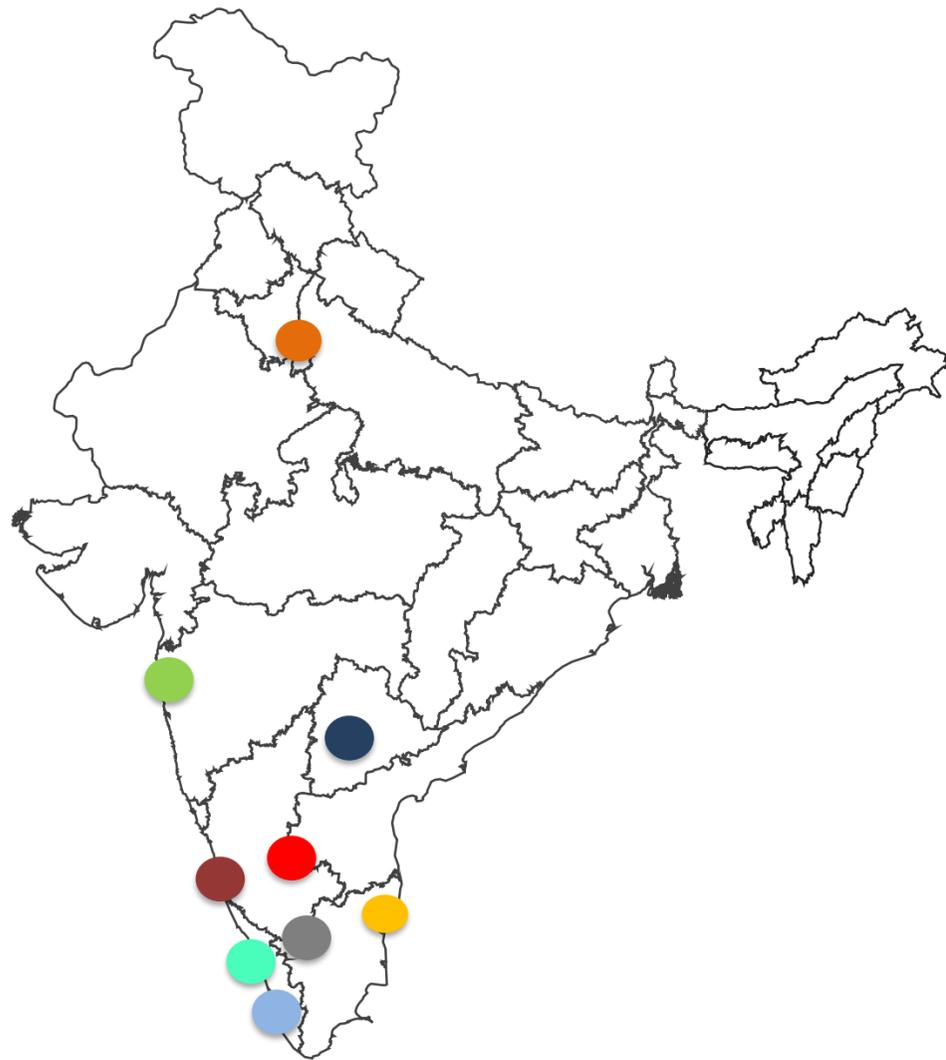


Free Cash Flows (₹ mn)



RESIDENTIAL - ONGOING PROJECTS

44 Projects **95** mn sft



● Bengaluru

1	Meridian Park Phase I @ TPC	1.82	76%	1.39	FY 26
2	Prestige Sanctuary	0.43	100%	0.43	FY 26
3	Meridian Park Phase II @ TPC	2.34	76%	1.78	FY 27
4	Meridian Park Phase III @ TPC	1.81	76%	1.38	FY 27
5	Prestige King's County	1.52	82%	1.26	FY 27
6	Aston Park @ TPC	1.35	76%	1.03	FY 27
7	Prestige Elm Park	0.57	65%	0.37	FY 27
8	Prestige Dew Drops	0.12	100%	0.12	FY 27
9	Prestige Autumn Leaves	0.63	40%	0.25	FY 27
10	Prestige Greenbrook	0.74	40%	0.30	FY 27
11	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
12	Prestige Lavender Fields	3.11	90%	2.81	FY 28
13	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
14	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
15	Prestige Serenity Shores	1.57	80%	1.25	FY 28
16	Prestige Glenbrook	0.62	100%	0.62	FY 28
17	Prestige Somerville	0.84	64%	0.54	FY 28
18	Prestige Camden Gardens	0.33	66%	0.22	FY 28
19	Prestige Gardenia Estates	1.06	40%	0.42	FY 28
20	Prestige Raintree Park	4.67	100%	4.67	FY 29
21	Prestige Pine Forest	1.16	60%	0.70	FY 29
22	Prestige Suncrest	0.86	70%	0.60	FY 29
23	Prestige Southern Star Ph I	5.21	98%	5.10	FY 30
Total		40.79		31.34	

● Chennai

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

● Kochi

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

● Hyderabad

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

● Calicut

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

● Mangaluru

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

● Mumbai

34	Bellanza PH I @ TPC Mulund	1.70	100%	1.70	FY 27
35	Prestige Daffodils	0.26	64%	0.16	FY 27
36	Bellanza Ph II @ TPC Mulund	1.69	100%	1.69	FY 28
37	Prestige Ocean Towers	1.35	76%	1.03	FY 31
38	Prestige Forest Hills @ TPC Mulund Ph1	2.36	100%	2.36	FY 31
39	Prestige Garden Trails	2.10	100%	2.10	FY 31
40	Prestige Nautilus	2.92	64%	1.87	FY 33
Total		12.38		10.91	

● Ooty

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

● NCR

42	Mulberry @ TPC Indirapuram	4.60	67%	3.08	FY 30
43	Oakwood @ TPC Indirapuram	5.04	67%	3.38	FY 30
44	Mayflower @ TPC Indirapuram	1.94	67%	1.30	FY 30
Total		11.58		7.76	

Table Header

Developable Area (Mn sft)

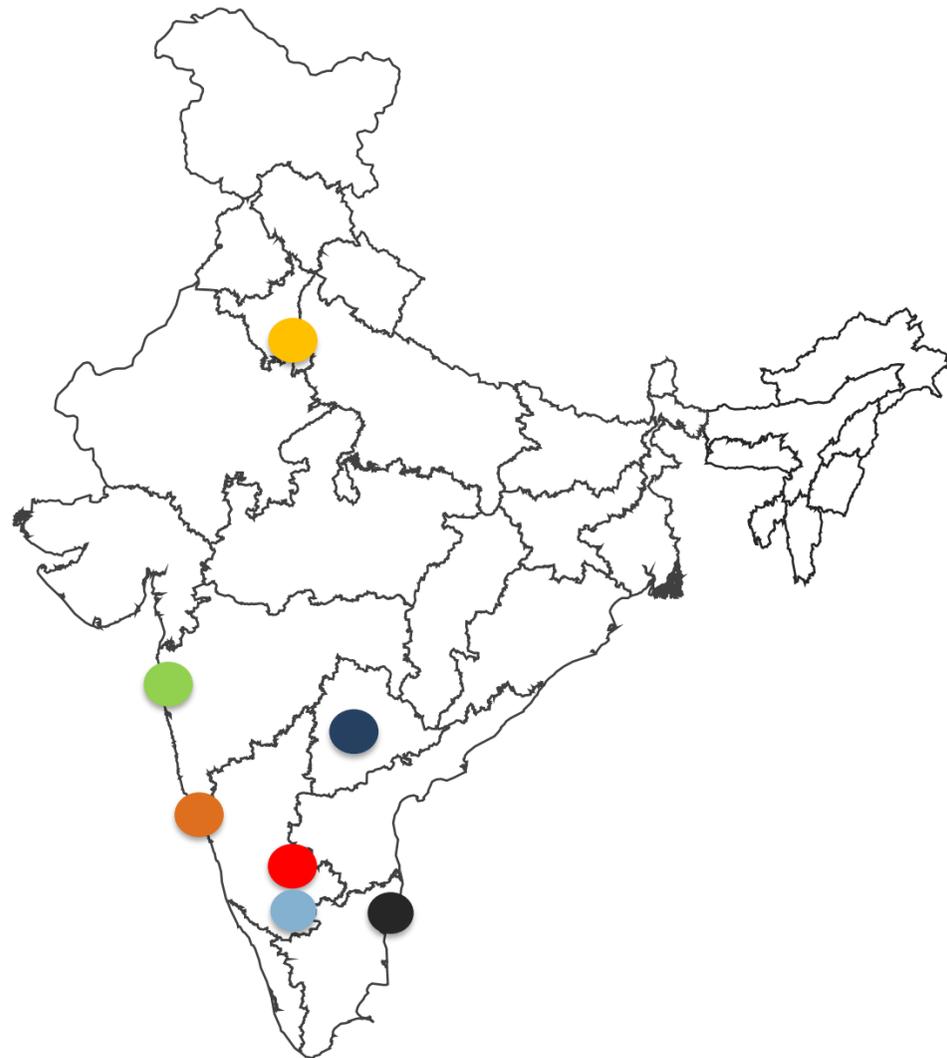
Economic Interest (%)

Prestige Share (Mn sft)

Completions (Yr)

RESIDENTIAL - UPCOMING PROJECTS

31 Projects **42** mn sft



● Bengaluru

1	Prestige Marigold Ph II	1.30	100%	1.30	FY 26
2	Eaton Park @ TPC	1.18	76%	0.90	FY 26
3	Fernvale @ TPC	0.79	51%	0.40	FY 26
4	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 26
5	Prestige Avon	0.60	69%	0.41	FY 27
6	Prestige Falcon City Luxe	4.38	76%	3.33	FY 27
7	Prestige Southern Star Ph II	1.67	94%	1.57	FY 27
8	Prestige Forest Edge	0.66	60%	0.39	FY 27
9	Prestige Oakville	0.46	70%	0.32	FY 27
10	Prestige Windgates	0.55	70%	0.39	FY 27
11	Garden Breez @ TPC	1.23	52%	0.64	FY 27
12	Prestige Gardenia Estates Ph II	0.55	40%	0.22	FY 27
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	0.20	65%	0.13	FY 27
17	Residential @ Hennur	0.43	62%	0.26	FY 27
Total		21.48		16.12	

● Mumbai

18	Prestige Forest Hills @ TPC Mulund Ph2	2.45	100%	2.45	FY 27
19	Residential @ The Prestige Place	2.53	50%	1.26	FY 27
Total		4.98		3.72	

● 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)	1.01	50%	0.51	FY 27
Total		2.86		1.78	

● NCR

24	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
Total		2.74		1.97	

● Goa

25	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 26
26	Prestige Bayfront	0.73	78%	0.57	FY 27
27	Veranda Bay @ Prestige Sea Scapes	0.45	100%	0.45	FY 27
38	Shimmering Shores @ Prestige Sea Scapes	0.46	100%	0.46	FY 27
29	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
30	Villas - Prestige Golf Shire	1.26	100%	1.26	FY 27
Total		4.89		4.73	

● Sakleshpur

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

Table Header

Developable Area (Mn sft)

Economic Interest (%)

Prestige Share (Mn sft)

Launches (Yr)

24

Projects Added in Q3

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.

GDV OF UPCOMING LAUNCHES

Sl No	Project Name	Location	TDA (mn sft)	Segment	GDV (₹ Mn)
Launched in 9M 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
9	Prestige Garden Trails	Mumbai	2.10	Mid-Segment	20,268
Sub Total			20.90		1,96,190
Planned for upcoming quarters					
10	Prestige Falcon City Luxe	Bengaluru	4.38	Mid-Segment	50,686
11	Evergreen @ Prestige Raintree Park	Bengaluru	4.76	Mid-Segment	49,167
12	Prestige Southern Star Ph II	Bengaluru	1.67	Mid-Segment	14,261
13	Prestige Forest Edge	Bengaluru	0.66	Luxury	13,111
14	Eaton Park @ TPC	Bengaluru	1.18	Mid-Segment	9,766
15	Prestige Marigold Ph II	Bengaluru	1.30	Plots	7,811
16	Prestige Windgates	Bengaluru	0.55	Premium	7,515
17	Prestige Oakville	Bengaluru	0.46	Premium	6,231
18	Fernvale @ TPC	Bengaluru	0.79	Mid-Segment	6,241
19	Prestige Avon	Bengaluru	0.60	Mid-Segment	5,499
20	Prestige Palm Court	Chennai	1.85	Mid-Segment	12,224
21	Prestige Bayfront	Goa	0.73	Luxury	14,698
22	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
23	Shimmering Shores @ Prestige Sea Scapes	Goa	0.46	Mid-Segment	2,796
24	Veranda Bay @ Prestige Sea Scapes	Goa	0.45	Mid-Segment	2,793
25	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
26	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	2.45	Mid-Segment	35,407
Sub Total			24.60		2,54,764
Grand Total			45.51		4,50,954

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 PARK GROVE, BENGALURU
ARTIST IMPRESSION

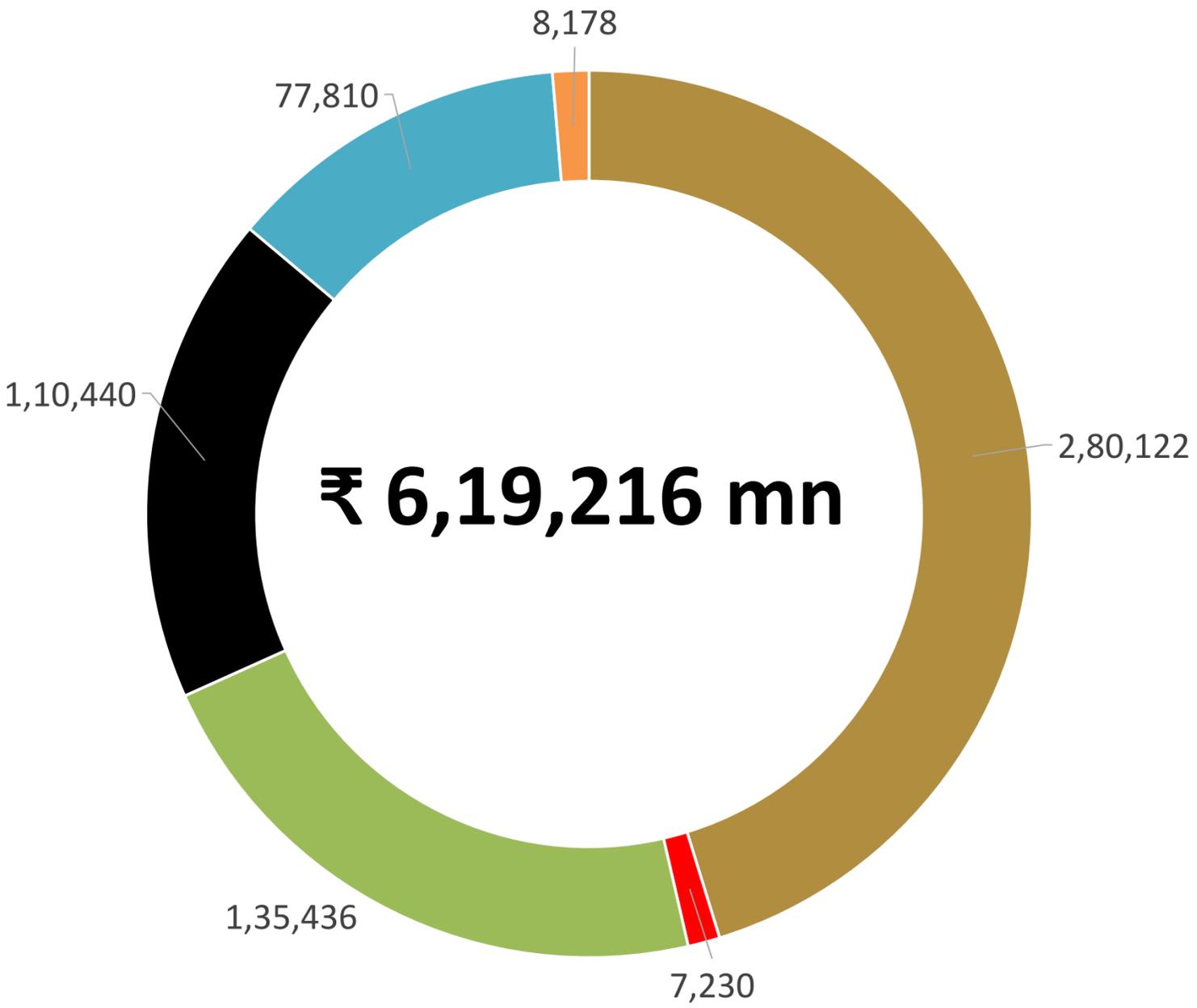
Location	Land Area (in acres)	Tentative GDV (₹ mn)
Q1 FY26		
Tellapur, Hyderabad (Prestige Golden Grove)	28	85,000
Poojanahalli - Devanahalli Bengaluru	10	13,000
Kothanur, Hennur, Bengaluru (residential sale portion)	7	4,500
Ittangur, Sarjapura Bengaluru (Prestige Garden Breez)	10	13,000
Pulimamidi, Hyderabad	37	2,500
Velachery, Chennai (Prestige Park Street)	3	16,000
Prestige Business Bay, Mumbai	6	70,000
Q1 total	101	2,04,000
Q2 FY26		
Dalasagere , Hosakote	71	6,800
Belavatha , Mysore	4	4,000
Chandapura, Hosur Road Bengaluru	70	82,300
Attibele Bengaluru	9	10,600
Raidurg , Hyderabad (residential sale portion)	11	23,000
Q2 Total	165	1,26,700
Q3 FY26		
Lakdaram , Hyderabad	20	2,000
Medavakkam , Chennai	28	50,000
Rajendra Nagar, Hyderabad	4	13,800
Indavara , Chikkamagaluru	33	2,700
Q3 Total	85	68,500
9M Total	351	3,99,200

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



■ Bengaluru ■ Chennai ■ Mumbai ■ Hyderabad ■ NCR ■ Kochi, others



COMMERCIAL

COMPLETED

126 PROJECTS

50 mn sft

ONGOING

12 PROJECTS

22 mn sft

UPCOMING

11 PROJECTS

14 mn sft



OPERATIONAL HIGHLIGHTS

Q3 FY26

TOTAL LEASING
0.56 mn sft

OCCUPANCY
95% +

COMMERCIAL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)

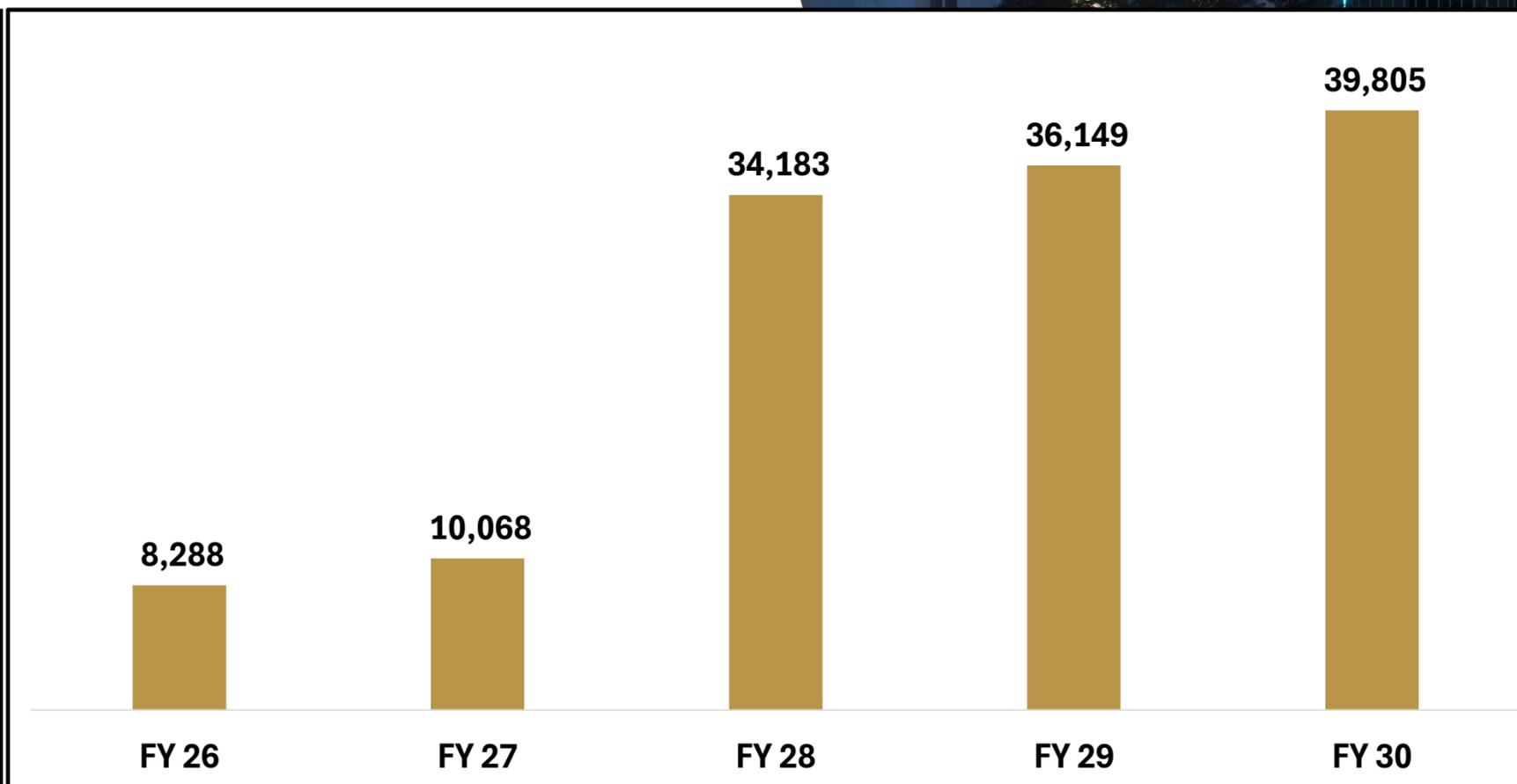
**EXIT RENTALS
FY26**

₹ 8,288 mn

**EXIT RENTALS
FY 30**

₹ 39,805 mn

**CAGR
48%**

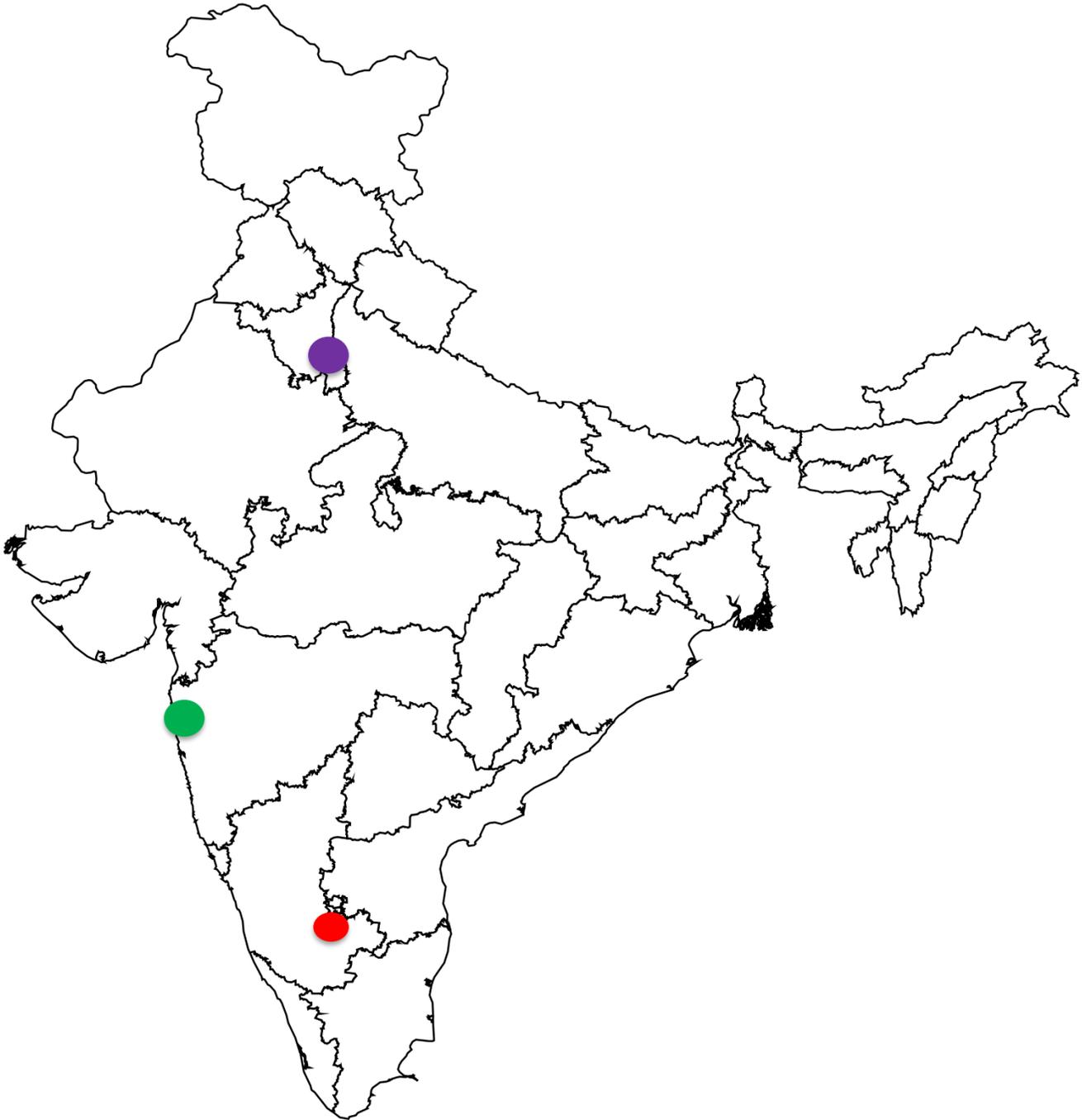


PG Share

COMMERCIAL - ONGOING PROJECTS



12 Projects **22** mn sft



Bengaluru

1	Prestige Lake Shore Drive Ph I	3.51	40%	1.40	FY 26
2	Prestige Tech Forest	3.73	68%	2.54	FY 26
3	Prestige Capital Square	0.18	100%	0.18	FY 26
4	Prestige Waterfront	0.54	60%	0.32	FY 27
5	Prestige Tech Habitat	1.04	74%	0.77	FY 27
6	Prestige Techzone	2.53	67%	1.70	FY 27
7	Prestige Signature Tower (JRC)	0.28	100%	0.28	FY 27
8	Prestige Lake Shore Drive Ph I Block 3	0.82	40%	0.33	FY 28
Total		12.64		7.52	

Mumbai

9	The Prestige' Mumbai	4.28	90%	3.86	FY 28
10	Prestige 101, BKC (X)	2.94	100%	2.94	FY 28
11	Prestige 101, BKC (Y)	1.83	66%	1.21	FY 28
Total		9.05		8.01	

Delhi

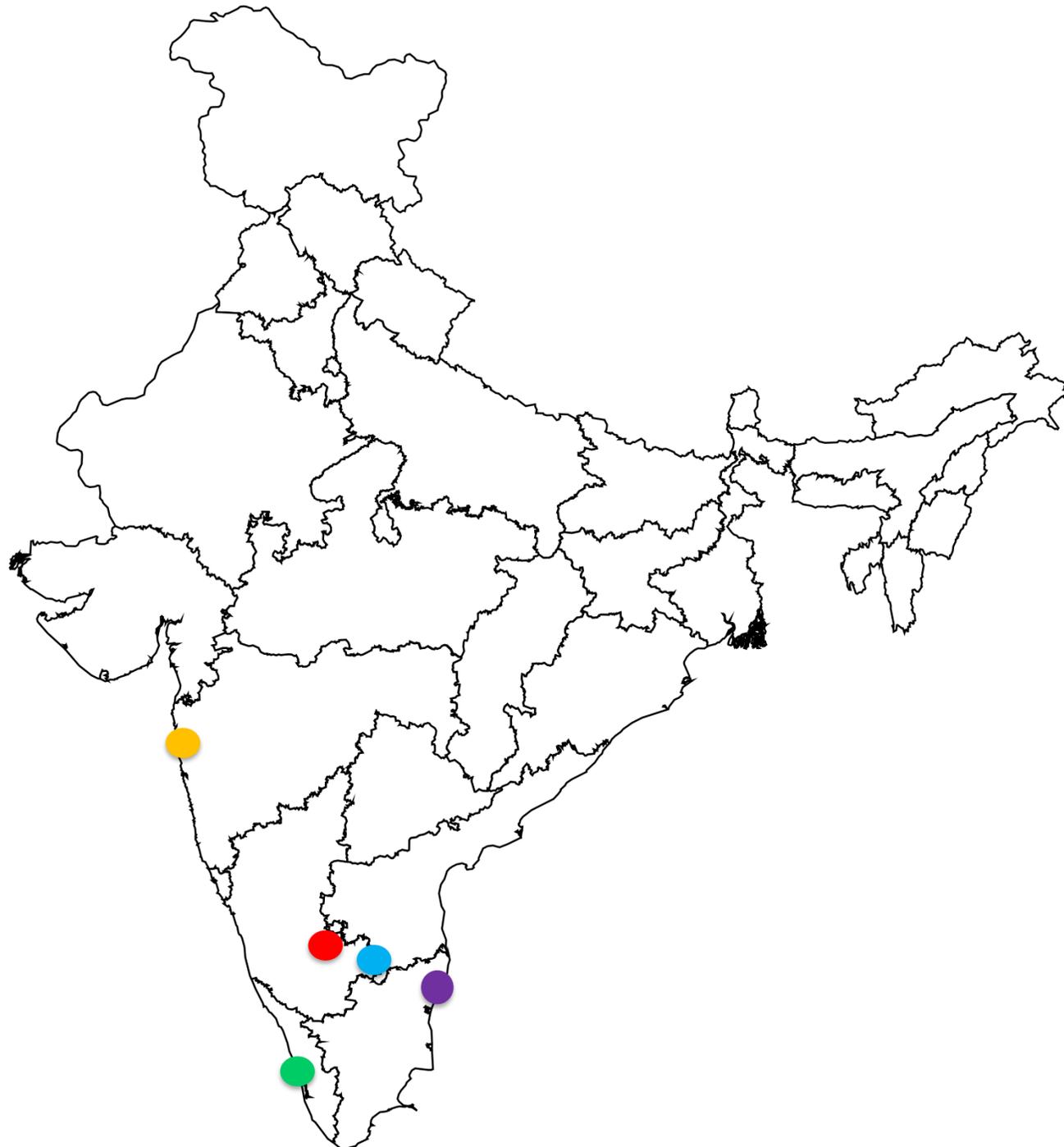
12	Trade Center DIAL (Aerocity)	0.80	50%	0.40	FY 26
Total		0.80		0.40	

Table Header

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

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	0.12	100%	0.12	FY 27
4	Prestige Turning Point	0.57	45%	0.26	FY 27
Total		3.75		1.97	

● 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	1.25	64%	0.80	FY 26
Total		1.25		0.80	

● 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)

ONGOING COMMERCIAL
₹ 62,075 mn

UPCOMING COMMERCIAL
₹ 39,323 mn

TOTAL
₹ 1,01,398 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Commercial Capex	1,22,466	1,09,311	67,310	62,075
Upcoming Commercial Capex	59,117	39,943	58,422	39,323
Total Capex (Ongoing & Upcoming)	1,81,582	1,49,255	1,25,733	1,01,398

(Values in ₹ mn)

RETAIL

COMPLETED

13 PROJECTS

10 mn sft

ONGOING

5 PROJECTS

5 mn sft

UPCOMING

9 PROJECTS

8 mn sft



FORUM KOCHI
SHOT AT LOCATION

OPERATIONAL HIGHLIGHTS

Q3 FY26

PORTFOLIO LEVEL OCCUPANCY

99%

GTO

₹ 7,015 mn (+14% yoy)

MALL FOOTFALLS

~ 5.2 mn



RETAIL PORTFOLIO

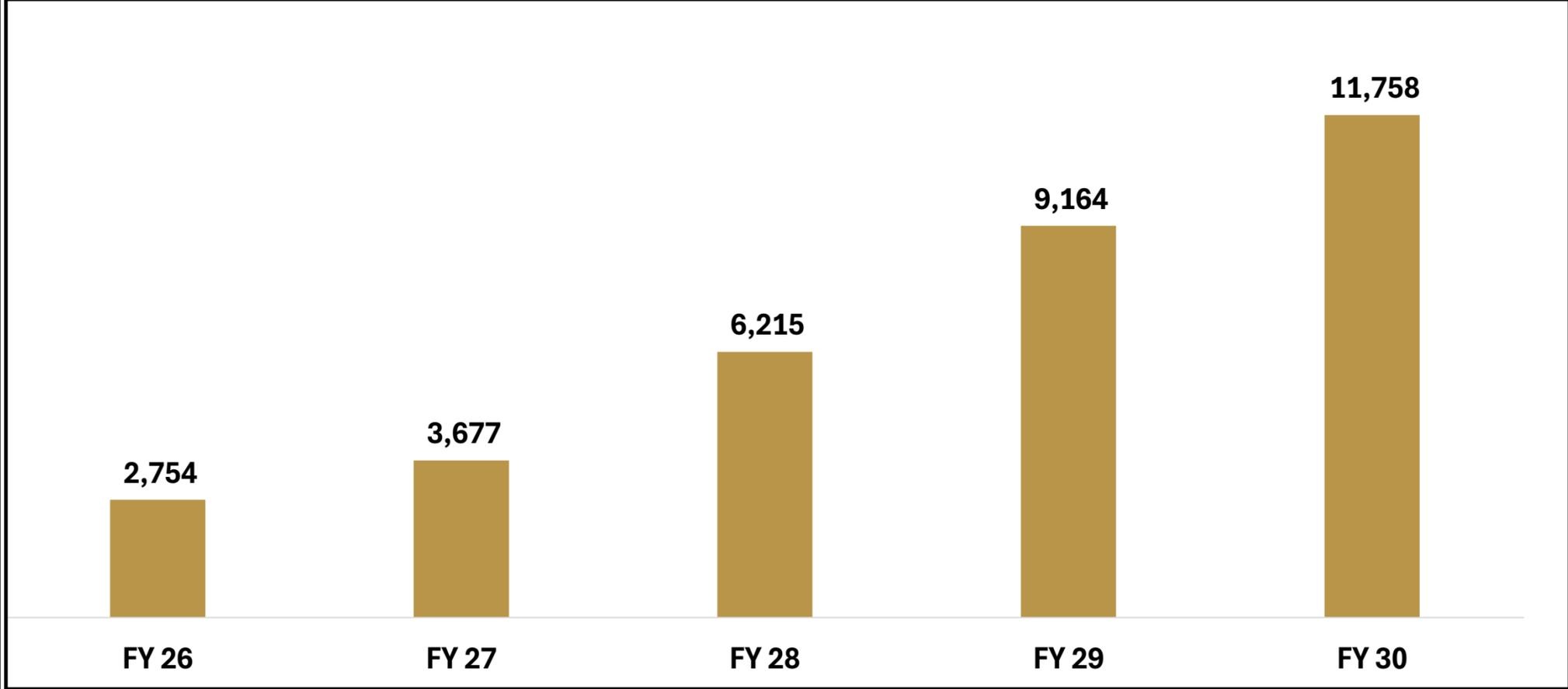


PROJECTED ANNUITY INCOME STEP UP (₹ mn)

**EXIT RENTALS
FY26**
₹ 2,754 mn

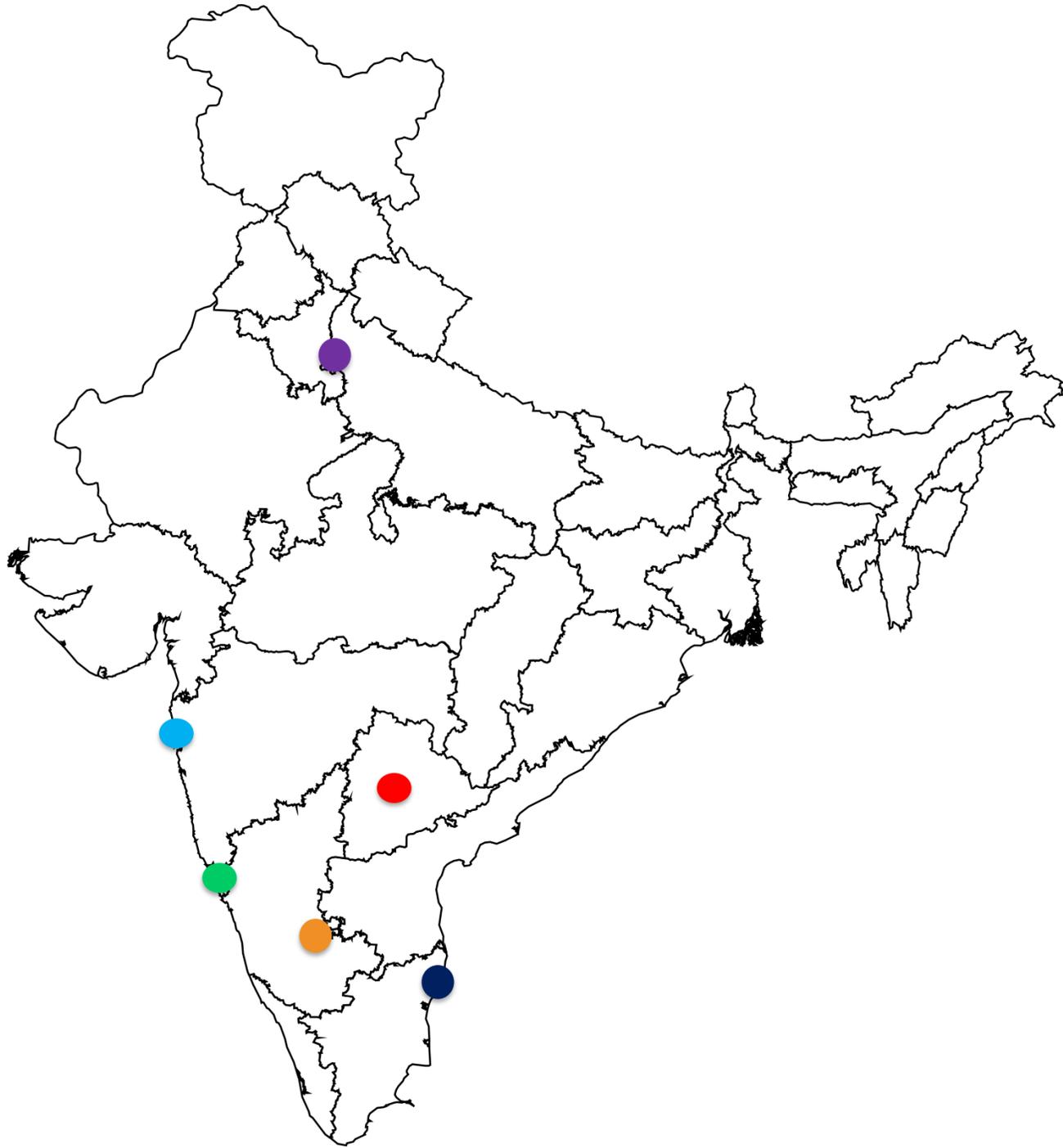
**EXIT RENTALS
FY 30**
₹ 11,758 mn

CAGR
44%



PG Share

RETAIL - ONGOING & UPCOMING PROJECTS



Projects Added in Q3

Table Header

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

5 Projects 5 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	

HYDERABAD

4	Forum @ TPC Hyderabad	1.71	38%	0.65	FY 29
Total		1.71		0.65	

NCR

5	Forum @ TPC Indirapuram	1.21	68%	0.82	FY 30
Total		1.21		0.82	

UPCOMING

9 Projects 8 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
3	Forum Mall @ Hennur	1.07	69%	0.74	FY 27

CHENNAI

4	Forum One OMR	1.70	85%	1.44	FY 26
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GOA

5	Forum @ South Goa	1.05	100%	1.05	FY 26
6	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 26

HYDERABAD

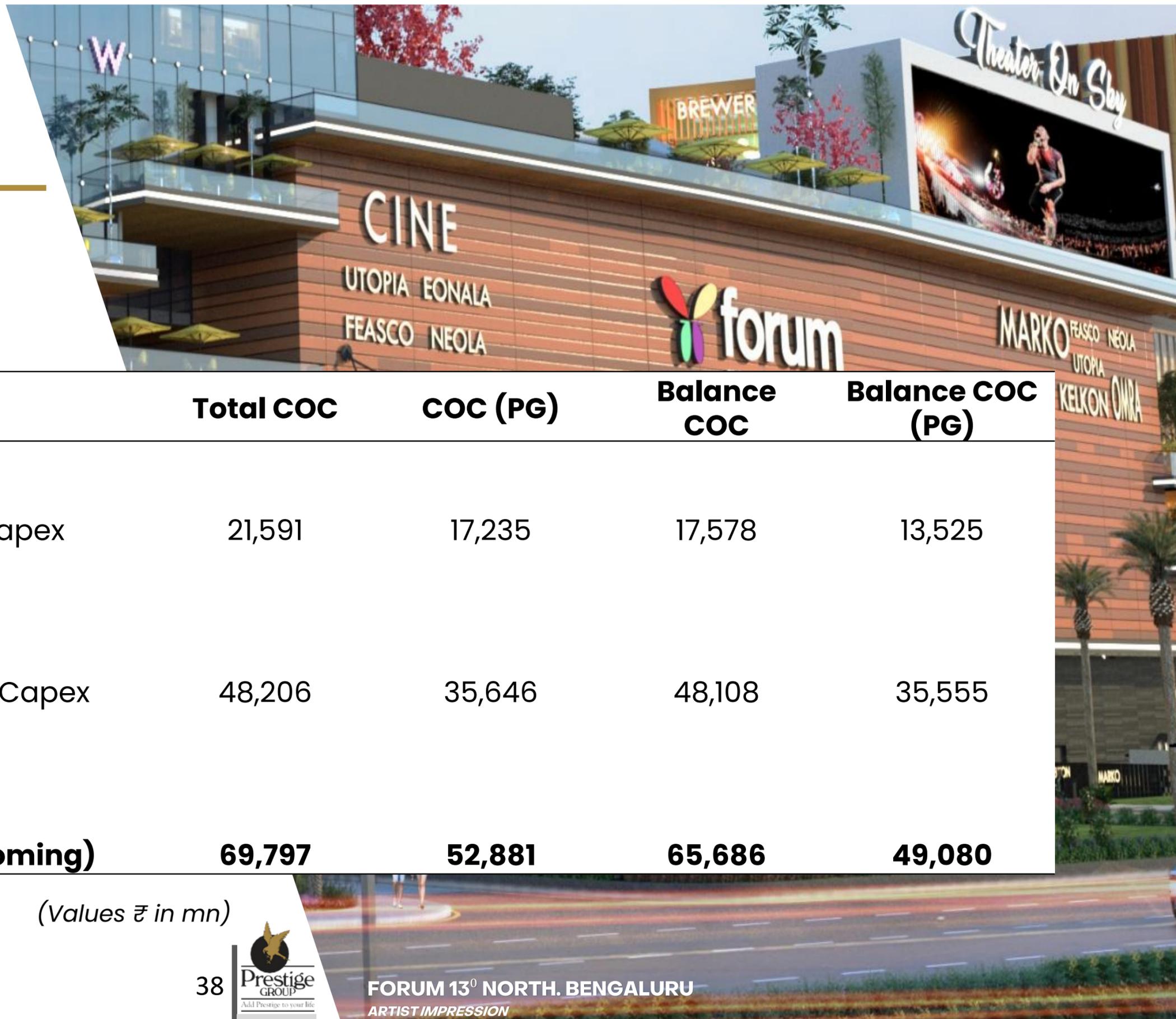
7	Forum @ Budvel	0.69	76%	0.53	FY 26
8	Forum @ Banjara Hills	0.59	50%	0.30	FY 26

MUMBAI

9	Forum @ The Prestige Place	1.61	50%	0.80	FY 27
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Total		8.11		6.06	
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RETAIL - CAPEX & BALANCE TO SPEND



BALANCE TO SPEND (PG SHARE)

ONGOING RETAIL
₹ 13,525 mn

UPCOMING RETAIL
₹ 35,555 mn

TOTAL
₹ 49,080 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	21,591	17,235	17,578	13,525
Upcoming Retail Capex	48,206	35,646	48,108	35,555
Total Capex (Ongoing & Upcoming)	69,797	52,881	65,686	49,080

(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	23	100%	23
3	Prestige Warehousing And Cold Storage Services Pvt Ltd	Dobaspeta, Bengaluru	50	100%	50
4	Prestige Sterling Infra Projects Pvt Ltd	ORR Bengaluru	37	90%	33
5	Northland Holdings	Sonnenahalli, Bengaluru	14	100%	14
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 Estates Projects Ltd	Tellapur, Hyderabad	28	73%	20
20	Prestige Estates Projects Ltd	Dalasagere - Hosakote	71	45%	32
21	Prestige Summit Convention Pvt Ltd	BIAL , Bengaluru	14	100%	14
22	Prestige Estates Projects Ltd	Belavatha , Mysore	4	68%	3
23	Prestige Estates Projects Ltd	Chandapura, Hosur Road Bengaluru	70	85%	60
24	Silver Oak Projects	Knowledge City , Raidurg Hyderabad	11	100%	11
25	Prestige Builders and Developers Private Limited	Attibele , Bengaluru	9	100%	9
26	Prestige Estates Projects Ltd	Lakdaram , Hyderabad	20	47%	9
27	Prestige Estates Projects Ltd	Medavakkam , Chennai	28	100%	28
28	Prestige Vaishnoi Realty Ventures	Rajendra Nagar, Hyderabad	4	35%	2
29	Prestige Estates Projects Ltd	Indavara , Chikkamagaluru	33	45%	15
Total			1,080		883

Added in Q3

ESG ACHIEVEMENTS & RECOGNITION



Environmental

- Forum South Bengaluru certified by IGBC as India's First Near Net Zero Energy (Operations) Mall
- Prestige Tech Zone, Bengaluru, certified with USGBC LEED Gold (Commercial)
- Prestige Ocean Towers, Mumbai, is pre-certified with IGBC Gold (Residential)
- 18 WELL pre-certified and 11 WELL HSR- certified Commercial Projects (YTD)



Social

- Prestige Green Promise - 1 Million Plantation Commitment: 30,000 saplings planted to date



Recognitions

- National Safety Council (NSC)'s Shreshtha Suraksha Puraskar awarded to Prestige Park Grove, Bengaluru
- National Safety Council (NSC)'s Award of Merit to Prestige Tech Forest, Prestige Tech Habitat, Prestige Lakeshore Drive (Commercial, Bengaluru); Prestige Lavender Fields, Bengaluru and Prestige City, Hyderabad (Residential), and Prestige Forum South Bengaluru (Retail)

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

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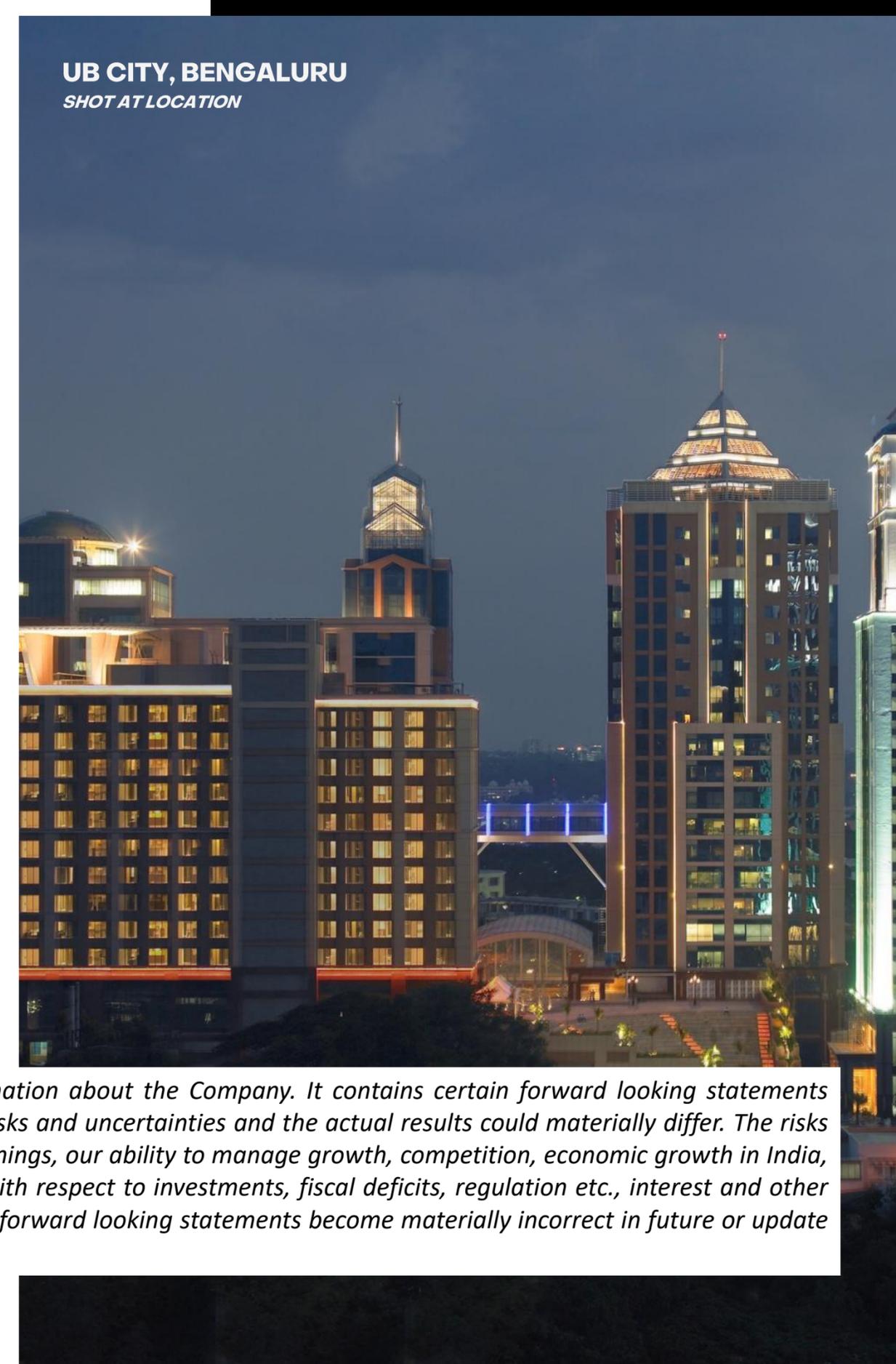
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UB CITY, BENGALURU
SHOT AT LOCATION



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	13	0.02	28
18	Prestige Cyber Green- Phase I	0.55	100	0.55	296
19	Prestige Sky Tech	2.36	56	1.31	788
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		9.43		6.88	5,254

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 (5,254+3,034)	14.17		9.36	8,288

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	112.64	
Common Area/ Car Park Area	32.14	
Net Saleable Area	80.51	
PG area share	72.28	
Estimated Sale Value		8,61,108
Sold	59.85	6,74,664
Collections		3,47,923
Balance to collect		3,26,741
Stock	12.42	1,86,444
Recovery from Land Owner		-
Refundable Deposit		4,755
Projected Inflow-A		5,17,940
Cost of Development		5,55,190
Cost Incurred		2,57,454
Balance to Spend-B		2,97,736
Free Cash flow (A-B)		2,20,204

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	45.29	
Common Area/ Car Park Area	12.04	
Net Saleable Area	33.25	
PG area share	29.15	
Estimated Sale Value-A		5,45,658
Cost of Development		3,11,120
Cost Incurred (Incl RD)		39,022
Balance to spend-B		2,72,099
Refundable Deposit -C		3,101
Free Cash flow (A-B+C)		2,76,660