



# INVESTOR PRESENTATION

Q3 & 9M FY26

Prestige Estates Projects Limited

[www.prestigeconstructions.com](http://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

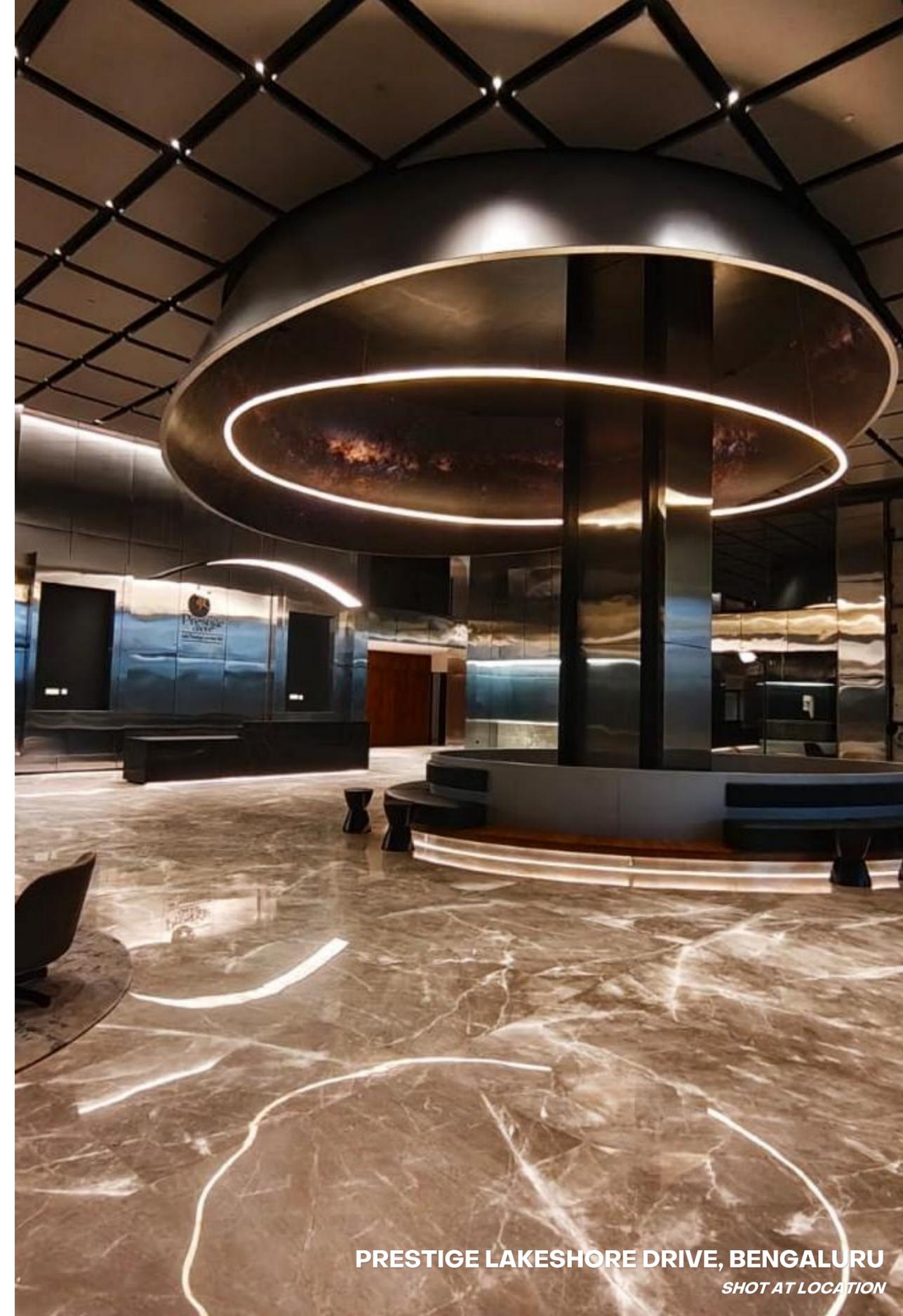


ICRA A+ “Stable” Rating



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



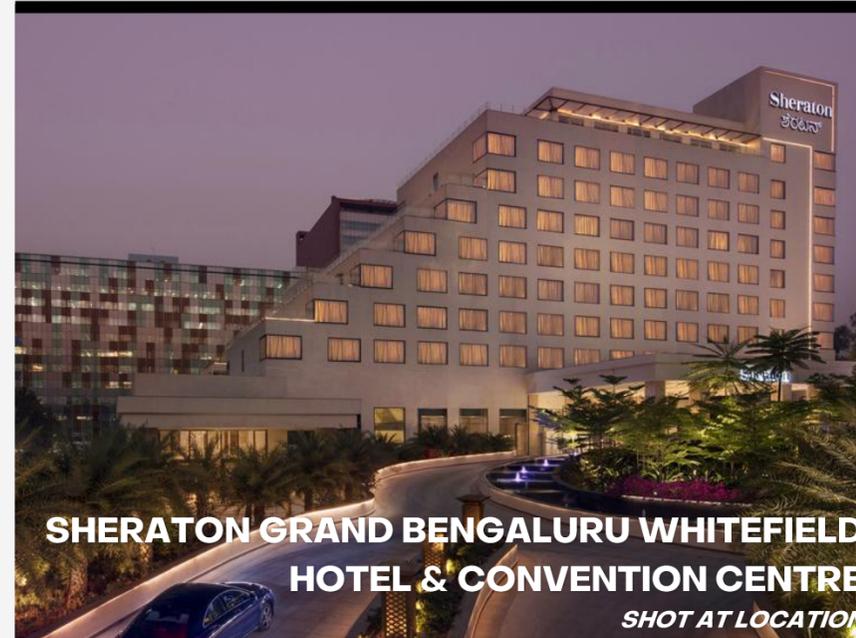
## COMMERCIAL

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



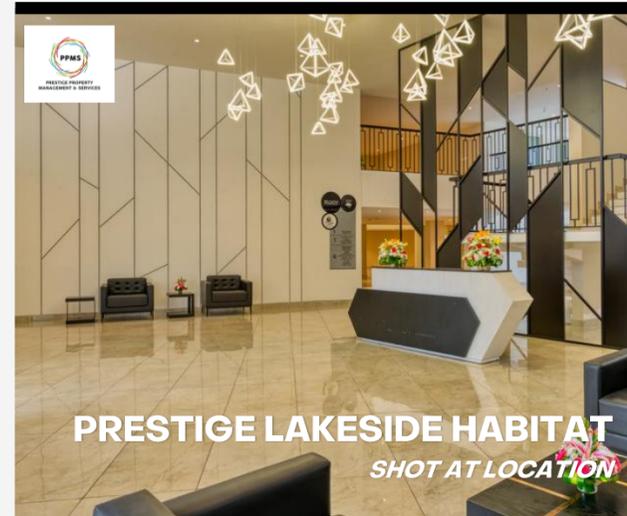
## RETAIL

- 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**

■ <b>Residential</b>	162 Projects 142 mn sft
■ <b>Commercial</b>	126 Projects 50 mn sft
■ <b>Retail</b>	13 Projects 10 mn sft

## 🔄 ONGOING

**65 Projects, 126 mn sft**

■ <b>Residential</b>	44 Projects 95 mn sft
■ <b>Commercial</b>	12 Projects 22 mn sft
■ <b>Retail</b>	5 Projects 5 mn sft

## 🟡 UPCOMING

**63 Projects, 69 mn sft**

■ <b>Residential</b>	31 Projects 42 mn sft
■ <b>Commercial</b>	11 Projects 14 mn sft
■ <b>Retail</b>	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
<b>Q1 Total</b>					<b>14.94</b>
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
<b>Q2 Total</b>					<b>3.87</b>
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
<b>Q3 Total</b>					<b>5.02</b>

**TOTAL 9M FY26**

**23.83** mn sft

# COMPLETIONS



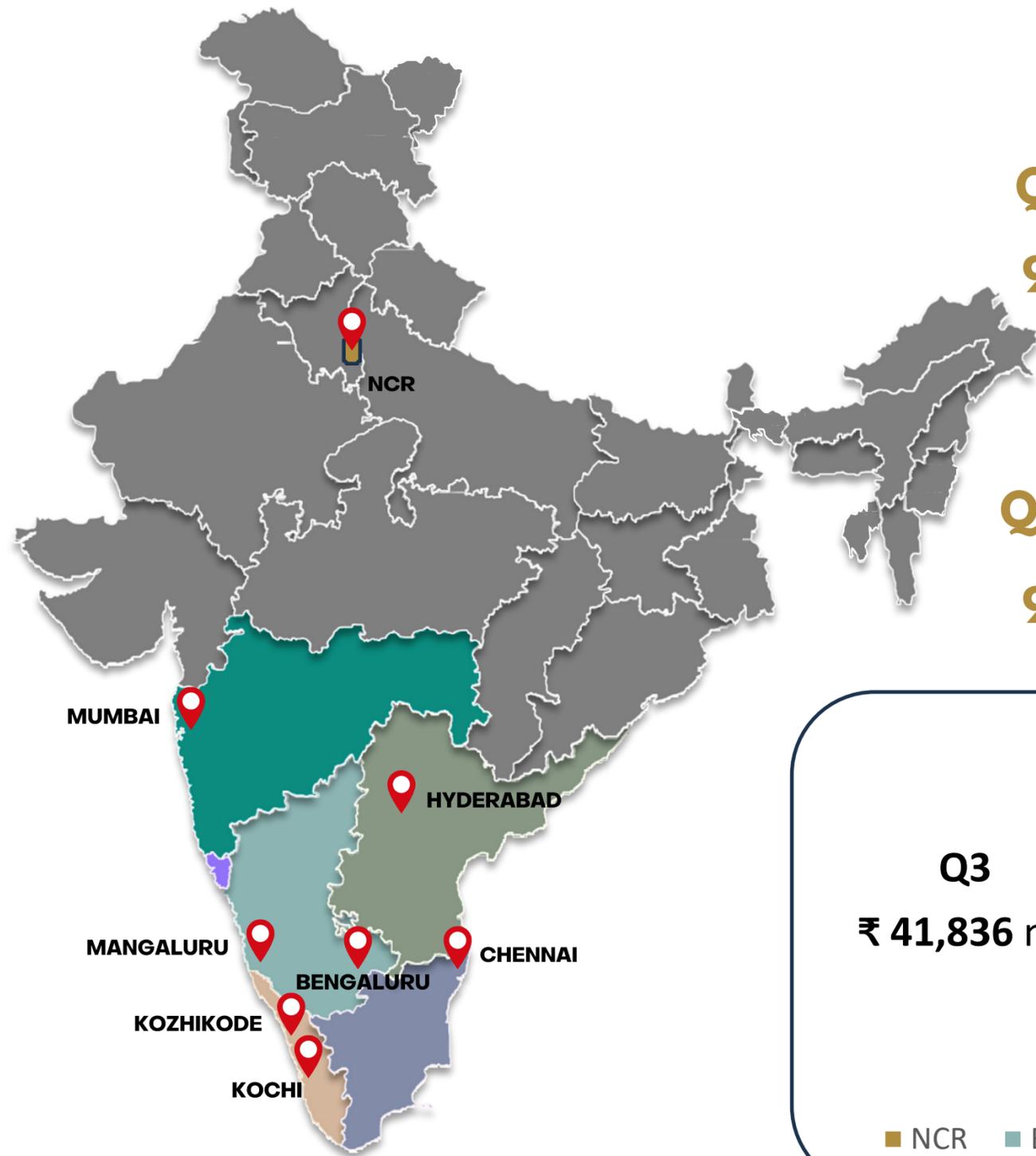
EDEN PARK AND ASPEN GREENS @ THE PRESTIGE CITY  
SARJAPUR, BENGALURU  
SHOT AT LOCATION

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
<b>Q1 Total</b>					<b>5.45</b>
6	Q2	Aspen Greens @ TPC	Bengaluru	Residential	0.50
7		Avalon Park @ TPC	Bengaluru	Residential	2.03
<b>Q2 Total</b>					<b>2.54</b>
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
<b>Q3 Total</b>					<b>4.72</b>

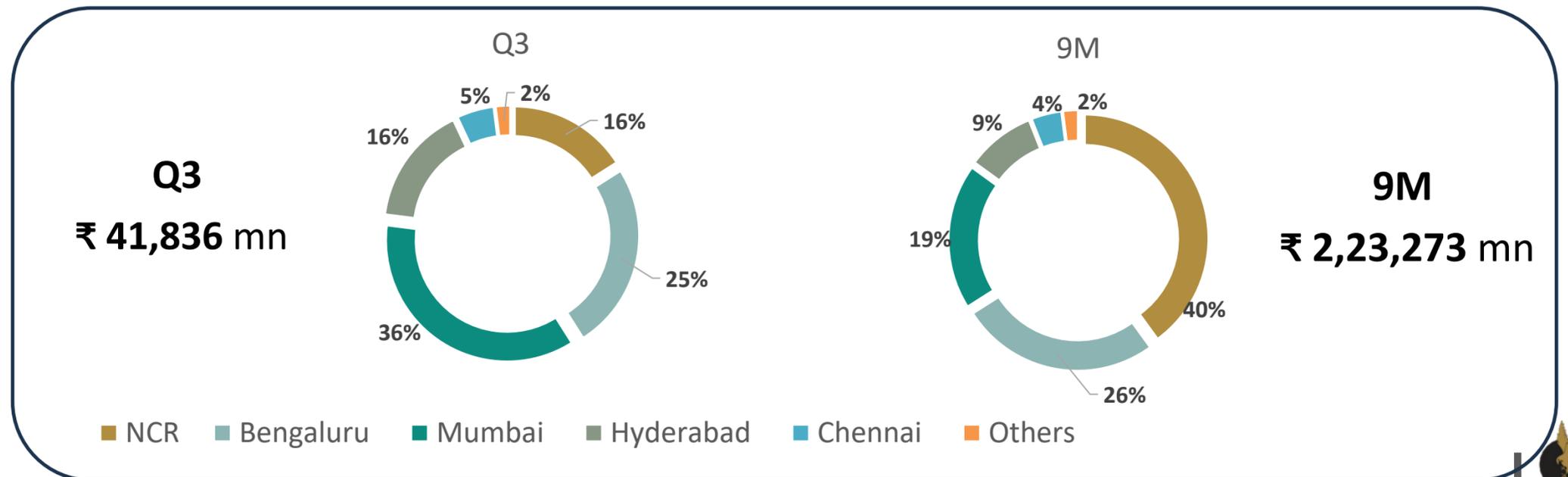
**TOTAL 9M FY26**

**12.71** mn sft

# GEOGRAPHICAL SALES BREAKDOWN



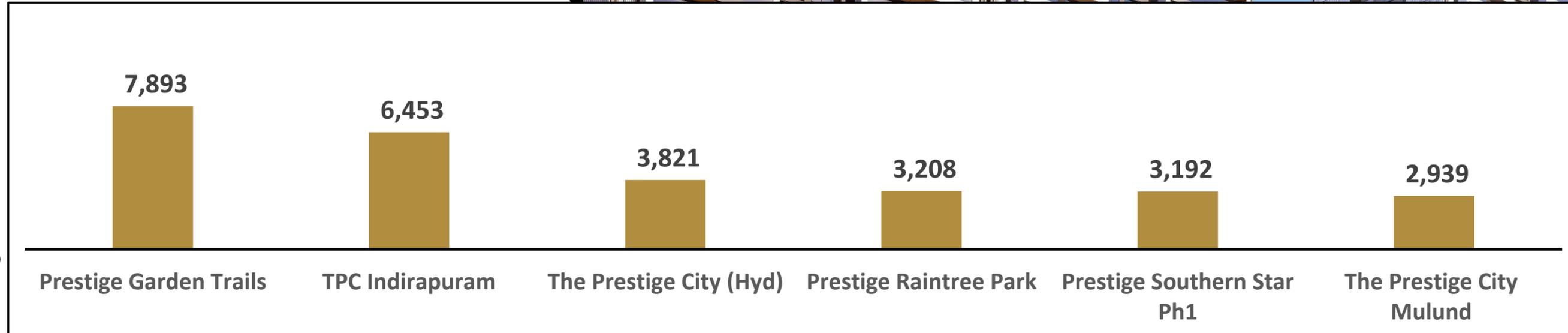
	<b>NCR</b>	<b>BENGALURU</b>	<b>MUMBAI</b>
<b>Q3 FY26</b>	₹ 6,453 mn	₹ 10,248 mn	₹ 15,222 mn
<b>9M FY26</b>	₹ 89,735 mn	₹ 58,550 mn	₹ 43,424 mn
	<b>HYDERABAD</b>	<b>CHENNAI</b>	<b>OTHERS</b>
<b>Q3 FY26</b>	₹ 6,836 mn	₹ 2,283 mn	₹ 794 mn
<b>9M FY26</b>	₹ 19,950 mn	₹ 9,580 mn	₹ 2,034 mn



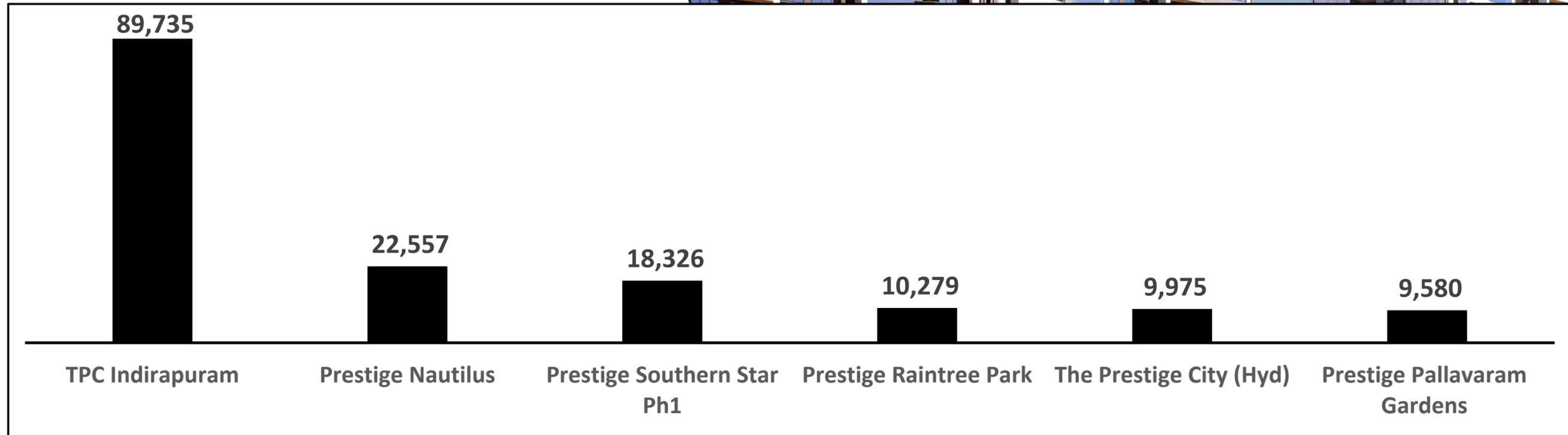
# TOP SALES CONTRIBUTORS

Sales (in ₹ mn)

Q3 FY26

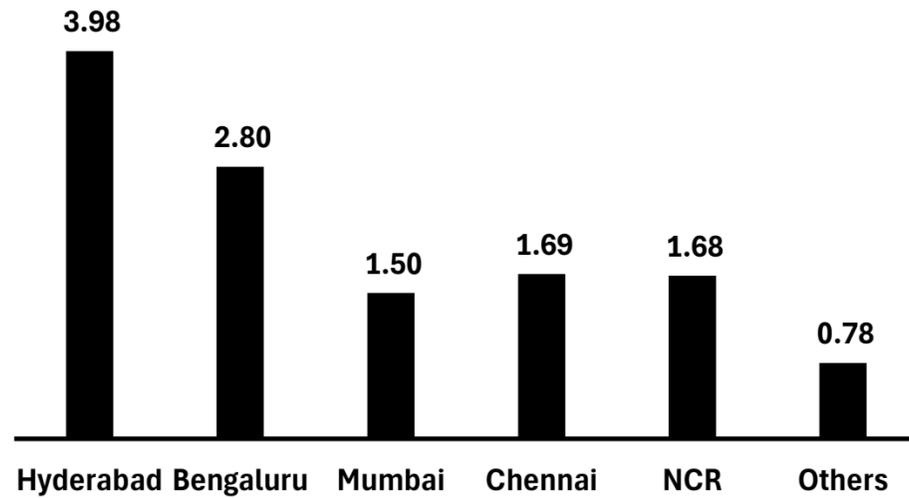


9M FY26

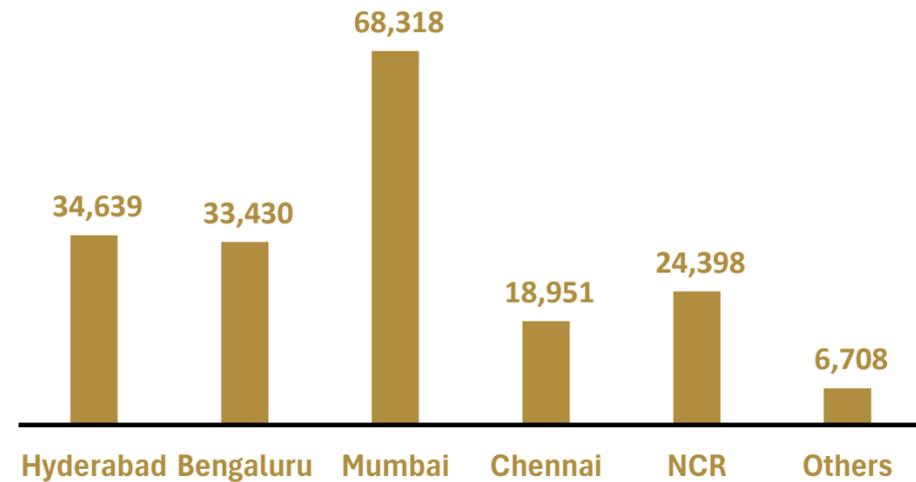


# INVENTORY BREAK UP

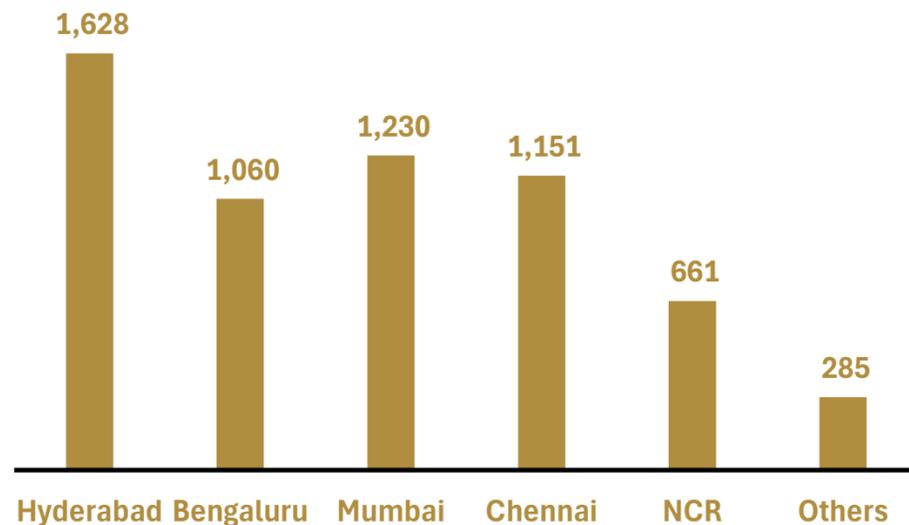
Area of Stock (in mn sft)  
Geographical Distribution



Value of Stock (in ₹ mn)  
Geographical Distribution

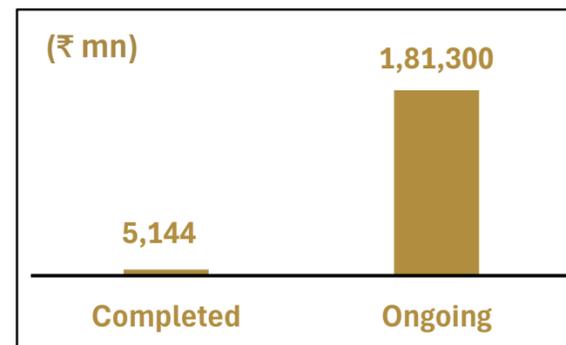
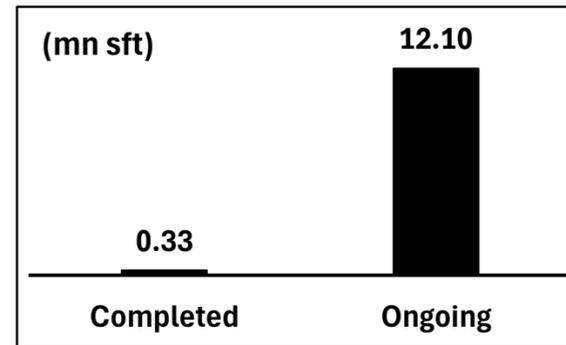


No of Units  
Geographical Distribution



**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%**

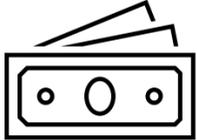


PBT

₹ **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

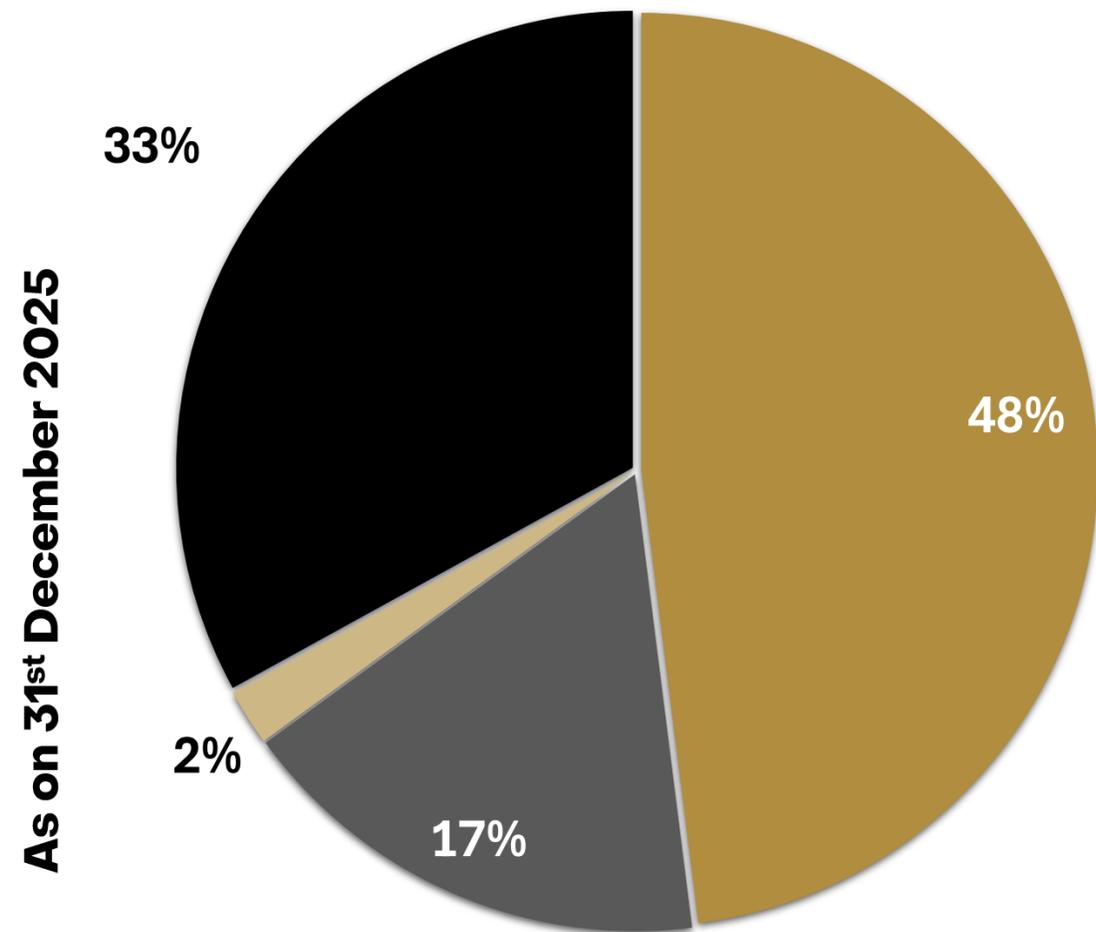
(in ₹ mn)

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
<b>Capital Employed</b>	<b>E=(A+B)</b>	<b>98,128</b>	<b>1,18,335</b>	<b>27,498</b>	<b>2,239</b>
Capital employed on Ongoing capex projects and investments	F	-	84,472	15,438	-
<b>Capital Employed (excluding ongoing capex projects)</b>	<b>G=E-F</b>	<b>98,128</b>	<b>33,863</b>	<b>12,060</b>	<b>2,239</b>
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
<b><u>OPERATING ACTIVITIES</u></b>		
<b><u>Inflow</u></b>		
Residential Collection/ Rent - Commercial & Retail/ Operation Receipts Mall & Property Maintenance / Security Deposits and Other Receipts	56,979	1,58,555
<b><u>Outflow</u></b>		
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
<b>Sub Total</b>	<b>36,310</b>	<b>1,04,909</b>
<b>Net Cashflow from Operating Activities</b>	<b>20,669</b>	<b>53,646</b>
<b><u>INVESTING ACTIVITIES</u></b>		
<b><u>Outflow</u></b>		
Construction Cost (Retail/Commercial/Hospitality)	8,653	26,137
Investment in Land/TDR/Refundable Deposit/buyback of stakes	27,276	47,066
<b>Sub Total</b>	<b>35,929</b>	<b>73,202</b>
<b>Net Cashflow from Investing Activities</b>	<b>-35,937</b>	<b>-73,211</b>
<b><u>FINANCING ACTIVITIES</u></b>		
<b><u>Inflow</u></b>		
Debt Drawn Net	10,981	26,995
Others Net	-	2,586
<b>Sub Total</b>	<b>10,981</b>	<b>29,581</b>
<b><u>Outflow</u></b>		
Finance Cost	3,617	11,601
Others Net	229	229
Dividend Payout	-	775
<b>Sub Total</b>	<b>3,846</b>	<b>12,605</b>
<b>Net Cashflow from Financing Activities</b>	<b>7,134</b>	<b>16,975</b>

# BUSINESS SEGMENTS

## RESIDENTIAL



## RETAIL



## COMMERCIAL



## HOSPITALITY



# RESIDENTIAL

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**COMPLETED**

**162 PROJECTS**

**142 mn sft**

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**ONGOING**

**44 PROJECTS**

**95 mn sft**

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**UPCOMING**

**31 PROJECTS**

**42 mn sft**

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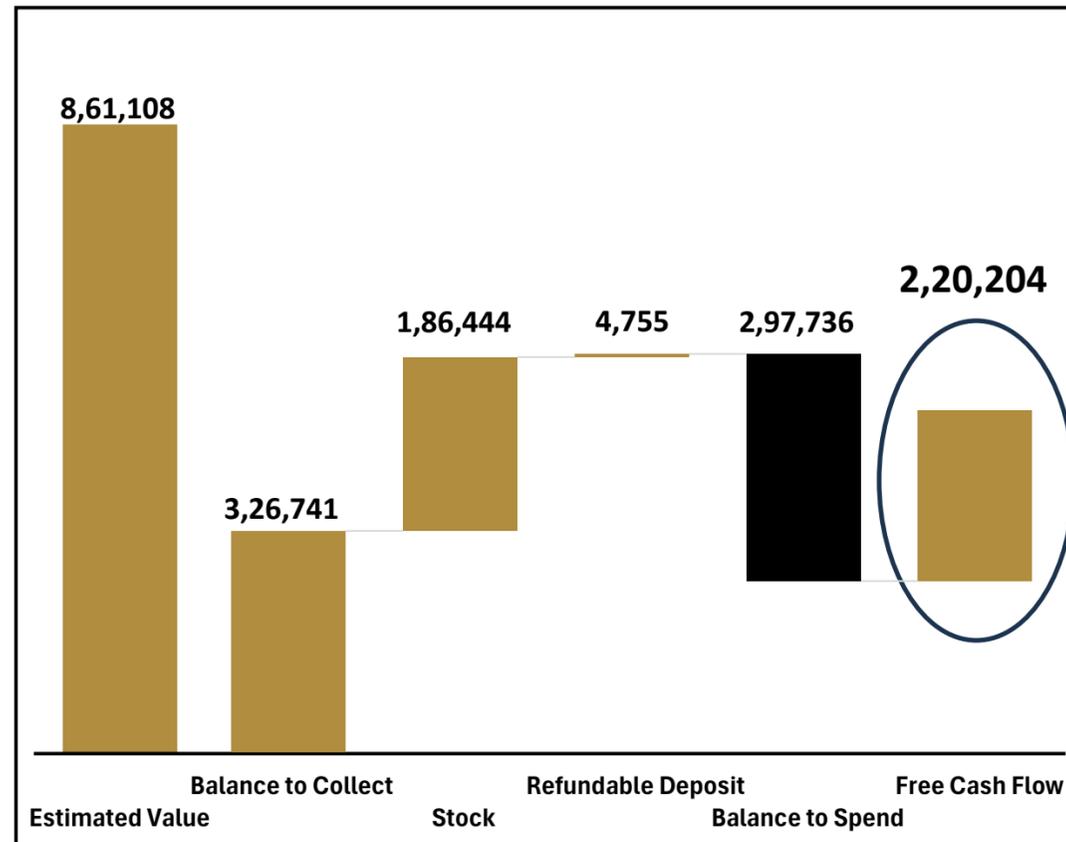
PRESTIGE FINSBURY PARK, BENGALURU  
SHOT AT LOCATION

# RESIDENTIAL PORTFOLIO

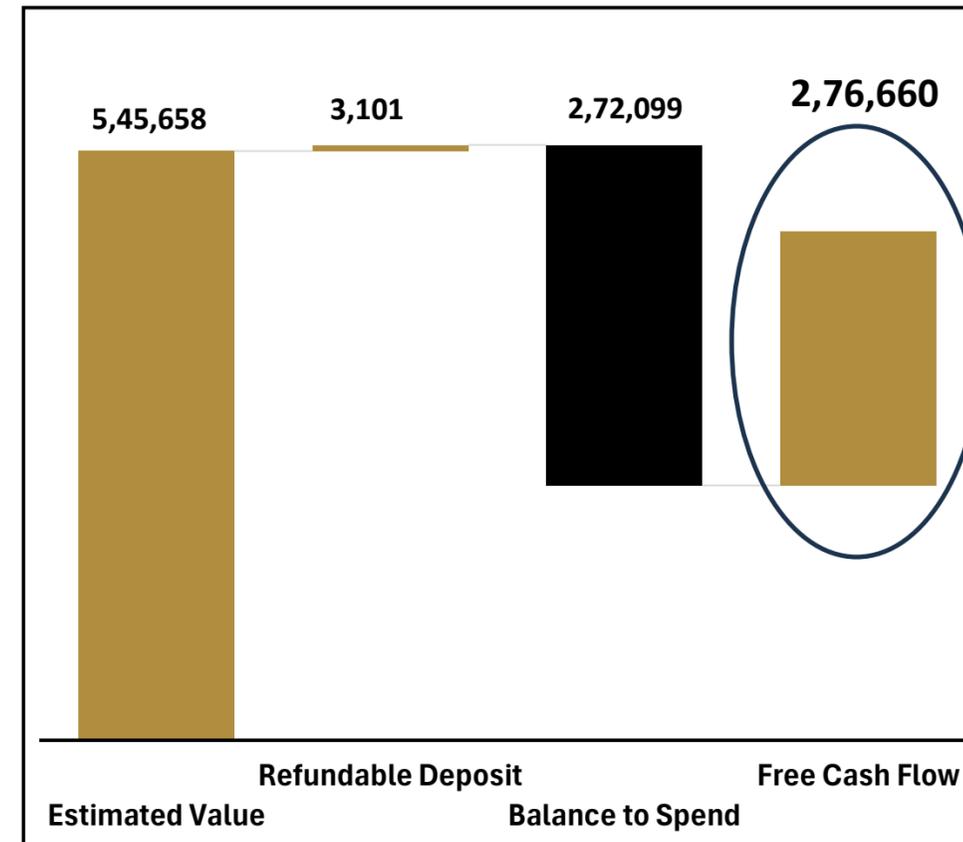
## CASH FLOWS (₹ mn)

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

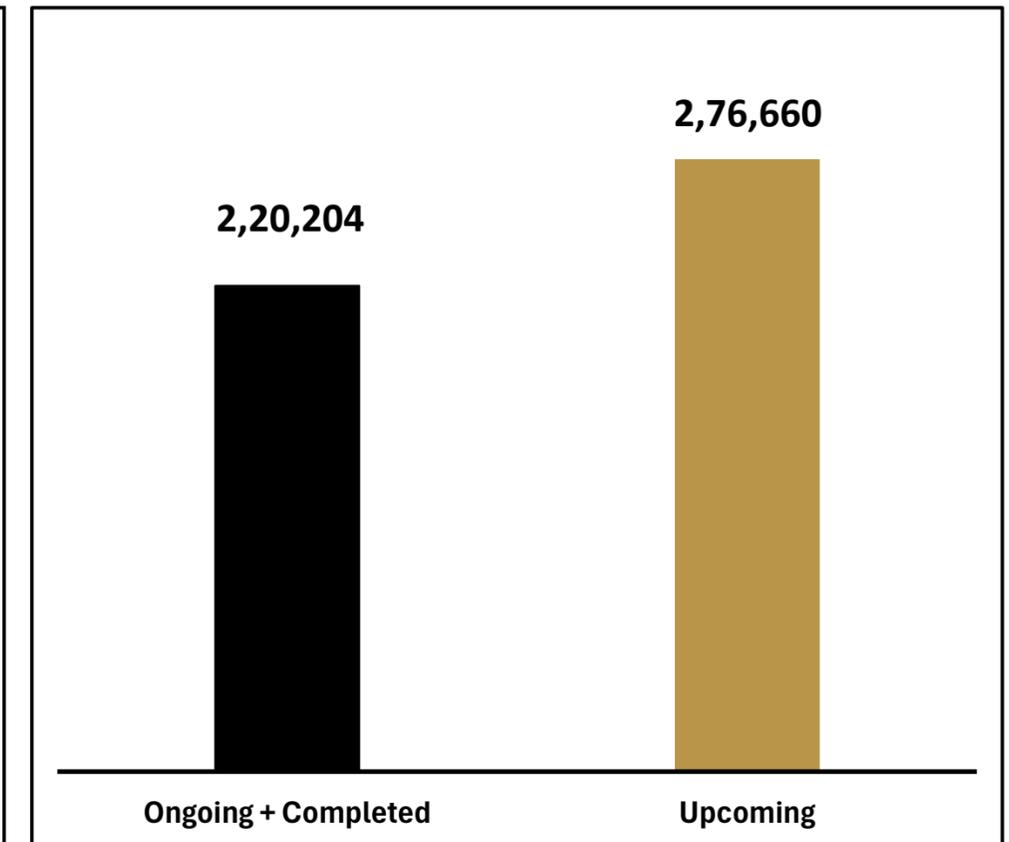
### Ongoing + Completed Projects



### Upcoming Projects

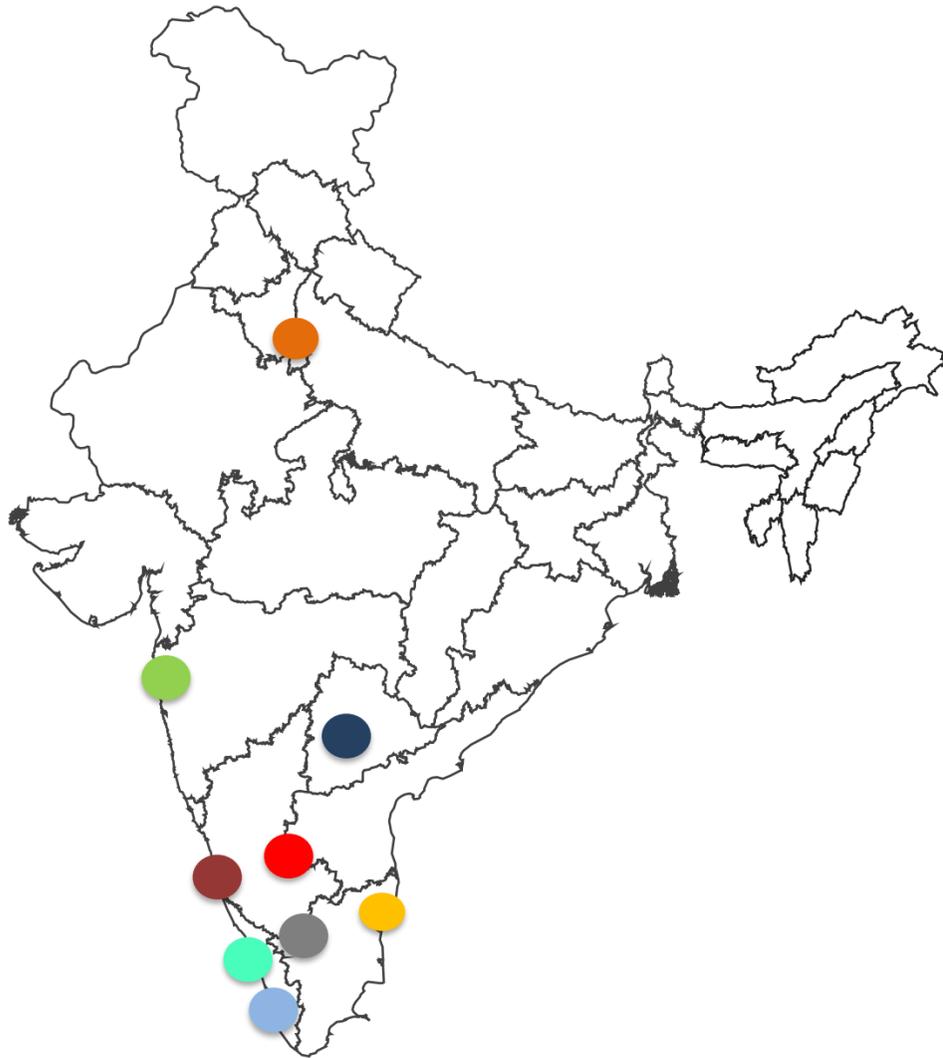


### Free Cash Flows (₹ mn)



# 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
<b>Total</b>		<b>40.79</b>		<b>31.34</b>	

## ● Chennai

24	Prestige Pallavaram Gardens	4.24	76%	3.24	FY 30
<b>Total</b>		<b>4.24</b>		<b>3.24</b>	

## ● Kochi

25	Prestige Cityscape	0.30	50%	0.15	FY 27
26	Prestige Panorama	0.29	50%	0.15	FY 27
<b>Total</b>		<b>0.60</b>		<b>0.30</b>	

## ● 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
<b>Total</b>		<b>23.13</b>		<b>12.75</b>	

## ● Calicut

32	Prestige Ocean Pearl	1.50	72%	1.08	FY 27
<b>Total</b>		<b>1.50</b>		<b>1.08</b>	

## ● Mangaluru

33	Prestige Palm Residences	0.35	75%	0.26	FY 26
<b>Total</b>		<b>0.35</b>		<b>0.26</b>	

## ● 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
<b>Total</b>		<b>12.38</b>		<b>10.91</b>	

## ● Ooty

41	Prestige Hillcrest	0.11	50%	0.05	FY 26
<b>Total</b>		<b>0.11</b>		<b>0.05</b>	

## ● 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
<b>Total</b>		<b>11.58</b>		<b>7.76</b>	

Table Header

Developable Area (Mn sft)

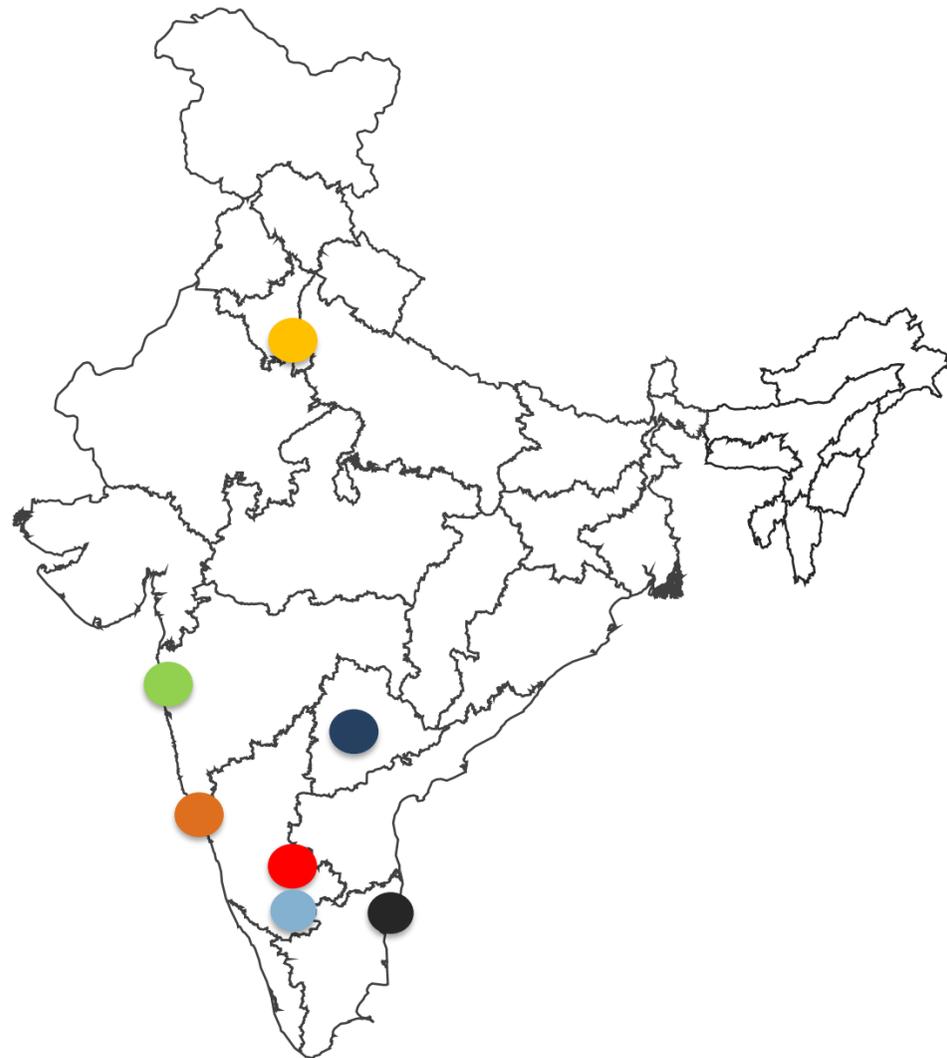
Economic Interest (%)

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
<b>Total</b>		<b>21.48</b>		<b>16.12</b>	

## ● 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
<b>Total</b>		<b>4.98</b>		<b>3.72</b>	

## ● Hyderabad

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

## ● Chennai

22	Prestige Palm Court	1.85	69%	1.27	FY 26
23	Prestige Park Street (Velachery)	1.01	50%	0.51	FY 27
<b>Total</b>		<b>2.86</b>		<b>1.78</b>	

## ● NCR

24	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
<b>Total</b>		<b>2.74</b>		<b>1.97</b>	

## ● 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
<b>Total</b>		<b>4.89</b>		<b>4.73</b>	

## ● Sakleshpur

31	JW Marriot Residences	0.38	50%	0.19	FY 27
<b>Total</b>		<b>0.38</b>		<b>0.19</b>	

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)
<b>Launched in 9M FY26</b>					
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
<b>Sub Total</b>			<b>20.90</b>		<b>1,96,190</b>
<b>Planned for upcoming quarters</b>					
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
<b>Sub Total</b>			<b>24.60</b>		<b>2,54,764</b>
<b>Grand Total</b>			<b>45.51</b>		<b>4,50,954</b>

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

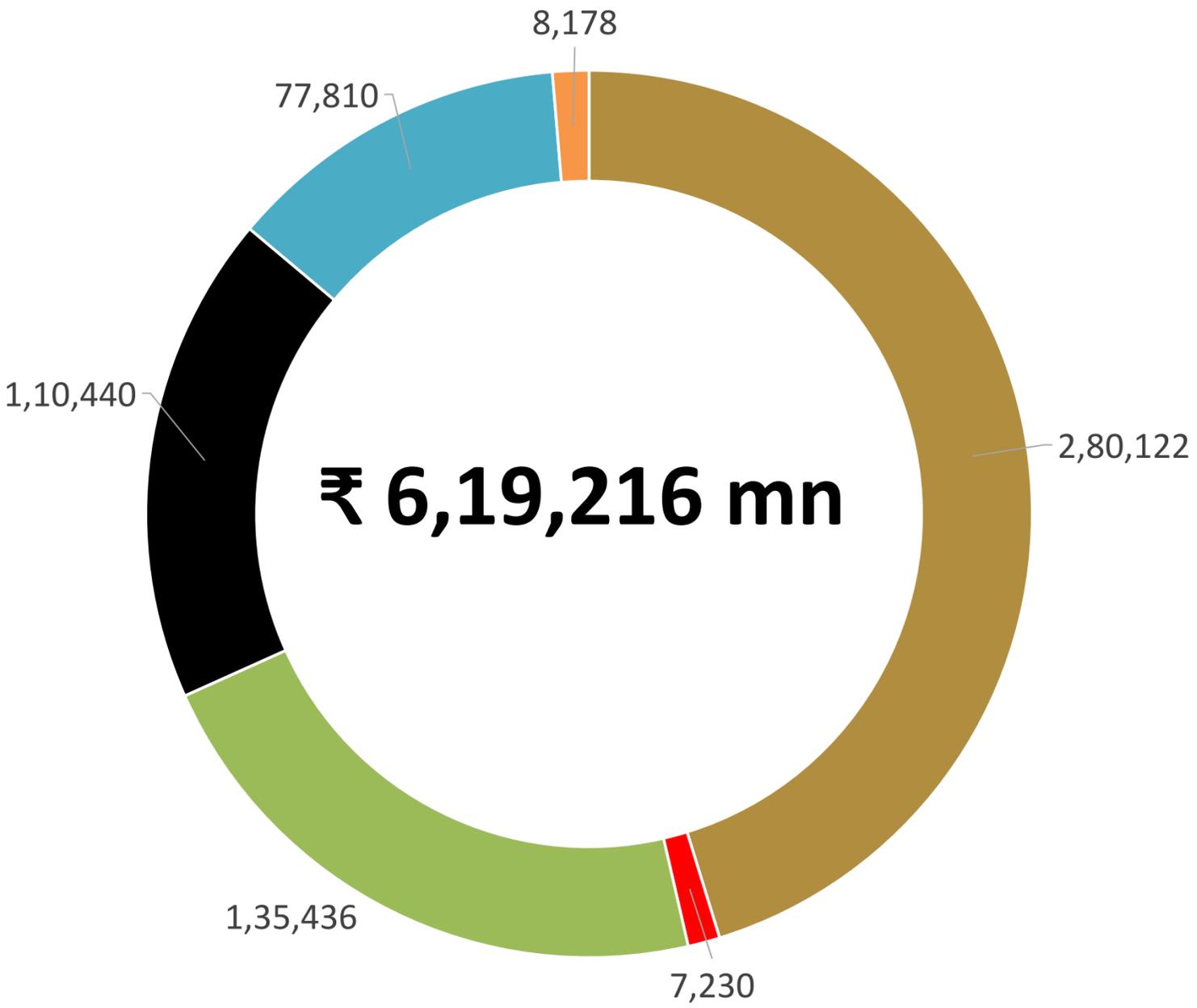
Location	Land Area (in acres)	Tentative GDV (₹ mn)
<b>Q1 FY26</b>		
Tellapur, Hyderabad (Prestige Golden Grove)	28	85,000
Poojanahalli - Devanahalli Bengaluru	10	13,000
Kothanur, Hennur, Bengaluru (residential sale portion)	7	4,500
Ittangur, Sarjapura Bengaluru (Prestige Garden Breez)	10	13,000
Pulimamidi,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

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

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**COMPLETED**

**126 PROJECTS**

**50 mn sft**

---

**ONGOING**

**12 PROJECTS**

**22 mn sft**

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**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)

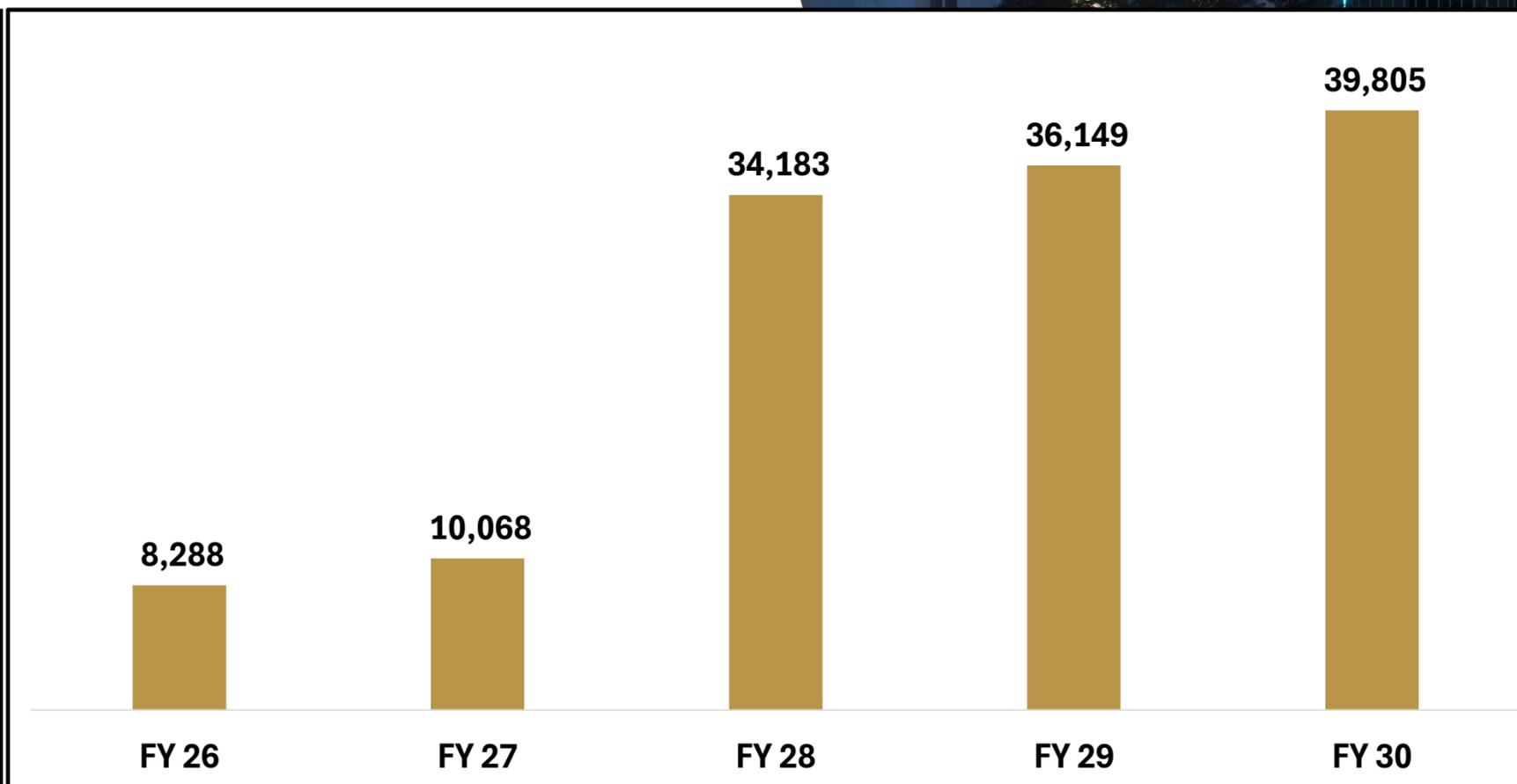
**EXIT RENTALS  
FY26**

**₹ 8,288 mn**

**EXIT RENTALS  
FY 30**

**₹ 39,805 mn**

**CAGR  
48%**

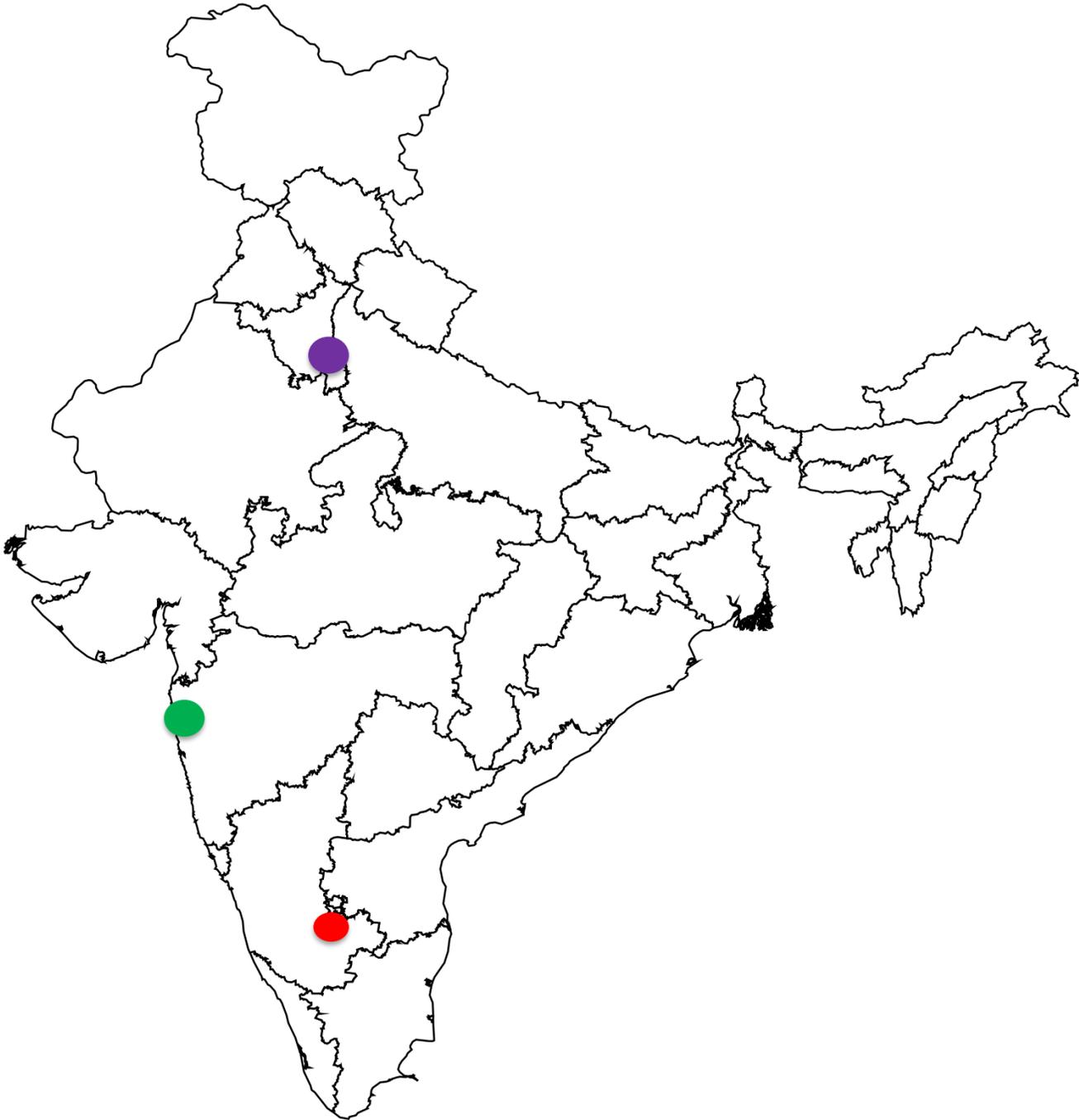


**PG Share**

# 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
<b>Total</b>		<b>12.64</b>		<b>7.52</b>	

**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
<b>Total</b>		<b>9.05</b>		<b>8.01</b>	

**Delhi**

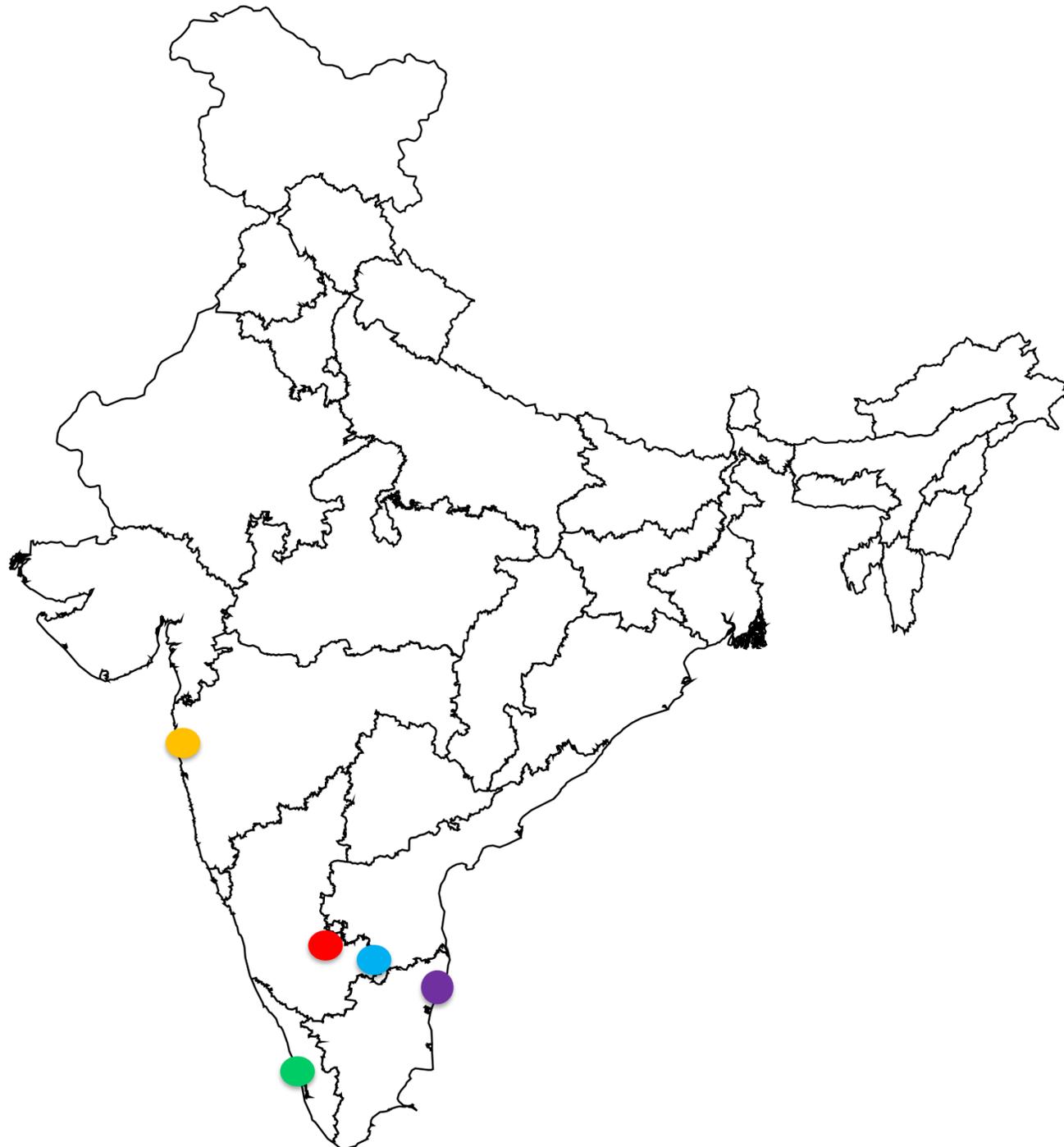
12	Trade Center DIAL (Aerocity)	0.80	50%	0.40	FY 26
<b>Total</b>		<b>0.80</b>		<b>0.40</b>	

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
<b>Total</b>		<b>3.75</b>		<b>1.97</b>	

## ● Kolar

5	Shipco (Wharehousing)	2.04	70%	1.43	FY 26
<b>Total</b>		<b>2.04</b>		<b>1.43</b>	

## ● 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
<b>Total</b>		<b>1.09</b>		<b>0.91</b>	

## ● Chennai

8	WS Industries	1.25	64%	0.80	FY 26
<b>Total</b>		<b>1.25</b>		<b>0.80</b>	

## ● 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
<b>Total</b>		<b>5.66</b>		<b>3.10</b>	

### 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
<b>Total Capex (Ongoing &amp; Upcoming)</b>	<b>1,81,582</b>	<b>1,49,255</b>	<b>1,25,733</b>	<b>1,01,398</b>

(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

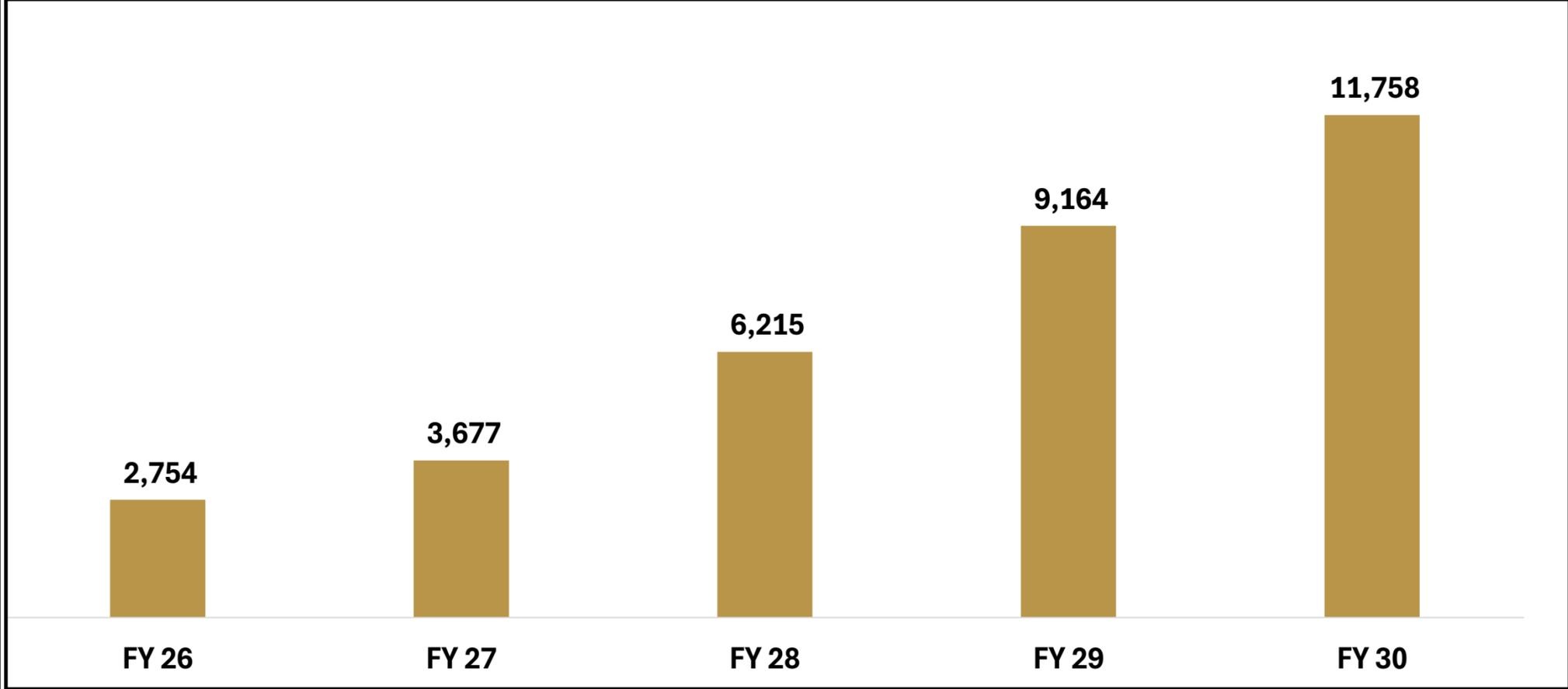


## PROJECTED ANNUITY INCOME STEP UP (₹ mn)

**EXIT RENTALS  
FY26**  
₹ 2,754 mn

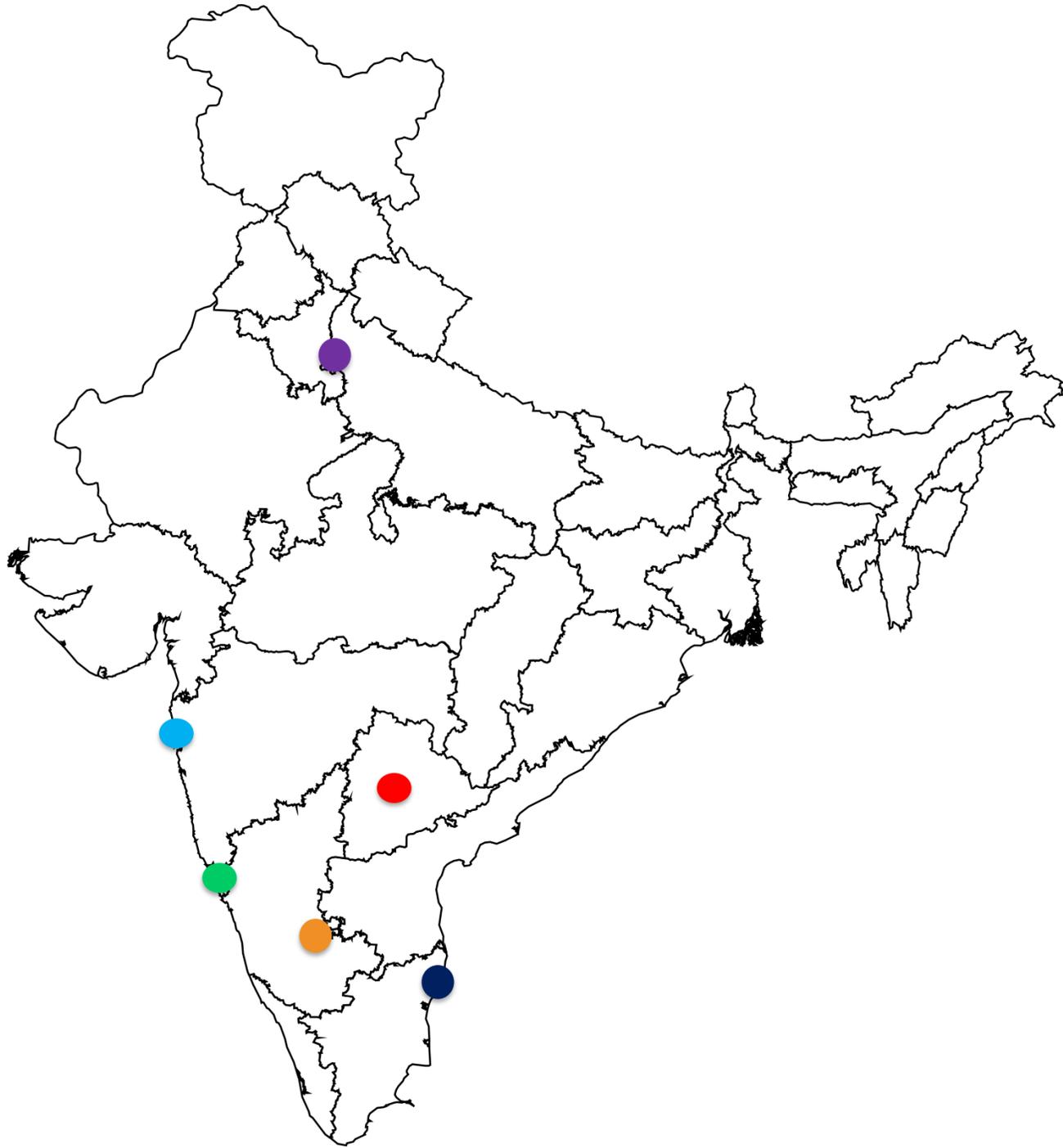
**EXIT RENTALS  
FY 30**  
₹ 11,758 mn

**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
<b>Total</b>		<b>2.40</b>		<b>2.40</b>	

### MUMBAI

3	Forum @ Mulund	0.17	100%	0.17	FY 27
<b>Total</b>		<b>0.17</b>		<b>0.17</b>	

### HYDERABAD

4	Forum @ TPC Hyderabad	1.71	38%	0.65	FY 29
<b>Total</b>		<b>1.71</b>		<b>0.65</b>	

### NCR

5	Forum @ TPC Indirapuram	1.21	68%	0.82	FY 30
<b>Total</b>		<b>1.21</b>		<b>0.82</b>	

## 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

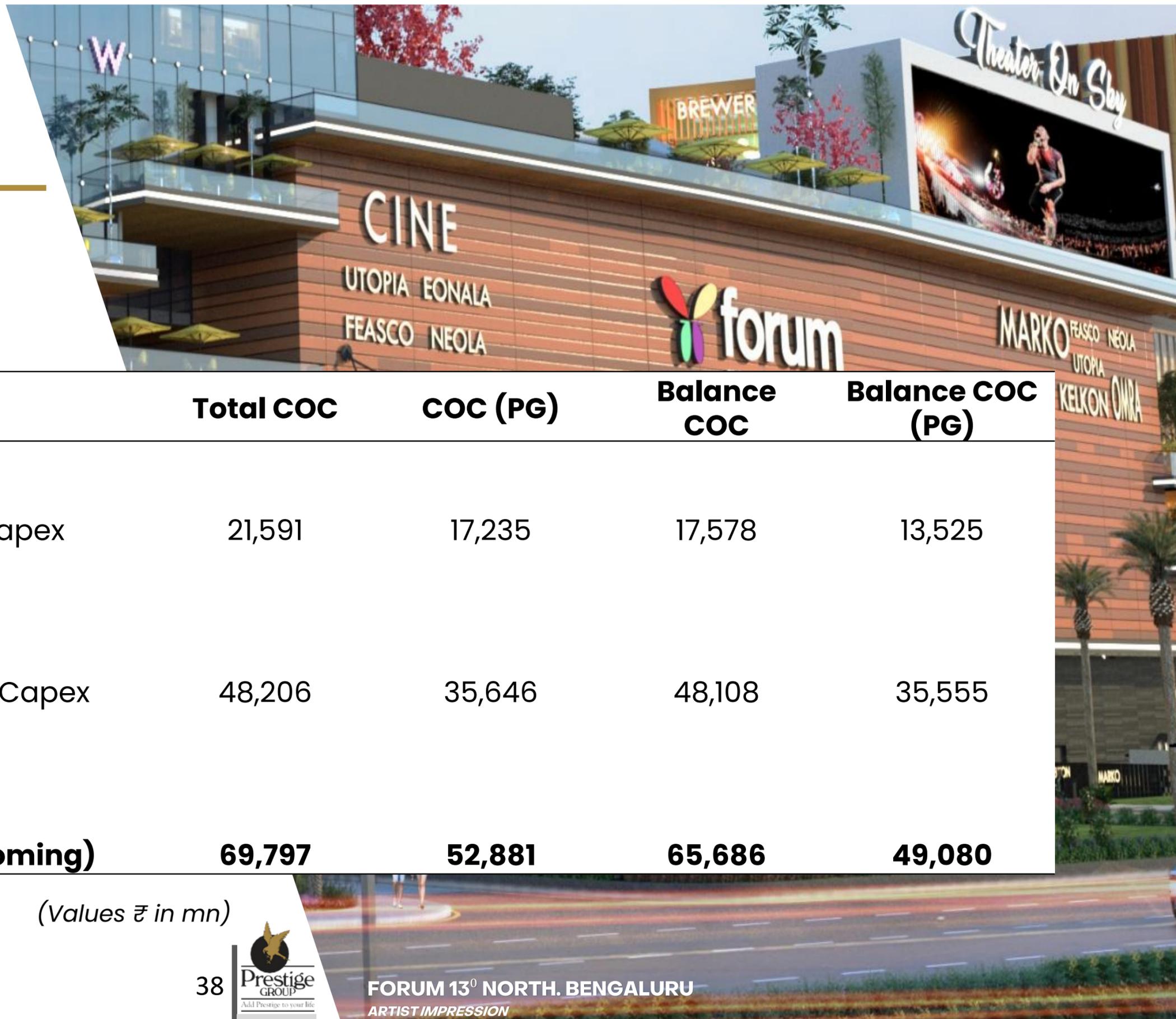
7	Forum @ Budvel	0.69	76%	0.53	FY 26
8	Forum @ Banjara Hills	0.59	50%	0.30	FY 26

### MUMBAI

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



**BALANCE TO SPEND  
(PG SHARE)**

**ONGOING RETAIL**  
₹ 13,525 mn

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**UPCOMING RETAIL**  
₹ 35,555 mn

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**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
<b>Total Capex (Ongoing &amp; Upcoming)</b>	<b>69,797</b>	<b>52,881</b>	<b>65,686</b>	<b>49,080</b>

(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
<b>Total</b>			<b>1,080</b>		<b>883</b>

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

For further information please contact –

## Ms. Khizra Bandukwala

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

## Website

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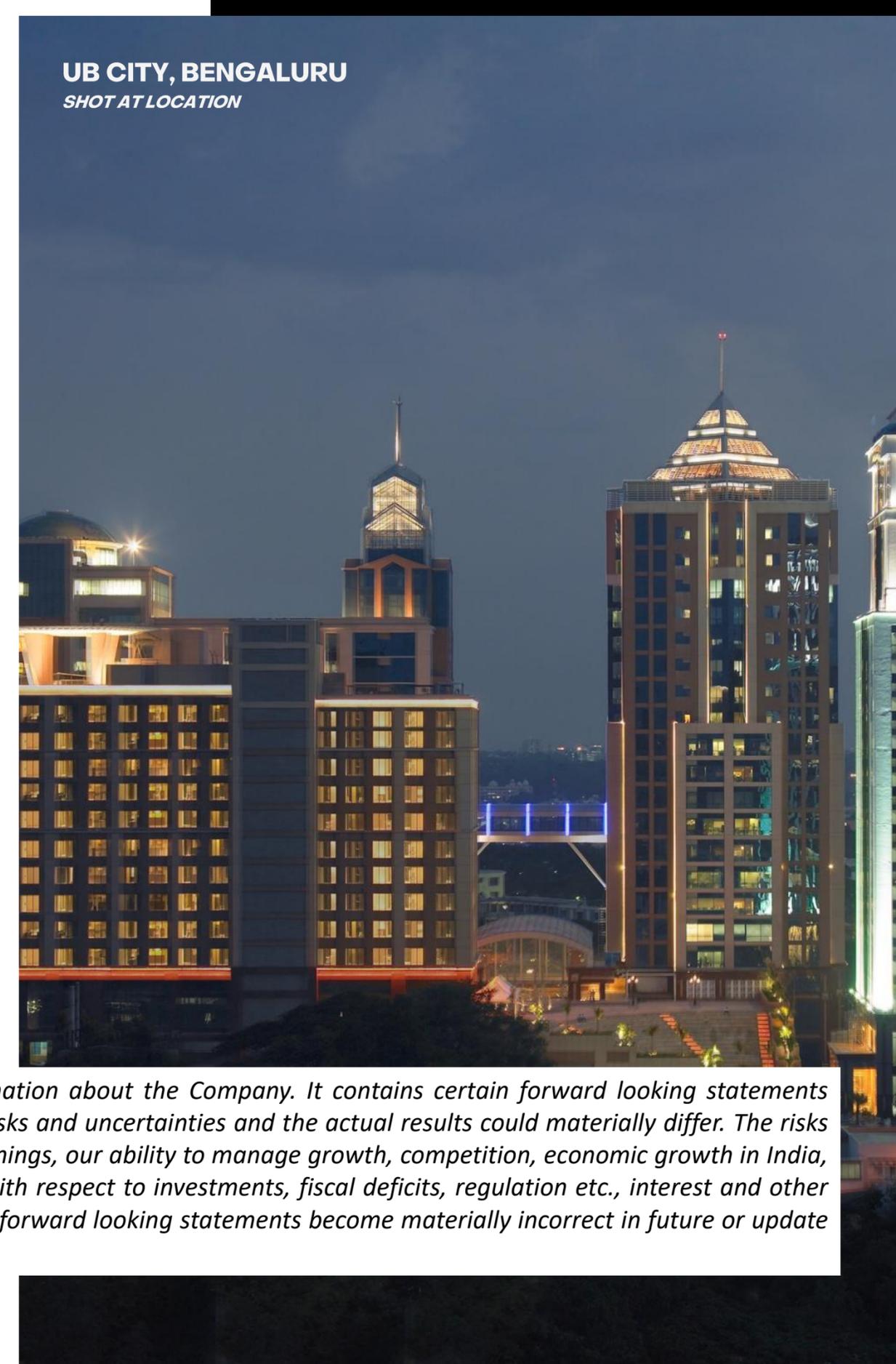
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UB CITY, BENGALURU  
SHOT AT LOCATION



# 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
<b>Total</b>		<b>9.43</b>		<b>6.88</b>	<b>5,254</b>

# 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
<b>Total</b>	<b>4.76</b>		<b>2.49</b>	<b>3,034</b>
<b>Grand Total for FY 26 (5,254+3,034)</b>	<b>14.17</b>		<b>9.36</b>	<b>8,288</b>

# 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
<b>Total</b>		<b>1.87</b>		<b>1.40</b>	<b>2,754</b>

# 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
<b>Free Cash flow (A-B)</b>		<b>2,20,204</b>

## 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
<b>Free Cash flow (A-B+C)</b>		<b>2,76,660</b>