



INVESTOR PRESENTATION

Q4 & 12M FY26

Prestige Estates Projects Limited

www.prestigeconstructions.com



PRESTIGE LAKESHORE DRIVE, BENGALURU
SHOT AT LOCATION

CONTENTS



MOXY BENGALURU AIRPORT PRESTIGE TECH CLOUD
SHOT AT LOCATION

- ✔ Company Overview
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- ✔ Business Segments
- ✔ Land Bank
- ✔ ESG and Social Housing
- ✔ Board of Directors and Management Team

COMPANY OVERVIEW



40 Years of Legacy



13 Cities Presence



CRISIL DA 1+ “Excellent” Developer Grading



ICRA A+ “Stable” Rating



NSE ESG Score: 68 (Aspiring)



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



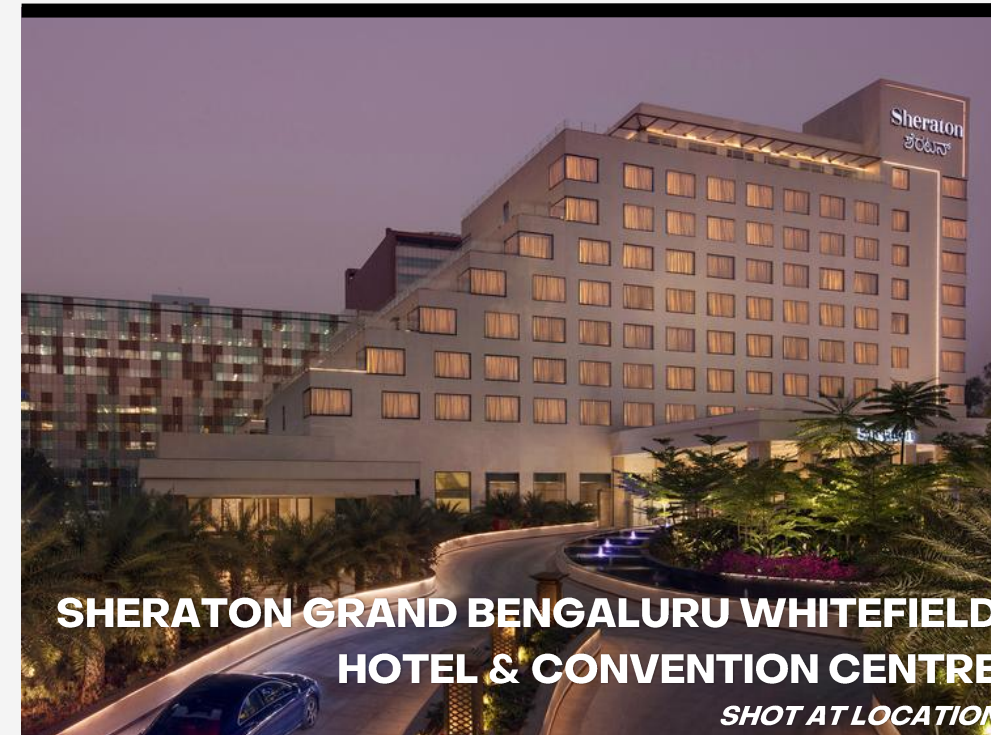
RETAIL

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



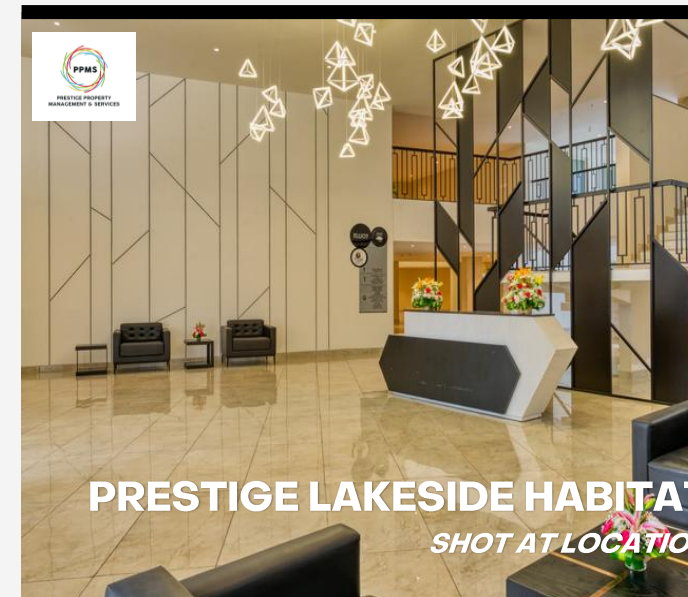
HOSPITALITY

- 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

316 Projects, 212 mn sft

Residential	163 Projects 144 mn sft
Commercial	128 Projects 54 mn sft
Retail	13 Projects 10 mn sft

🔄 ONGOING

66 Projects, 129 mn sft

Residential	47 Projects 101 mn sft
Commercial	10 Projects 19 mn sft
Retail	5 Projects 5 mn sft

🕒 UPCOMING

69 Projects, 98 mn sft

Residential	36 Projects 70 mn sft
Commercial	12 Projects 15 mn sft
Retail	9 Projects 8 mn sft

KEY HIGHLIGHTS

FY26

- Recorded highest ever sales of ₹ 3,00,245 mn and Collections of ₹ 1,85,146 mn from Residential segment and ₹49,213 in other segments
- Debuted in the residential NCR market with “Prestige City Indirapuram”- which met a resounding response and clocked over ₹95,000 mn in pre-sales in the first year of launch.
- Completed the first set of projects in Mumbai (Prestige Jasdan Classic, Siesta @ The Prestige City Mulund and Prestige Turf Tower) , within a record timeline of 3.5 years
- Achieved a comfortable level of pre-leasing across geographies for the new Office assets, with Prestige Lakeshore Drive leased ~85%, Prestige 101, BKC leased ~70%, The Prestige, Mumbai leased ~10% and Prestige Trade Center, Delhi leased ~95%.
- Renewed Highest Developer Grading of CRISIL DA1+, reaffirming financial discipline, execution prowess and customer satisfaction.
- Crossed a significant milestone of 200 mn sft of completed developments spanning 300+ projects across asset classes, since inception .

OPERATIONAL HIGHLIGHTS

Q4 FY26

SALES

₹ **76,973** mn (+11% YoY)

PG Share: ₹ 72,694 mn (+7% YoY)

COLLECTIONS

₹ **52,314** mn (+66% YoY)

PG Share: ₹ 47,937 mn (+59% YoY)

AREA SOLD

5.34 mn sft (+19% YoY)

PG Share: 4.94 mn sft (+14% YoY)

UNITS SOLD

3,094 Units

AVG REALISATION

₹ **16,569** /sft (+7% YoY)

Apartments, Villas

₹ **8,005** /sft (+15% YoY)

Plots

OPERATIONAL HIGHLIGHTS

12M FY26

SALES

₹ **3,00,245** mn (+76% YoY)

PG Share: ₹ 2,68,779 mn (+64% YoY)

COLLECTIONS

₹ **1,85,146** mn (+53% YoY)

PG Share: ₹ 1,70,830 mn (+51% YoY)

THE PRESTIGE CITY SARJAPUR, BENGALURU
SHOT AT LOCATION



AREA SOLD

22.28 mn sft (+77% YoY)

PG Share: 19.24 mn sft (+61% YoY)

UNITS SOLD

11,692 Units

AVG REALISATION

₹ **14,470** /sft (+3% YoY)

₹ **8,321** /sft (+16% YoY)

Apartments, Villas

Plots



LAUNCHES



EVERGREEN @ PRESTIGE RAIN TREE PARK, BENGALURU
ARTIST IMPRESSION

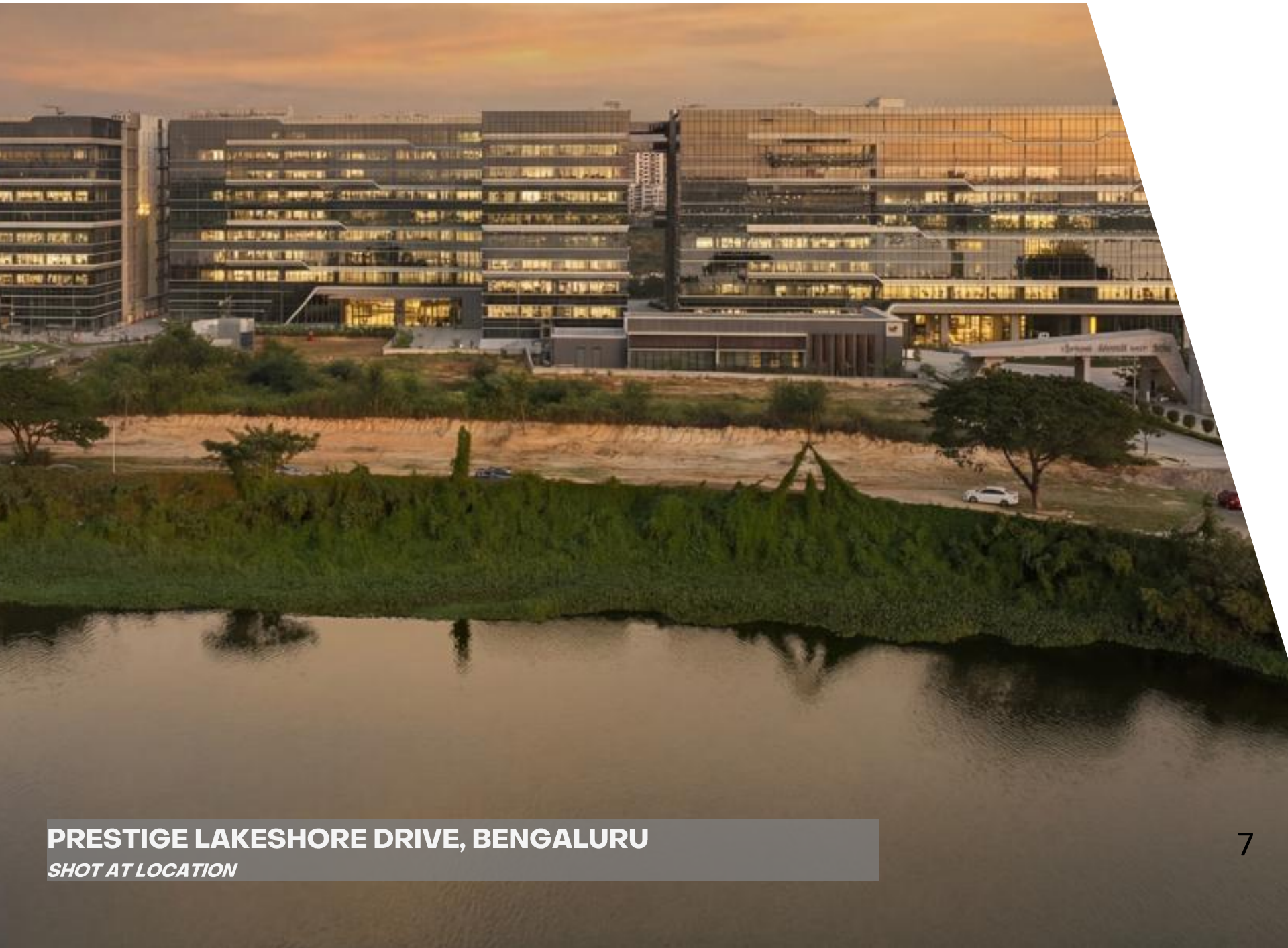
SL No	Quarter	Project Name	Location	Segment	TDA (mn sft)	GDV (₹ mn)
1	Q1	Mulberry at The Prestige City	NCR	Residential	4.60	45,073
2		Oakwood at The Prestige City	NCR	Residential	5.04	48,990
3		Prestige Gardenia Estates	Bengaluru	Plotted	1.06	8,032
4		Prestige Pallavaram Gardens	Chennai	Residential	4.24	34,158
Q1 Total					14.94	1,36,253
5	Q2	Mayflower at The Prestige City	NCR	Residential	1.94	21,297
6		Prestige Autumn Leaves	Bengaluru	Plotted	0.63	6,000
7		Prestige Greenbrook	Bengaluru	Plotted	0.74	7,018
8		Prestige Crystal Lawns	Bengaluru	Plotted	0.56	5,354
Q2 Total					3.87	39,669
9	Q3	Forum @ The Prestige City(Hyd)	Hyderabad	Retail	1.71	-
10		Forum @ TPC Indirapuram	NCR	Retail	1.21	-
11		Prestige Garden Trails	Mumbai	Residential	2.10	20,268
Q3 Total					5.02	20,268
12	Q4	Evergreen @ Prestige Raintree Park	Bengaluru	Residential	4.76	50,000
13		Prestige Marigold Ph II	Bengaluru	Plotted	1.26	10,207
14		Fernvale @ TPC	Bengaluru	Residential	0.79	6,751
15		Eaton Park @ TPC	Bengaluru	Residential	1.18	10,355
Q4 Total					8.00	77,314

TOTAL FY26 **31.84** mn sft **₹2,73,504** mn

Sales from New Launches : ₹ 1,73,422 mn

Sales Velocity : 63%

COMPLETIONS



PRESTIGE LAKESHORE DRIVE, BENGALURU
SHOT AT LOCATION

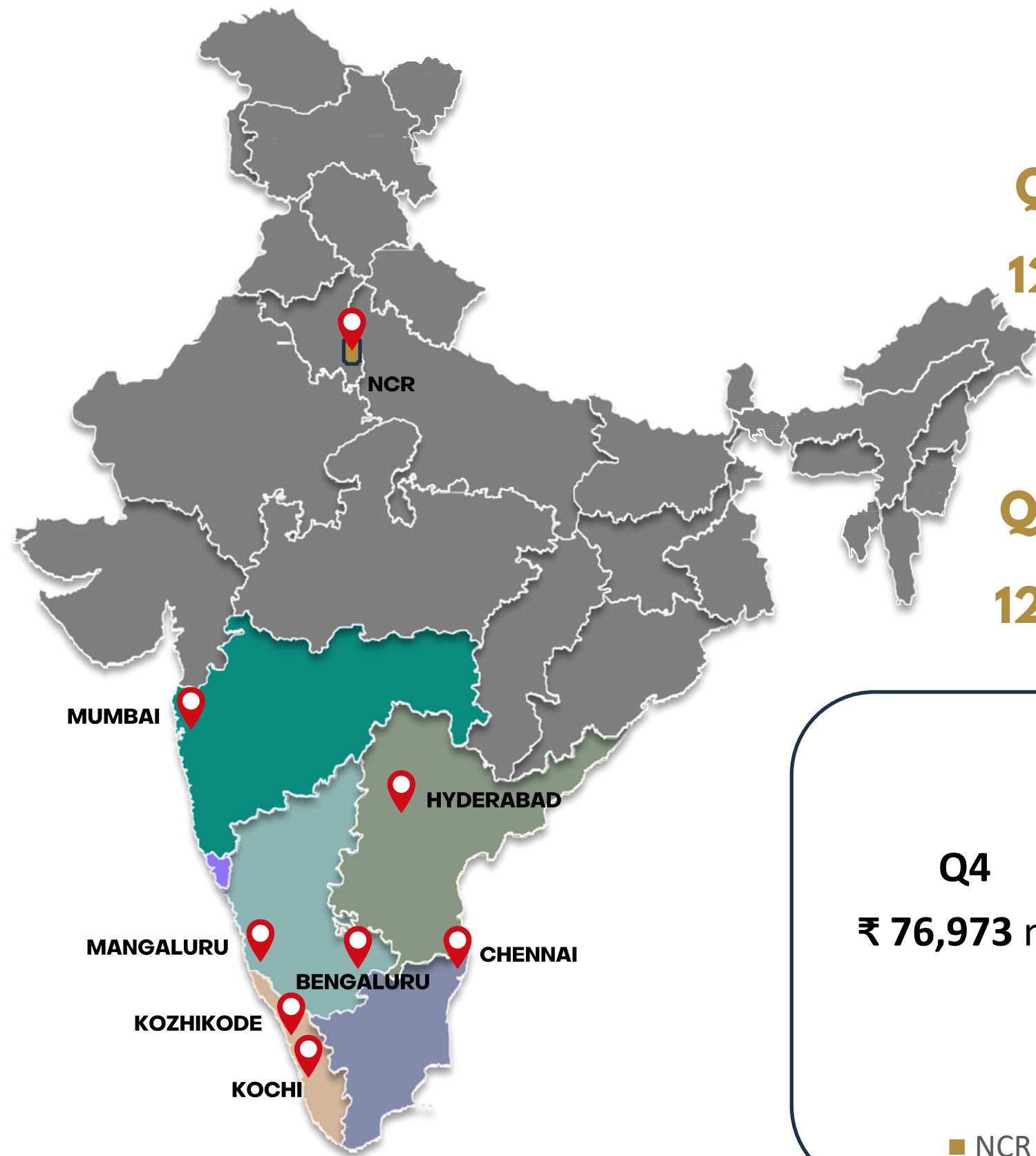
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SL No	Quarter	Project Name	Location	Segment	TDA (mn sft)
1	Q1	Prestige Beverly Hills	Hyderabad	Residential	2.30
2		Prestige Eden Garden	Kochi	Residential	0.30
3		Prestige Jasdan Classic	Mumbai	Residential	0.78
4		Siesta @ TPC Mulund	Mumbai	Residential	1.37
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
	Q4	Prestige Capital Square	Bengaluru	Commercial	0.18
		Prestige Lake Shore Drive Ph I	Bengaluru	Commercial	3.51
		Meridian Park Phase I @ TPC	Bengaluru	Residential	1.82
Q4 Total					5.51

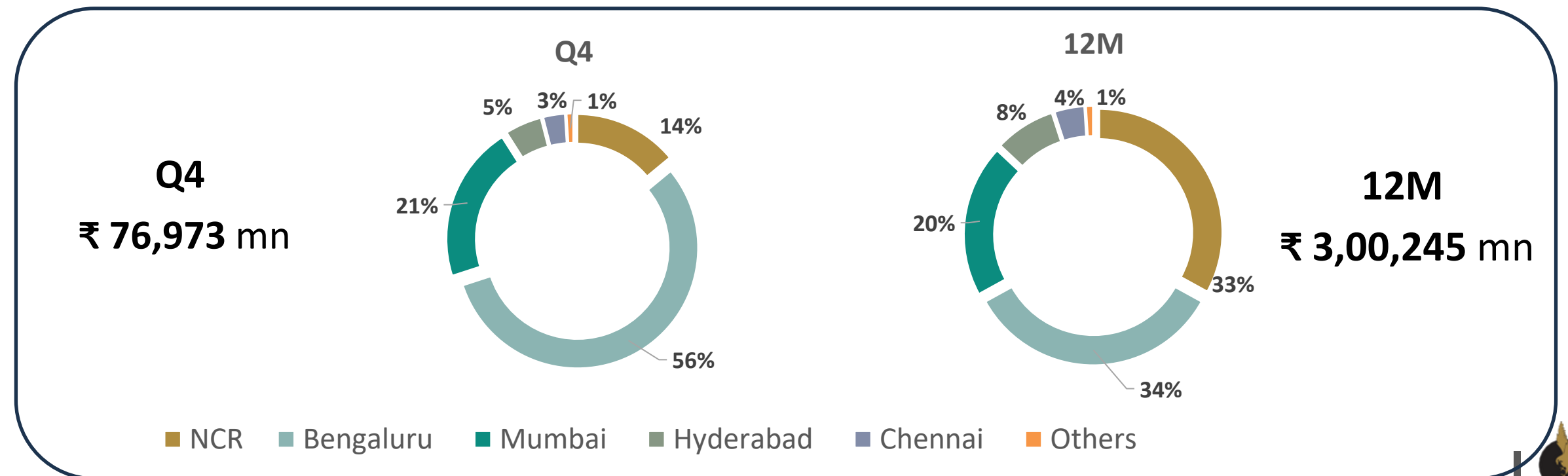
TOTAL 12M FY26

18.22 mn sft

GEOGRAPHICAL SALES BREAKDOWN



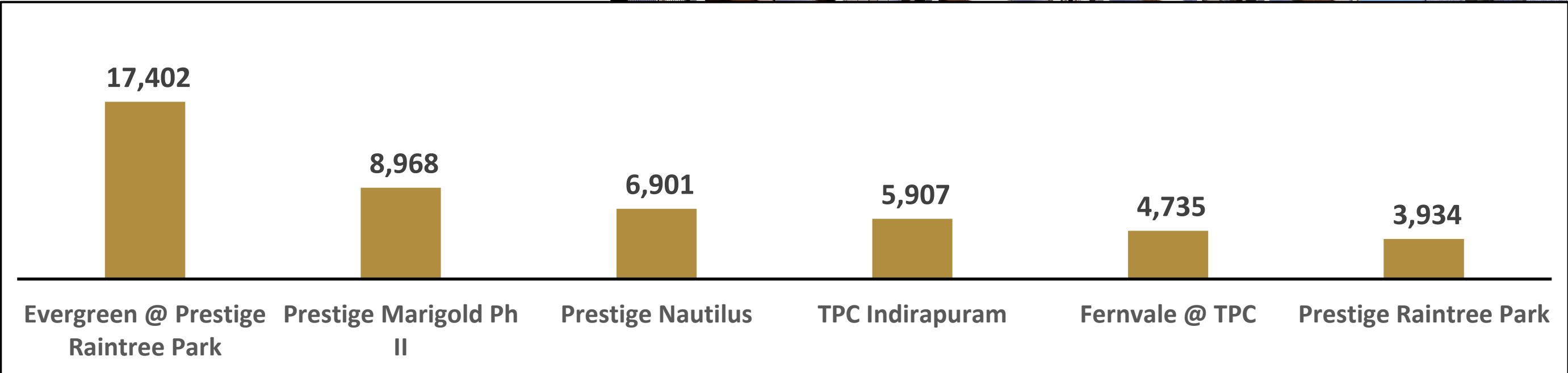
	NCR	BENGALURU	MUMBAI
Q4 FY26	₹ 10,417 mn	₹ 43,419 mn	₹ 16,176 mn
12M FY26	₹ 1,00,152 mn	₹ 1,01,969 mn	₹ 59,600 mn
	HYDERABAD	CHENNAI	OTHERS
Q4 FY26	₹ 3,871 mn	₹ 2,345 mn	₹ 745 mn
12M FY26	₹ 23,821 mn	₹ 11,925 mn	₹ 2,778 mn



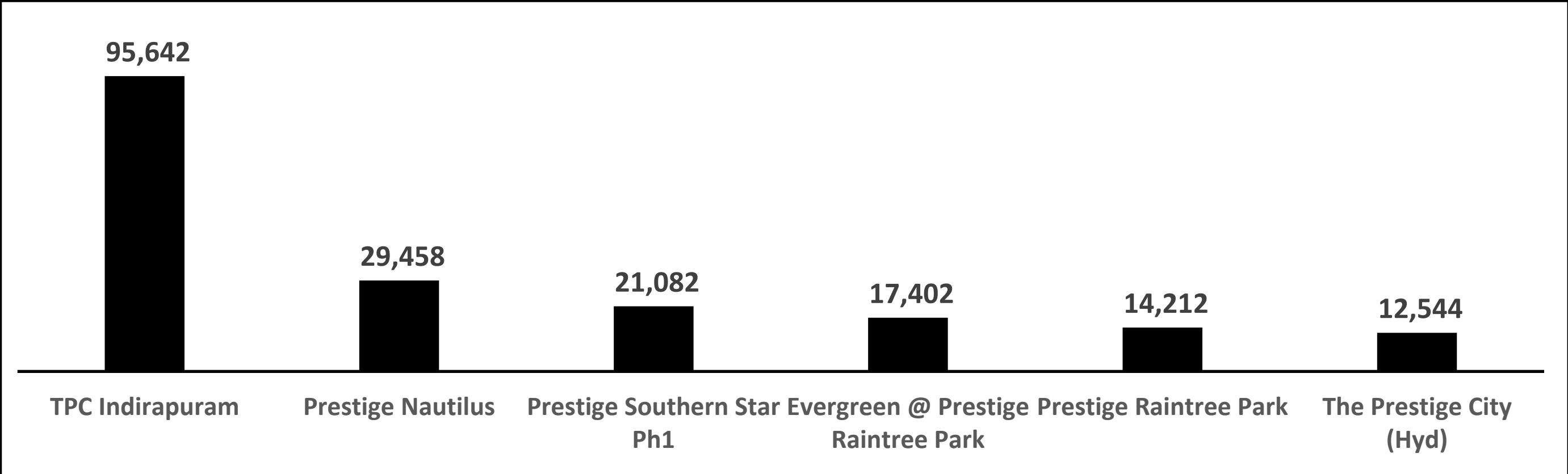
TOP SALES CONTRIBUTORS

Sales (in ₹ mn)

Q4 FY26

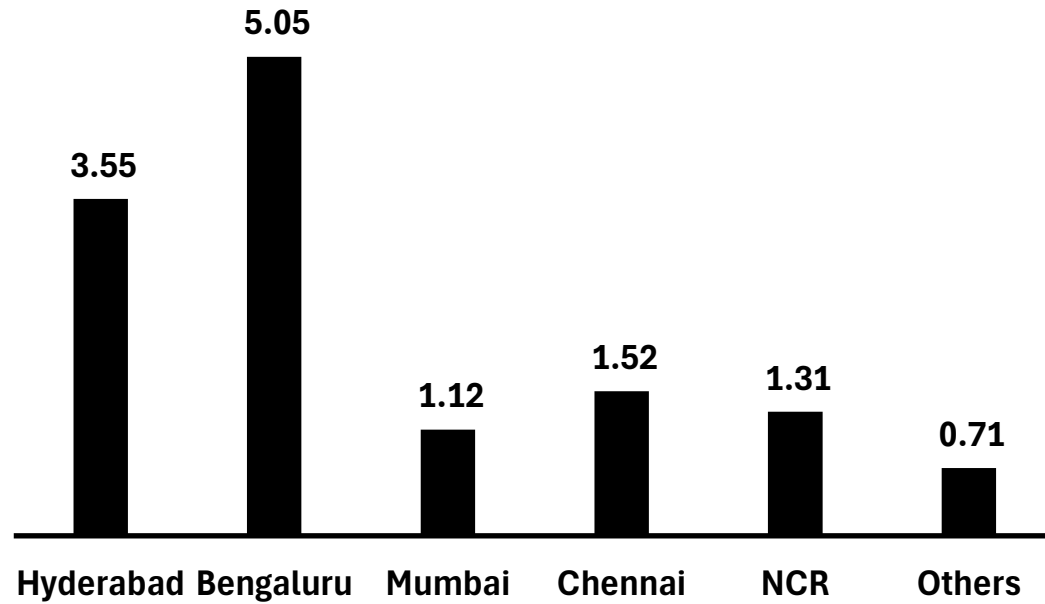


12M FY26

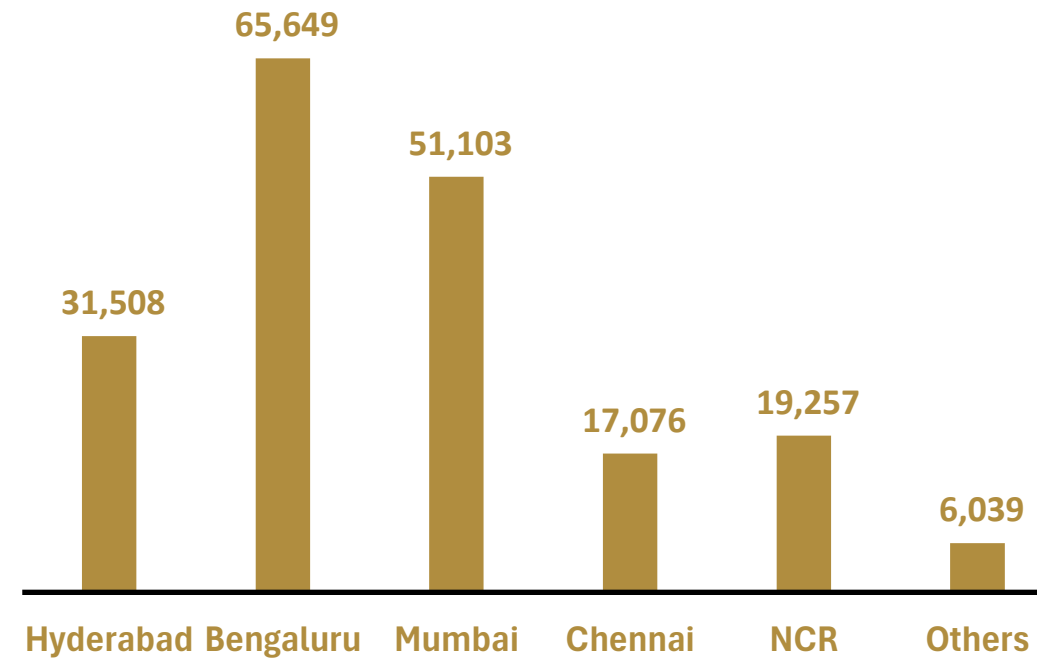


INVENTORY BREAK UP

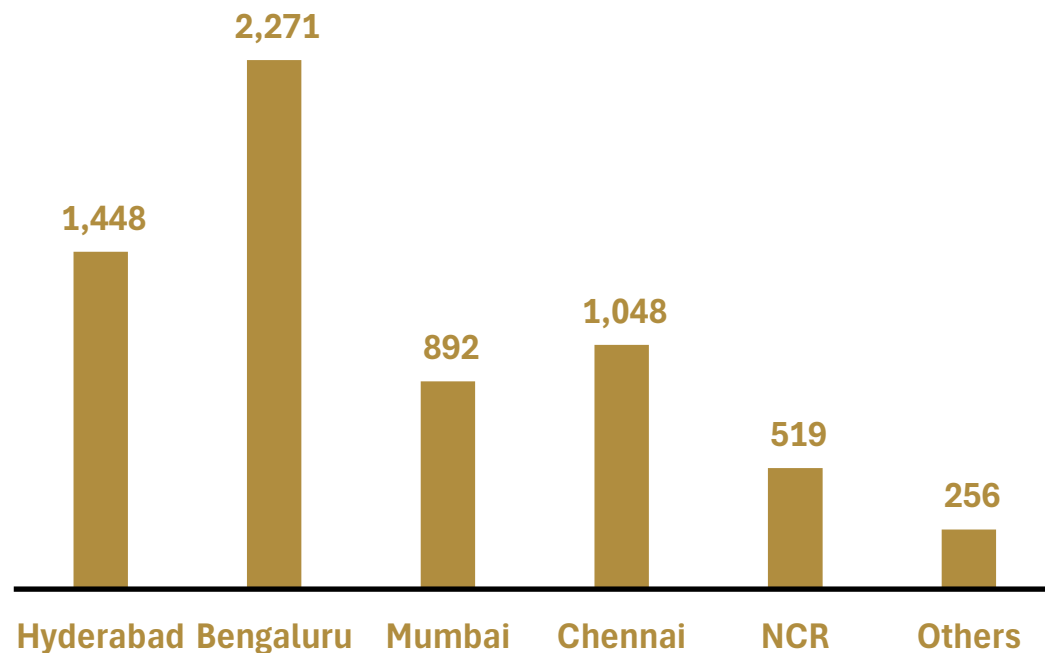
Area of Stock (in mn sft)



Value of Stock (in ₹ mn)

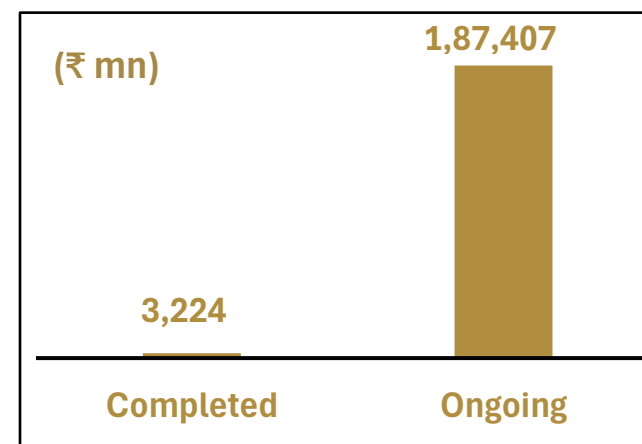
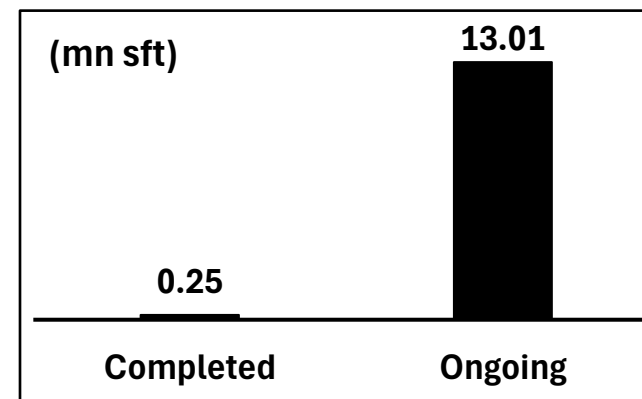


No of Units



AREA OF STOCK
13.26 mn sft

VALUE OF STOCK
₹ 1,90,631 mn



COMPLETED & ONGOING BREAK UP

OF UNITS (TOTAL)

6,434 Units

ONGOING

6,360 Units

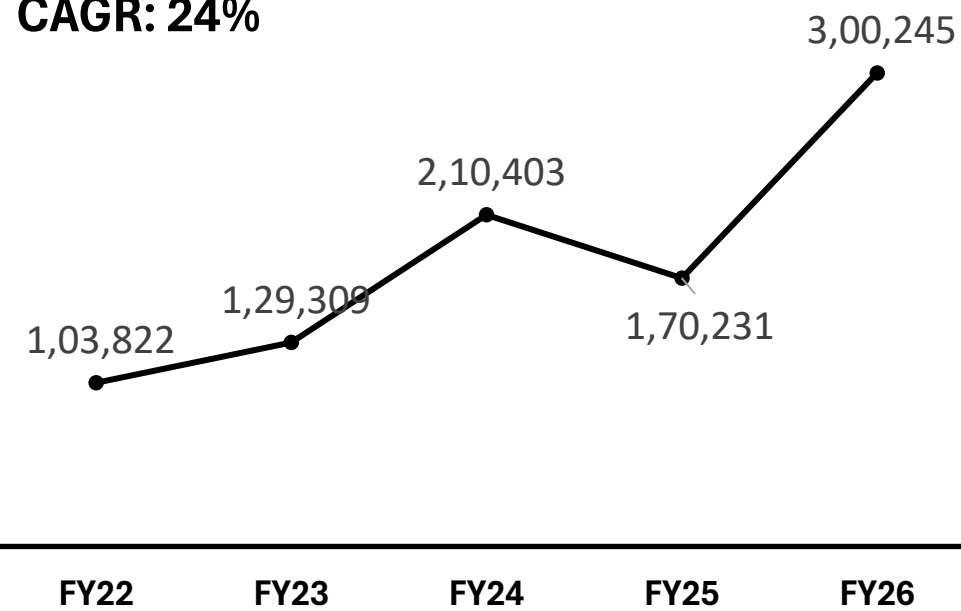
COMPLETED

74 Units

5-YEAR PERFORMANCE

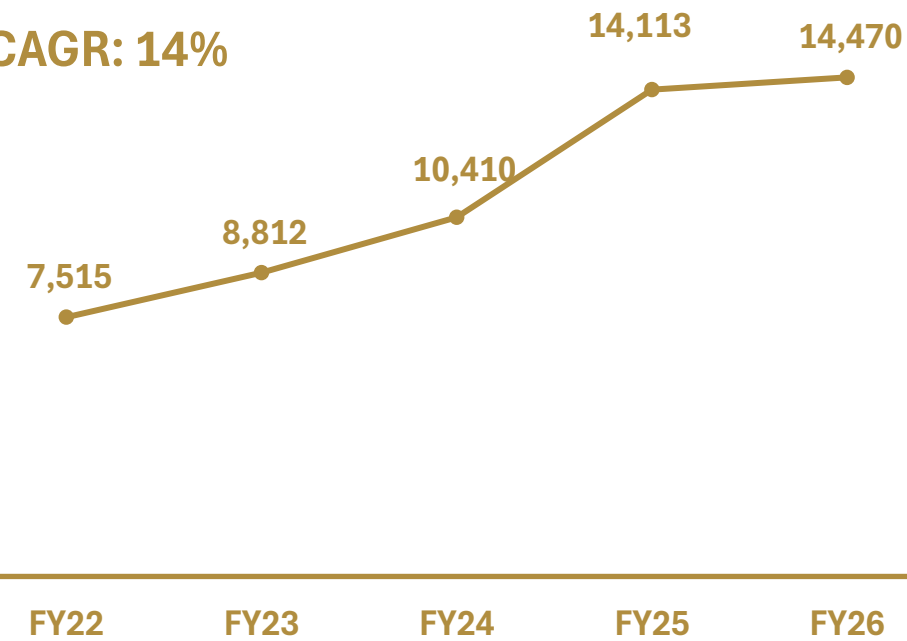
Sales (₹mn)

CAGR: 24%



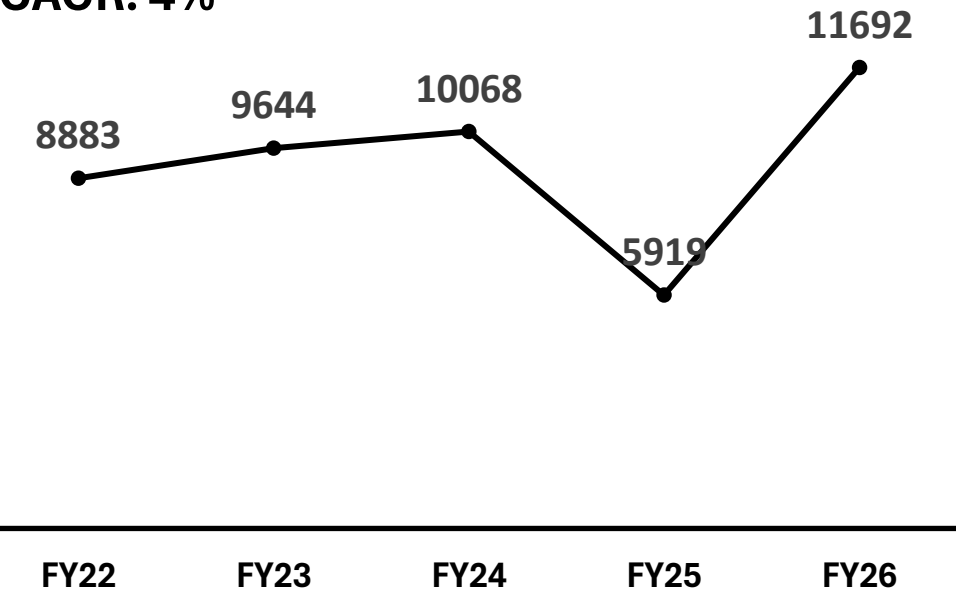
Average Realisation (₹ per sft)

CAGR: 14%



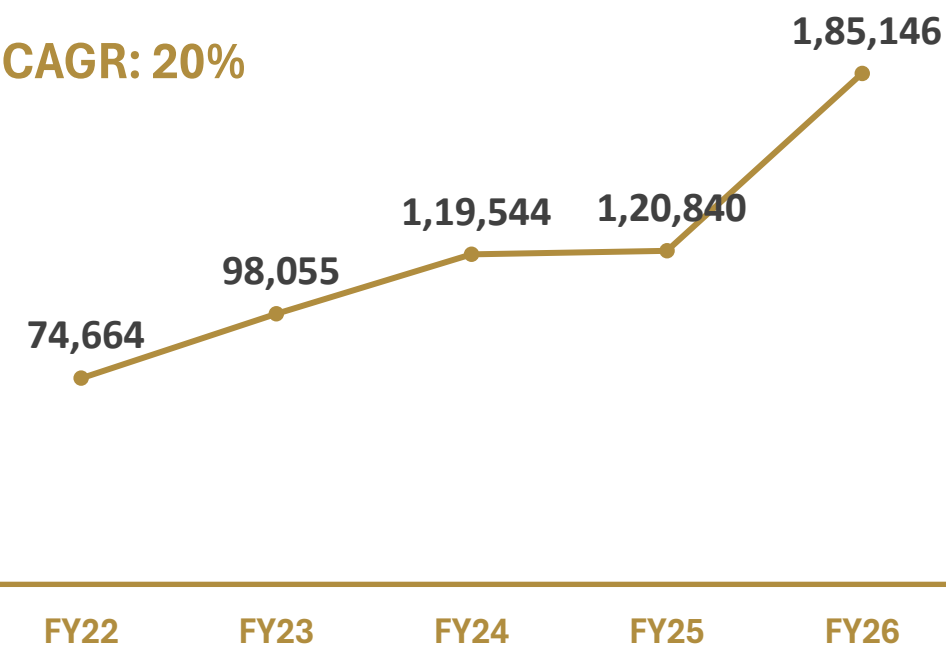
Unit Sales

CAGR: 4%



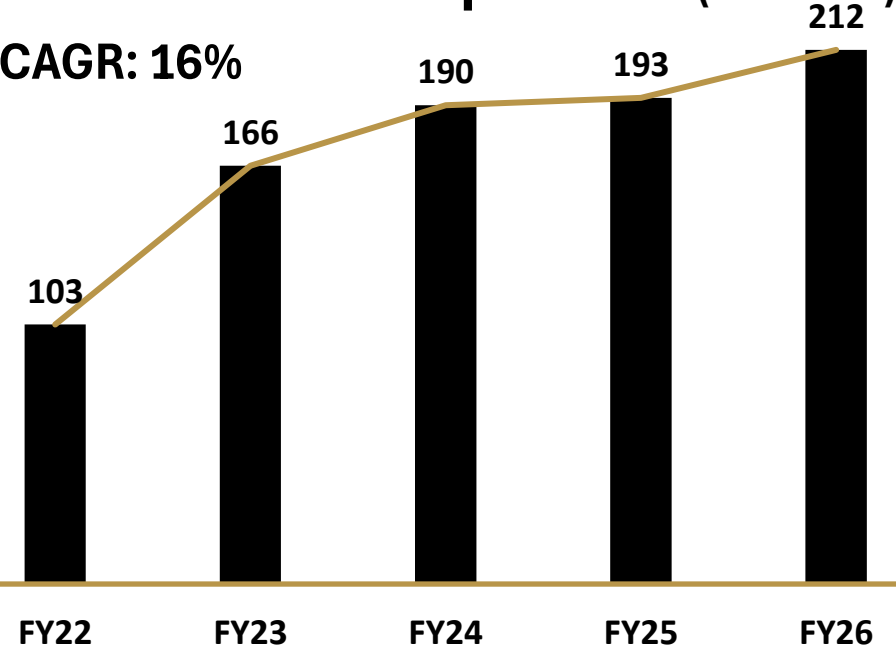
Collections (₹mn)

CAGR: 20%



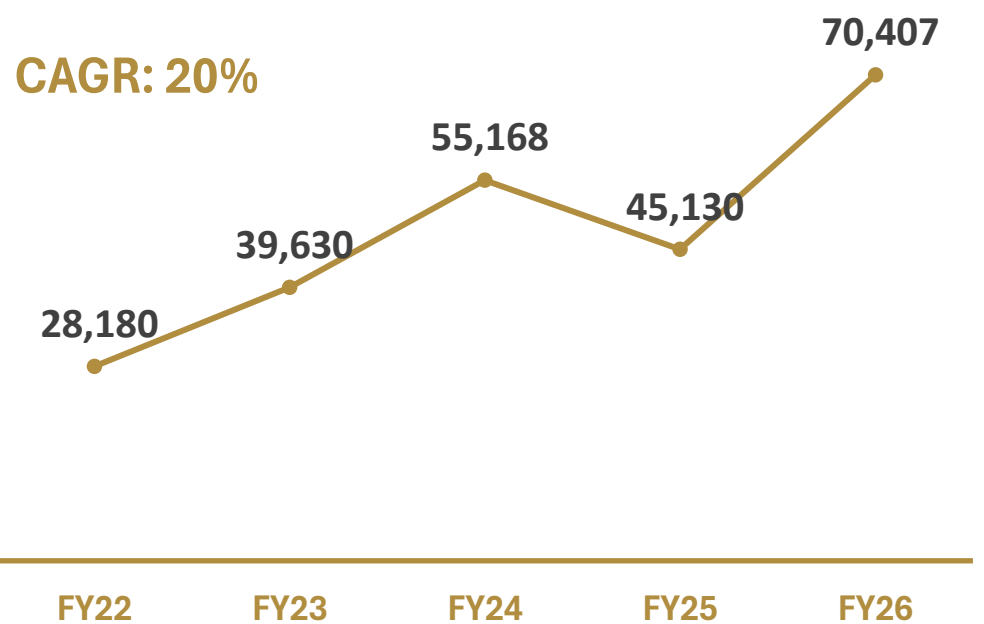
Cumulative Completions (in mn sft)

CAGR: 16%



Operating Cash Flows (₹mn)

CAGR: 20%



FINANCIAL PERFORMANCE

Q4 FY26



REVENUE

₹ **41,435** mn

(+160.71% YoY)



EBITDA

₹ **11,152** mn

(+85.25% YoY)

EBITDA% **26.91%**

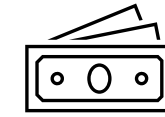


PBT

₹ **4,127** mn

(+373.82 % YoY)

PBT% **9.96%**



PAT

₹ **2,972** mn

(+596.02% YoY)

PAT% **7.17%**



FINANCIAL PERFORMANCE

12M FY26



REVENUE

₹ **1,31,955** mn

(+70.58% YoY)



EBITDA

₹ **42,192** mn

(+43.27% YoY)

EBITDA% **31.97%**

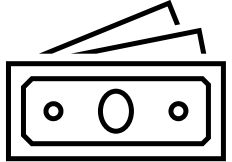


PBT

₹ **17,136** mn

(+126.73% YoY)

PBT% **12.99%**



PAT

₹ **13,119** mn

(+112.80 % YoY)

PAT% **9.94 %**



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

SEGMENT WISE RESULTS

(in ₹ mn)

Year ended 31 March 2026	Residential	Commercial	Retail	Services
Revenue	92,053	6,243	2,953	8,741
EBITDA (excluding other income)	19,092	5,183	1,625	989
EBITDA %	21%	83%	55%	11%
Depreciation	399	1,988	508	234
EBIT (excluding other income)	18,693	3,195	1,117	755
EBIT %	20%	51%	38%	9%
Interest Expenses (net of interest income)	6,626	1,507	260	(26)
Other Income	(53)	(38)	(365)	(26)
PBT before JV Share of profit / loss	12,120	1,726	1,222	807
PBT %	13%	28%	41%	9%
Joint Venture share of (profit) / loss	-	-	-	-
PBT after Joint Venture share of (profit) / loss	12,120	1,726	1,222	807
Tax Expenses	2,819	503	308	203
PAT	9,301	1,223	914	604

SEGMENT WISE CAPITAL EMPLOYED

(in ₹ mn)

Year ended 31 March 2026		Residential	Commercial	Retail	Services
Capital Employed					
Equity	A	27,911	87,165	16,723	1,914
Debt (including ongoing capex)	B	71,176	48,754	10,590	14
Debt taken for ongoing capex project	C	-	25,036	1,298	-
Debt (excluding ongoing capex)	D=(B-C)	71,176	23,718	9,292	14
Capital Employed	E=(A+B)	99,087	1,35,919	27,313	1,928
Capital employed on Ongoing capex projects and investments	F	-	1,01,144	15,357	-
Capital Employed (excluding ongoing capex projects)	G=E-F	99,087	34,775	11,956	1,928
Debt (excluding ongoing capex)	D	71,176	23,718	9,292	14
Equity	H=G-D	27,911	11,057	2,664	1,914
ROCE (ANNUALISED)		19.27%	14.90%	13.59%	51.30%
ROE (ANNUALISED)		44.85%	33.59%	64.95%	54.39%

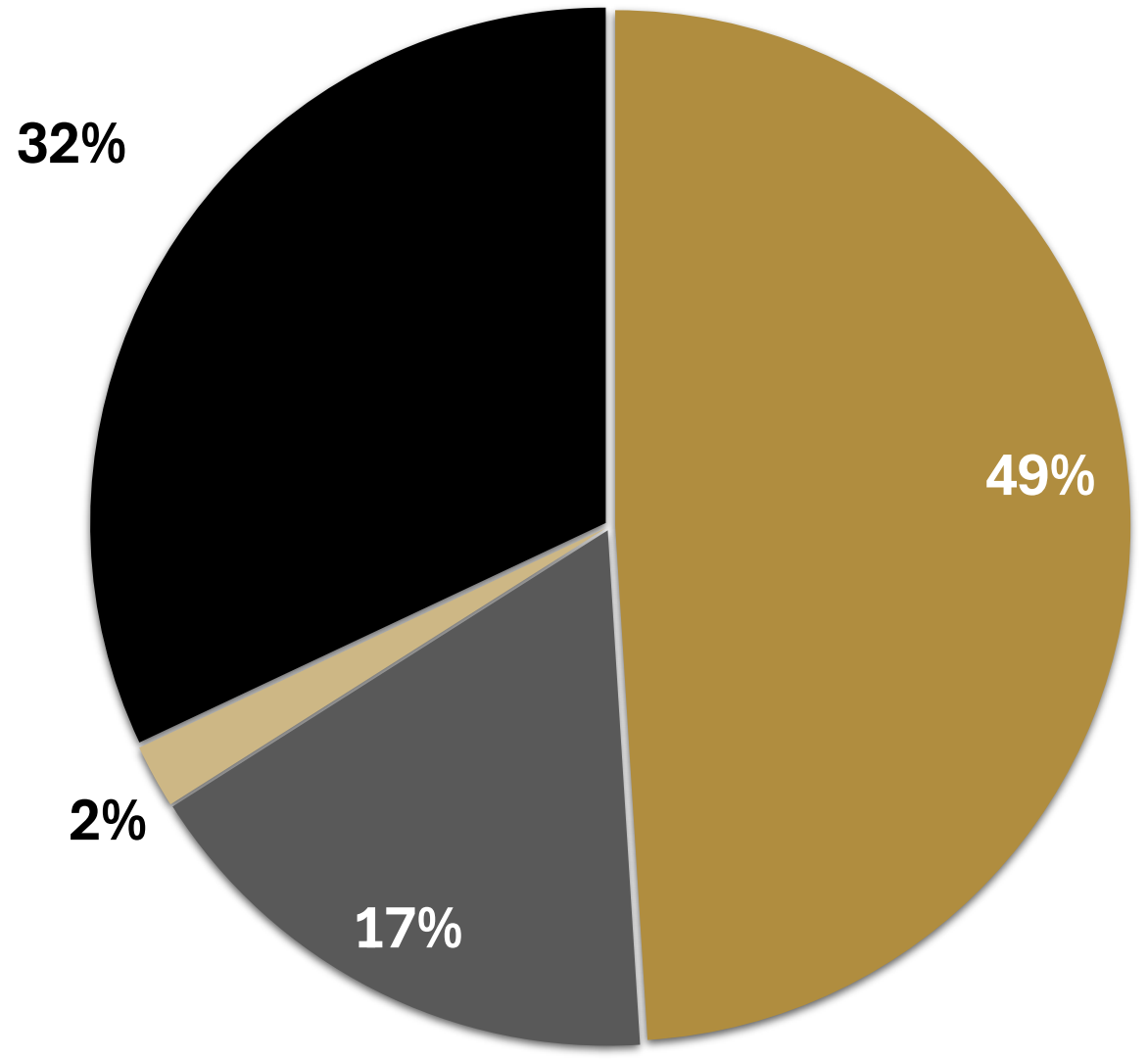
1. ROCE - EBIDTA/ CAPITAL EMPLOYED (G)

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

DEBT PROFILE



As on 31st March 2026



- Project debt - Residential
- Office Space (under construction projects)
- Retail and Hospitality (under construction projects)
- Rental Securitisation/Operating Hospitality Loans

AVG COST OF DEBT
9.33%

DEBT EQUITY RATIO
0.65

NET DEBT
₹ 1,09,082 mn

CASH FLOWS

Q4 & FY26

(in ₹ mn)

	Q4 FY26	FY26
OPERATING ACTIVITIES		
Inflow		
Residential Collection/ Rent - Commercial & Retail/ Operation Receipts Mall & Property Maintenance / Security Deposits and Other Receipts	57,693	2,16,248
Outflow		
Construction Cost- Development Business	25,702	94,588
LO Payments & Refunds, Sales/ Marketing / Administrative Overheads, Income Tax and Other Indirect Taxes	14,473	50,496
Sub Total	40,175	1,45,084
Net Cashflow from Operating Activities	17,518	71,164
INVESTING ACTIVITIES		
Outflow		
Construction Cost (Retail/Commercial/Hospitality)	15,261	41,397
Investment in Land/TDR/Refundable Deposit/buyback of stakes	26,409	73,474
Sub Total	41,669	1,14,872
Net Cashflow from Investing Activities	-41,669	-1,14,872
FINANCING ACTIVITIES		
Inflow		
Debt Drawn Net	30,673	57,668
Others Net	3,111	5,468
Sub Total	33,784	63,136
Outflow		
Finance Cost	5,181	16,782
Dividend Payout	-	775
Sub Total	5,181	17,557
Net Cashflow from Financing Activities	28,603	45,579

BUSINESS SEGMENTS

RESIDENTIAL

Residential Pipeline = ₹ 9,20,817 mn
(Upcoming + Inventory)

FREE CASH FLOWS : ₹ 5,97,212 mn

UNRECOGNISED REVENUE : ₹ 6,59,353 mn

+

Land Bank = 991 acres

+

RETAIL

- Portfolio size= 16.48 mn sft TDA
- 8 geographies
- Annual Rental ₹ 11,758 mn
(FY 30)

+

HOSPITALITY

COMMERCIAL

- Portfolio size = 45.91 mn sft TDA
- 8 geographies
- Annual Rental = ₹ 40,796 mn
(FY 30)

+

PROPERTY MANAGEMENT , SERVICES & OTHERS

Topline= ₹ 8,741 mn

EBITDA= ₹ 983 mn

Future Revenue Potential = ₹ 15,000 mn

+



RESIDENTIAL

COMPLETED

163 PROJECTS

144 mn sft

ONGOING

47 PROJECTS

101 mn sft

UPCOMING

36 PROJECTS

70 mn sft



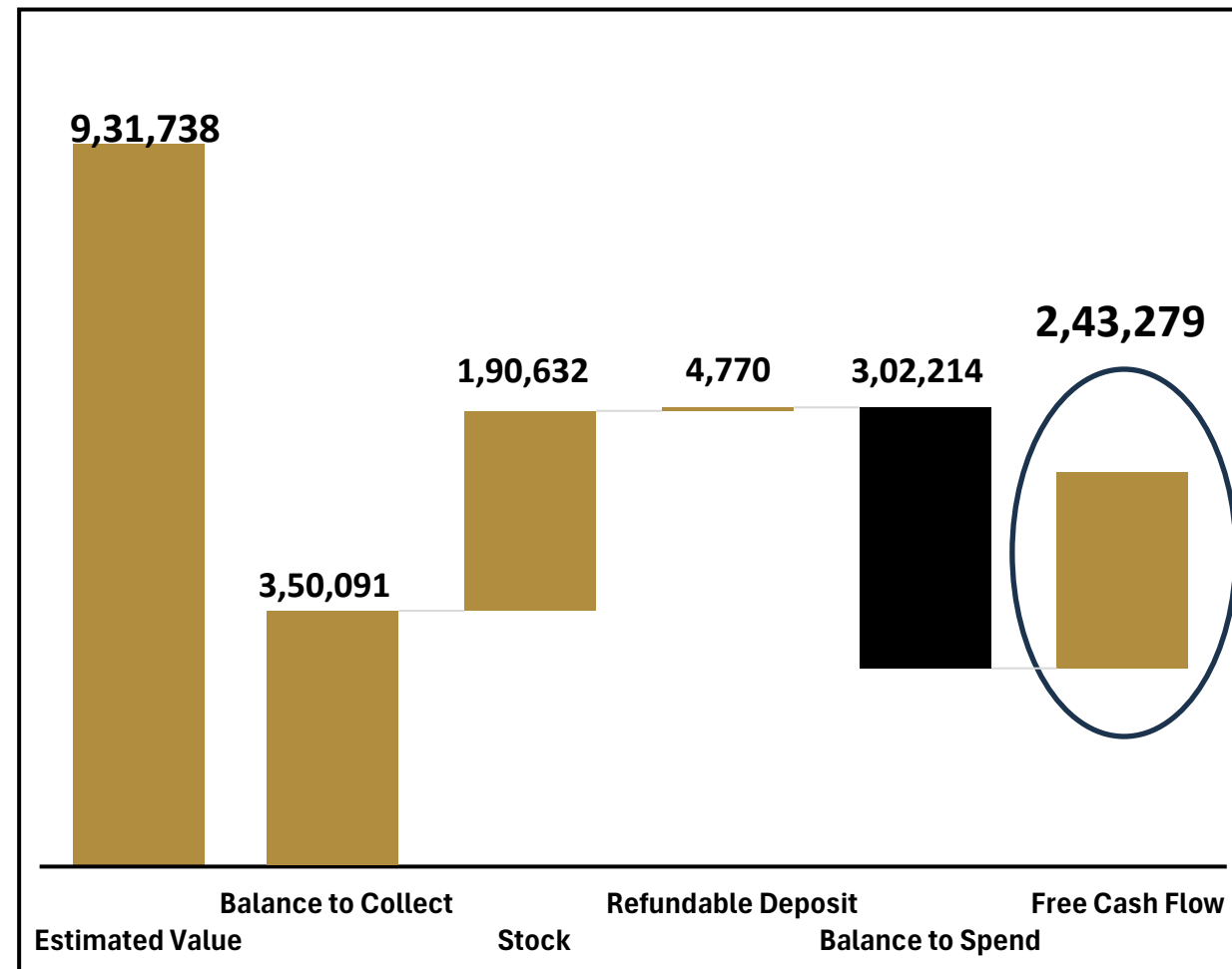
PRESTIGE FINSBURY PARK, BENGALURU
SHOT AT LOCATION

RESIDENTIAL PORTFOLIO

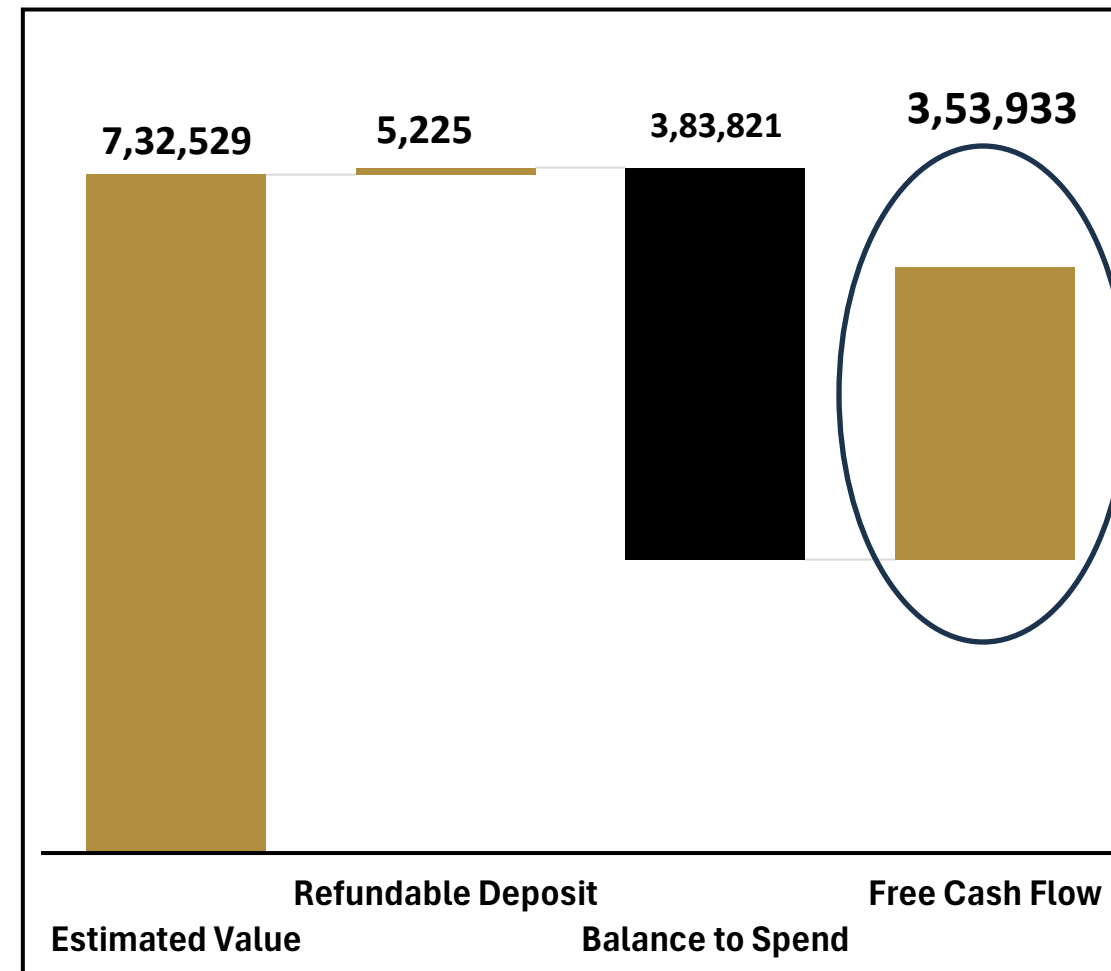
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 5,97,212 mn

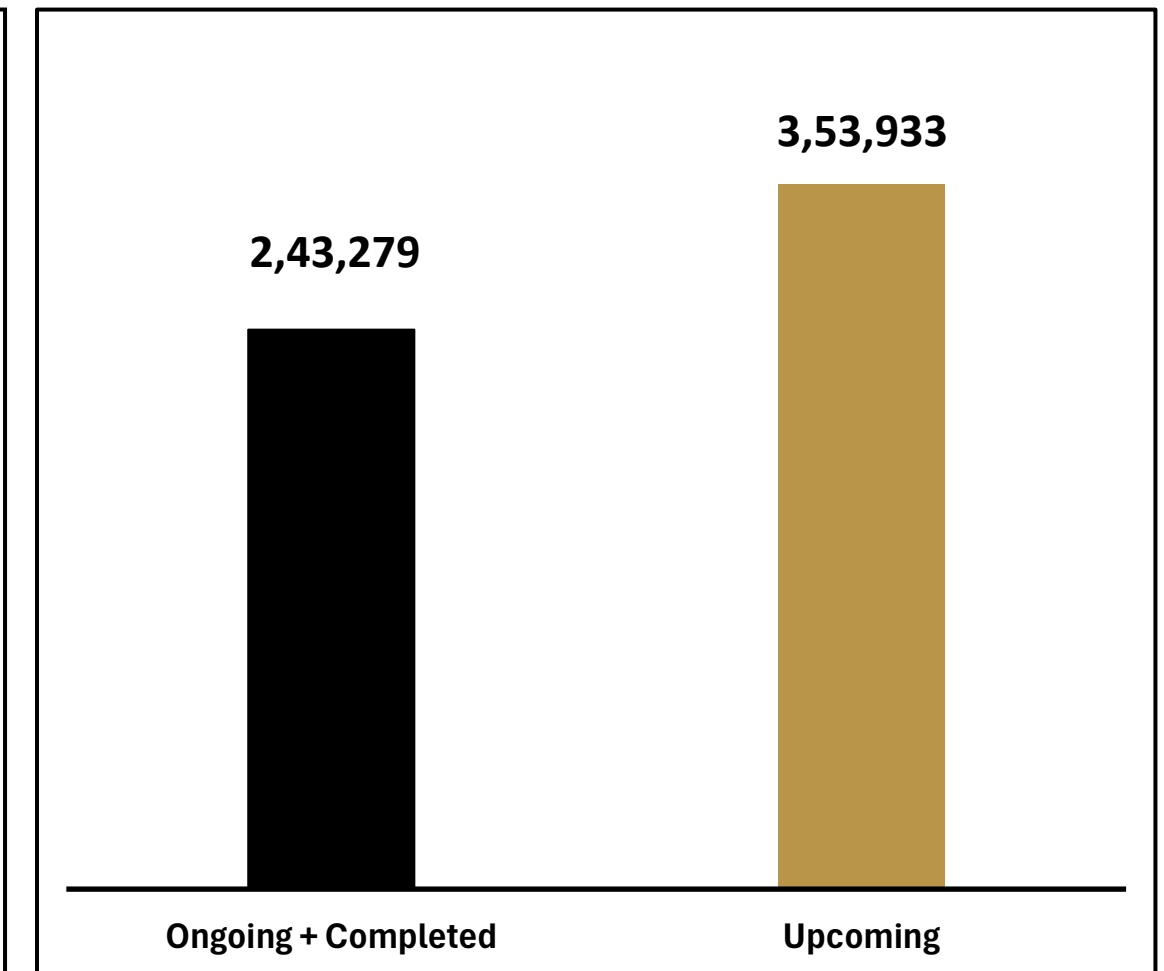
Ongoing + Completed Projects



Upcoming Projects

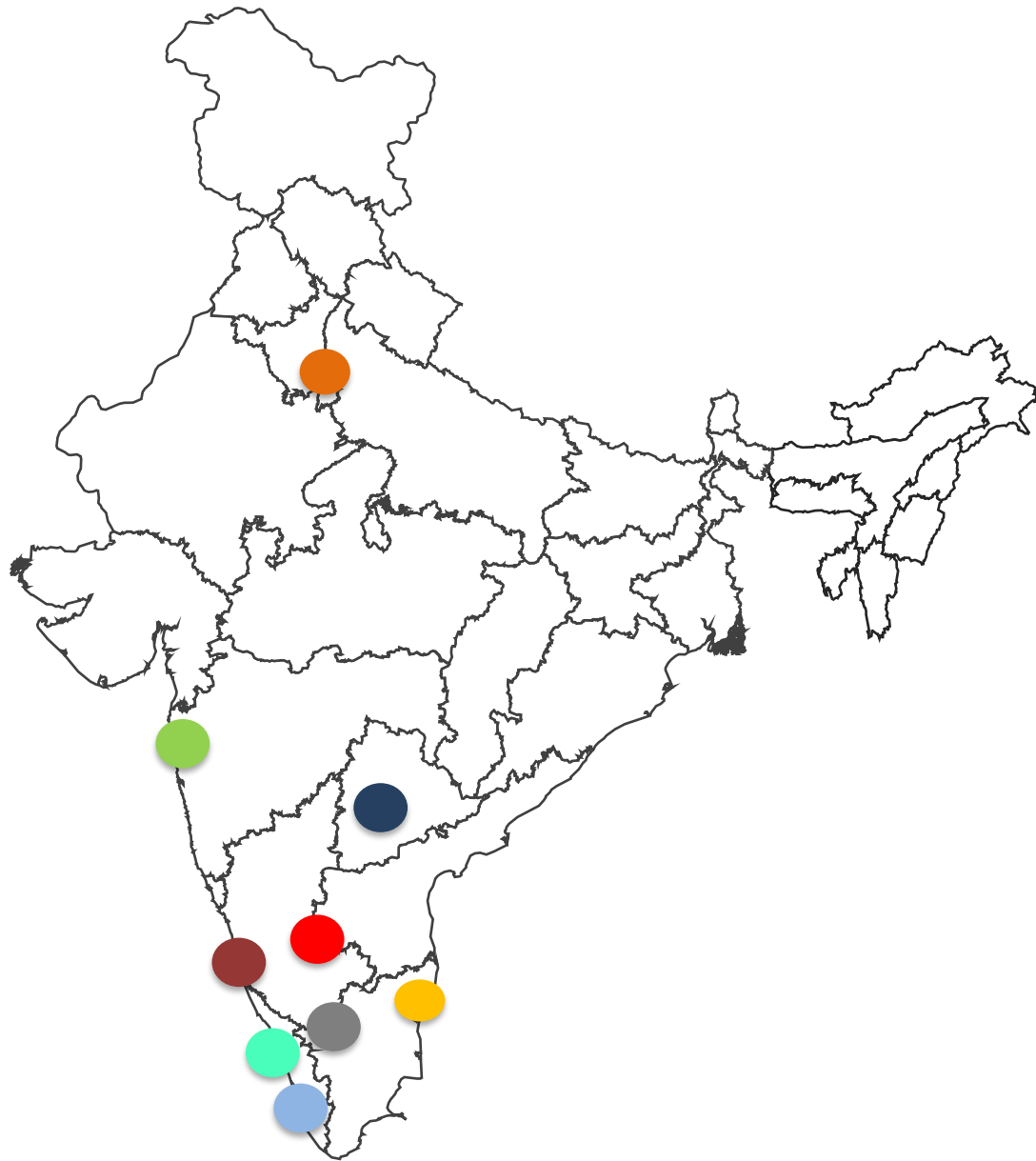


Free Cash Flows (₹ mn)



RESIDENTIAL - ONGOING PROJECTS

47 Projects **101** mn sft



● Bengaluru

1	Prestige Sanctuary	0.43	100%	0.43	FY 27
2	Meridian Park Phase II @ TPC	2.34	76%	1.78	FY 27
3	Meridian Park Phase III @ TPC	1.81	76%	1.38	FY 27
4	Prestige King's County	1.52	82%	1.26	FY 27
5	Aston Park @ TPC	1.35	76%	1.03	FY 27
6	Prestige Elm Park	0.57	65%	0.37	FY 27
7	Prestige Dew Drops	0.12	100%	0.12	FY 27
8	Prestige Autumn Leaves	0.63	40%	0.25	FY 27
9	Prestige Greenbrook	0.74	40%	0.30	FY 27
10	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
11	Prestige Lavender Fields	3.11	90%	2.81	FY 28
12	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
13	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
14	Prestige Serenity Shores	1.57	80%	1.25	FY 28
15	Prestige Glenbrook	0.62	100%	0.62	FY 28
16	Prestige Somerville	0.84	64%	0.54	FY 28
17	Prestige Camden Gardens	0.33	66%	0.22	FY 28
18	Prestige Gardenia Estates	1.06	40%	0.42	FY 28
19	Prestige Marigold Ph II	1.26	100%	1.26	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
24	Fernvale @ TPC	0.79	51%	0.40	FY 30
25	Eaton Park @ TPC	1.18	69%	0.81	FY 31
26	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 31
Total		46.96		37.19	

● Chennai

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

● Kochi

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

● Hyderabad

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

● Calicut

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

● Mangaluru

36	Prestige Palm Residences	0.35	75%	0.26	FY 27
Total		0.35		0.26	

● Mumbai

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

● Ooty

44	Prestige Hillcrest	0.11	50%	0.05	FY 27
Total		0.11		0.05	

● NCR

45	Mulberry @ TPC Indirapuram	4.60	67%	3.08	FY 30
46	Oakwood @ TPC Indirapuram	5.04	67%	3.38	FY 30
47	Mayflower @ TPC Indirapuram	1.94	67%	1.30	FY 30
Total		11.58		7.76	

Table Header

Developable Area (Mn sft)

Economic Interest (%)

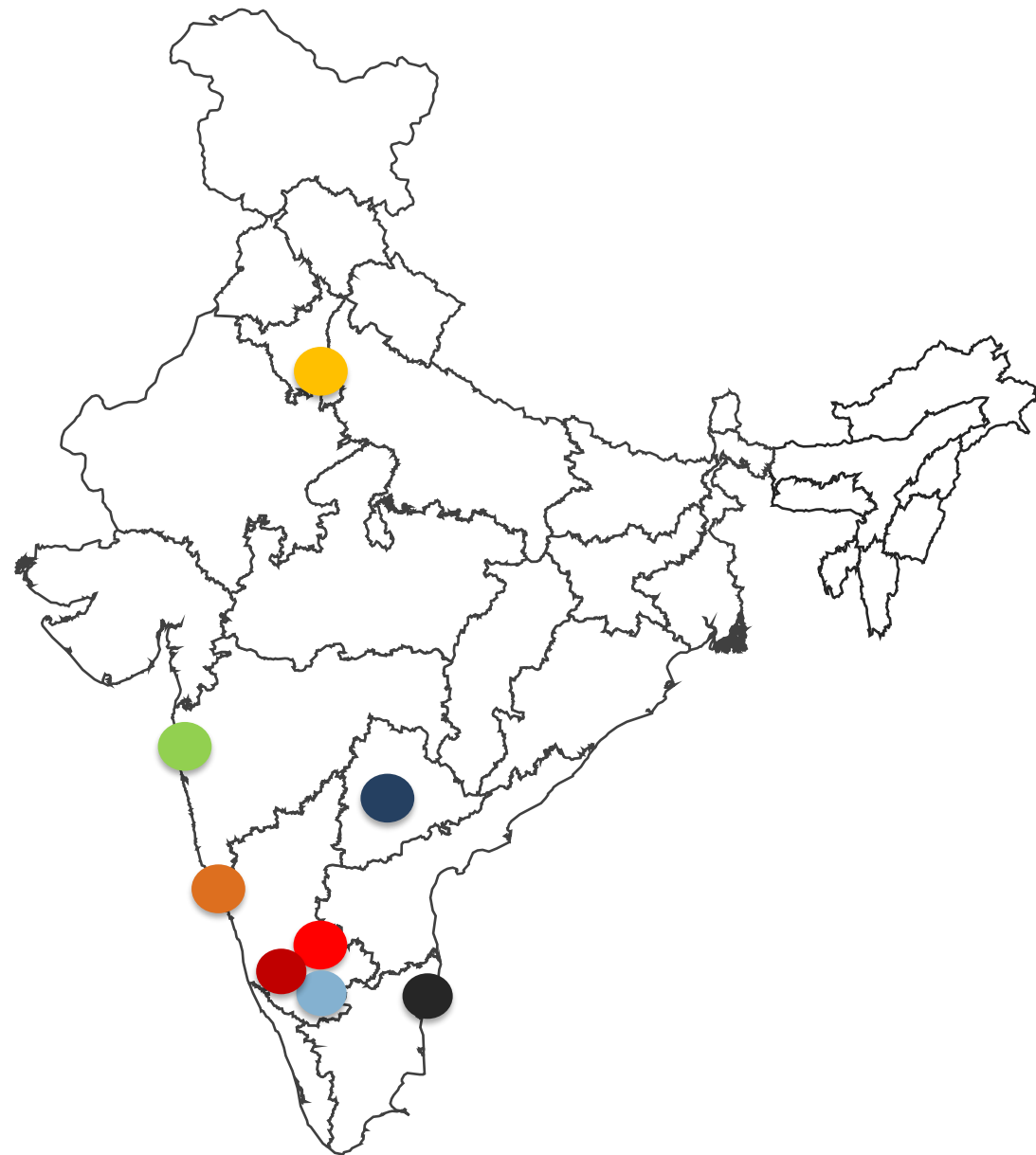
Prestige Share (Mn sft)

Completions (Yr)

RESIDENTIAL - UPCOMING PROJECTS



36 Projects **70** mn sft



● Bengaluru

1	Prestige Avon	0.60	69%	0.41	FY 27
2	Prestige Falcon City Luxe	4.38	76%	3.33	FY 27
3	Prestige Southern Star Ph II	1.67	94%	1.57	FY 27
4	Garden Breez @ TPC	1.23	52%	0.64	FY 27
5	Prestige Gardenia Estates Ph II	0.55	40%	0.22	FY 27
6	Prestige Springwood	0.20	65%	0.13	FY 27
7	Prestige Battersea	2.27	100%	2.27	FY 27
8	Prestige Forest Edge	0.66	60%	0.39	FY 28
9	Prestige Oakville	0.46	70%	0.32	FY 28
10	Prestige Windgates	0.55	70%	0.39	FY 28
11	Prestige Park Ridge	2.81	69%	1.92	FY 28
12	Prestige Greenmoor	0.80	26%	0.20	FY 28
13	Prestige Grove Hills	0.43	65%	0.28	FY 28
14	Residential @ Hennur	0.43	62%	0.26	FY 28
15	Rosewood @ Prestige Raintree Park	2.30	100%	2.30	FY 28
Total		19.31		14.62	

● Mumbai

16	Prestige Forest Hills @ TPC Mulund - Ph2	2.45	100%	2.45	FY 27
17	Prestige Kohinoor	0.10	84%	0.08	FY 27
18	Residential @ The Prestige Place	2.53	50%	1.26	FY 28
Total		5.08		3.81	

● Sakleshpur

19	JW Marriot Residences	0.38	50%	0.19	FY 28
Total		0.38		0.19	

● Hyderabad

20	Prestige Rock Cliff	0.81	55%	0.45	FY 27
21	Prestige Imperial Park	3.09	76%	2.35	FY 27
22	Prestige Golden Grove	14.30	73%	10.44	FY 27
23	Prestige Spring Valley	0.30	47%	0.14	FY 28
Total		18.49		13.37	

● Chennai

24	Prestige Palm Court	1.85	69%	1.27	FY 27
25	Prestige Park Street	1.00	50%	0.50	FY 27
26	Prestige Falcon City	6.84	100%	6.84	FY 27
27	Prestige Clover Dale	4.40	50%	2.20	FY 27
Total		14.10		10.82	

● NCR

28	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
29	Prestige Meadows	3.83	67%	2.57	FY 27
Total		6.57		4.54	

● Goa

30	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 27
31	Veranda Bay @ Prestige Sea Scapes	0.45	100%	0.45	FY 27
32	Shimmering Shores @ Prestige Sea Scapes	0.46	100%	0.46	FY 27
33	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
34	Prestige Bayfront	0.73	78%	0.57	FY 28
35	Villas - Prestige Golf Shire	1.26	100%	1.26	FY 28
Total		4.91		4.75	

● Mysore

36	Residential @ Mysore	0.56	68%	0.38	FY 28
Total		0.56		0.38	

Table Header

Developable Area (Mn sft)

Economic Interest (%)

Prestige Share (Mn sft)

Launches (Yr)

25

Projects Added in Q4

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)
1	Prestige Golden Grove	Hyderabad	14.30	Mid-Segment	95,000
2	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
3	Prestige Imperial Park	Hyderabad	3.08	Mid-Segment	22,812
4	Prestige Springwood	Hyderabad	0.20	Premium	2,941
5	Prestige Gardenia Estates Ph II	Bengaluru	0.55	Plots	4,633
6	Garden Breez @ TPC	Bengaluru	1.23	Mid-Segment	10,500
7	Prestige Avon	Bengaluru	0.60	Mid-Segment	5,499
8	Prestige Springwood	Bengaluru	0.20	Premium	2,941
9	Prestige Battersea	Bengaluru	2.27	Entry -Segment	19,211
10	Prestige Southern Star Ph II	Bengaluru	1.67	Mid-Segment	14,261
11	Prestige Falcon City Luxe	Bengaluru	4.38	Premium	57,444
12	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	2.45	Premium	35,407
13	Prestige Business Bay	Mumbai	2.72	Commercial Sale	77,000
14	Prestige Kohinoor	Mumbai	0.10	Luxury	4,560
15	Prestige Palm Court	Chennai	1.85	Mid-Segment	12,224
16	Prestige Park Street	Chennai	1.00	Luxury	15,039
17	Prestige Falcon City	Chennai	6.84	Mid-Segment	50,000
18	Prestige Clover Dale	Chennai	4.40	Premium	50,000
19	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
20	Veranda Bay @ Prestige Sea Scapes	Goa	0.45	Mid-Segment	2,793
21	Shimmering Shores @ Prestige Sea Scapes	Goa	0.46	Mid-Segment	2,796
22	Palm Coast @ Prestige Sea Scapes	Goa	0.50	Mid-Segment	9,065
23	Prestige Meadows	NCR	3.83	Mid-segment	42,000
24	Prestige Bougainvillea Gardens	NCR	2.74	Mid-Segment	25,602
Total			58.12		5,78,288

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



BUSINESS DEVELOPMENT

Location	Land Area (in acres)	Tentative GDV (₹ mn)
Q1 FY26		
Prestige Golden Grove, Tellapur, Hyderabad	28	95,000
Poojanahalli - Devanahalli Bengaluru	10	13,000
Kothanuru , KR Puram Bengaluru	7	4,500
Ittangur, Sarjapura Bengaluru	10	10,500
Pulimamidi, Hyderabad	37	2,500
Prestige Park Street, Velachery, Chennai	3	15,000
Prestige Business Bay, Mumbai	6	70,000
Q1 Total	101	2,10,500
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
Prestige Falcon City, Medavakkam , Chennai	28	50,000
Rajendra Nagar, Hyderabad	4	13,800
Indavara , Chikkamagaluru	33	2,700
Q3 Total	85	68,500
Q4 FY26		
Prestige Cloverdale, Padi, Chennai	16	50,000
Kompally, Hyderabad	7	10,000
Byanahalli , Jala Bengaluru	35	6,500
Prestige Meadows, Sector 92 , Gurugram NCR	17	42,000
Q4 Total	76	1,08,500
12M Total	427	5,14,200

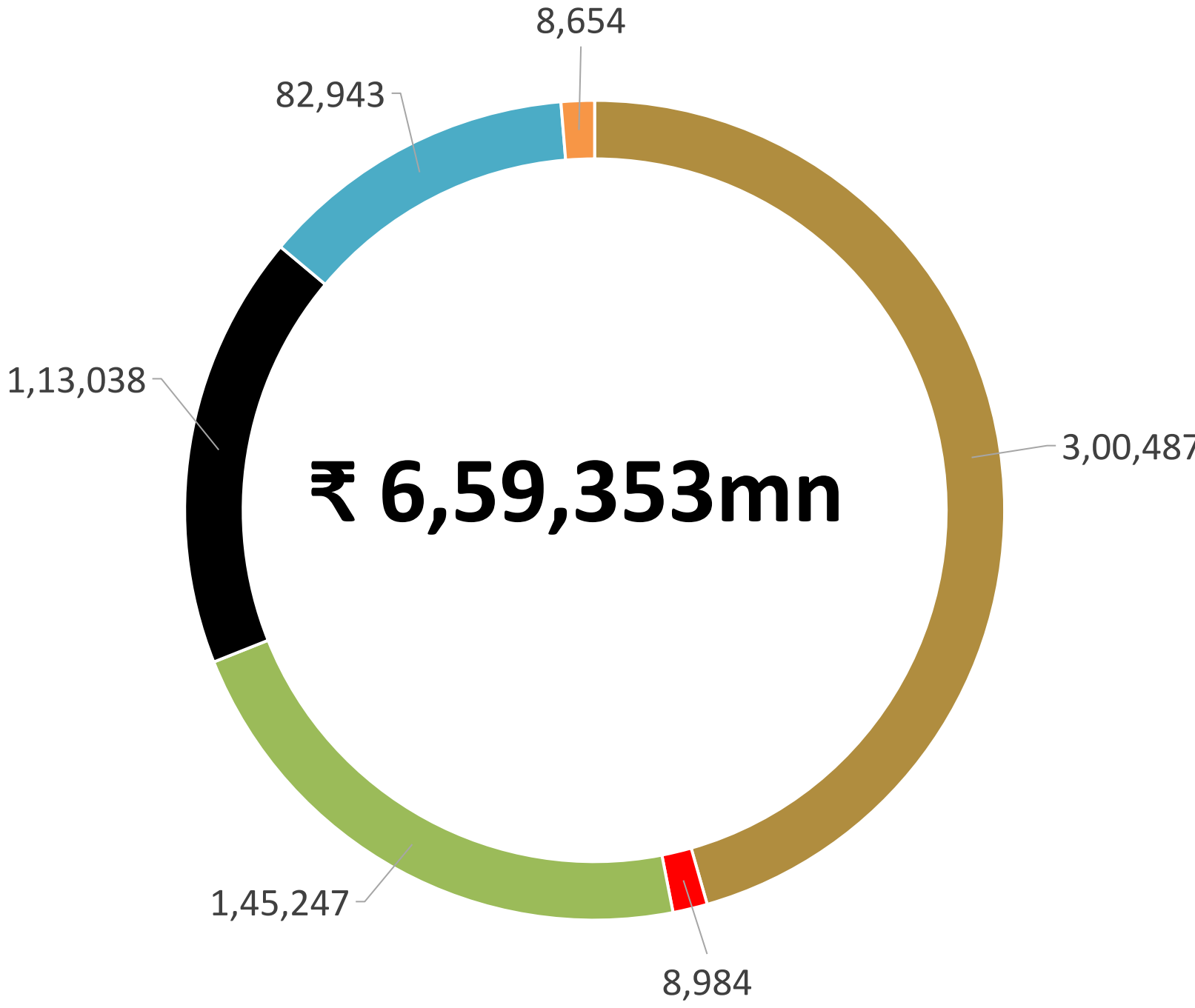
Only projects and areas for sale have been considered in the above GDV.

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



UNRECOGNISED REVENUE

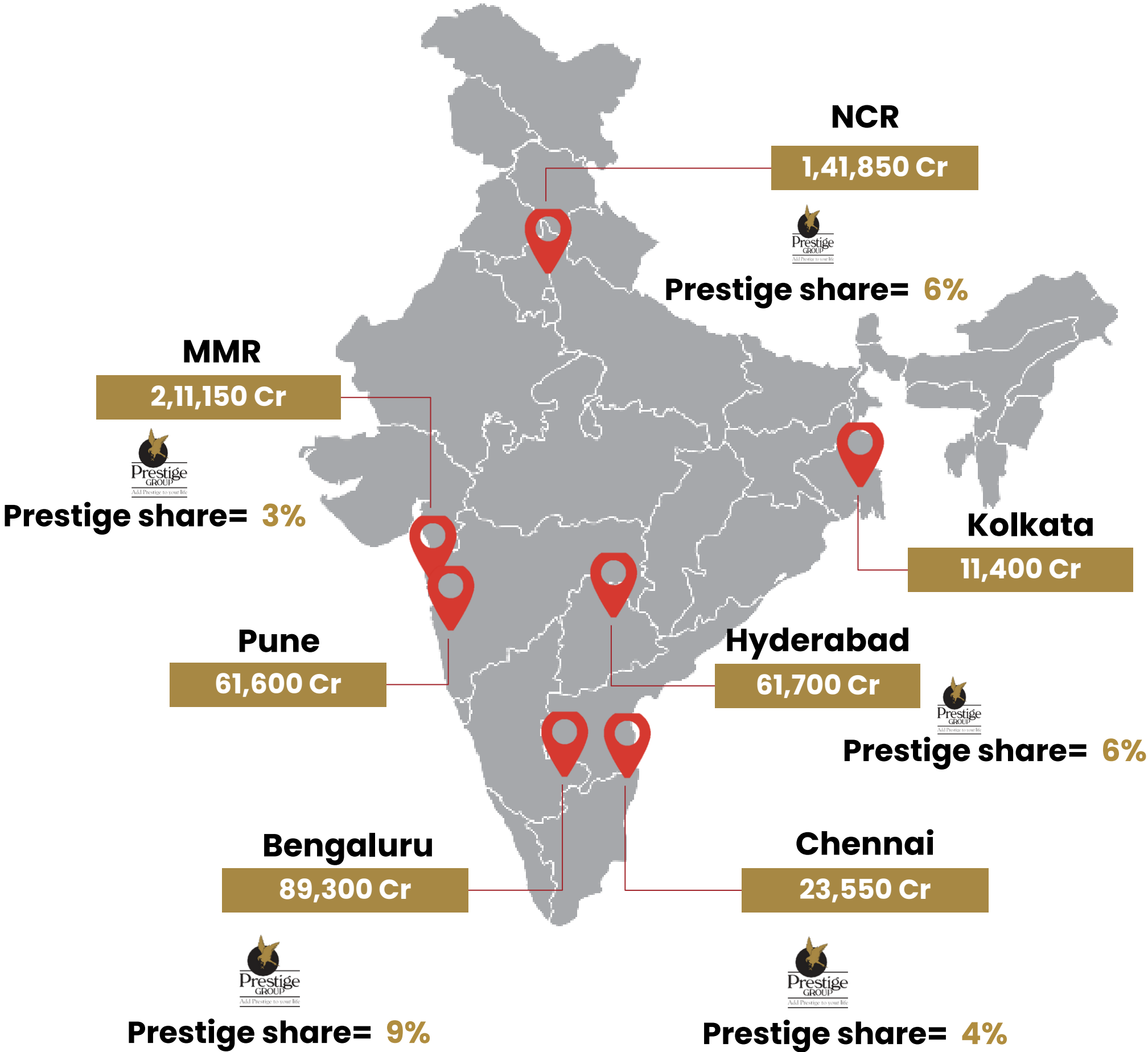
PRESTIGE OCEAN TOWERS, MUMBAI
ARTIST IMPRESSION



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



2025 SALES VALUE- PAN INDIA vs PRESTIGE



- Prestige Market share in various geographies ranges between 3% to 9%, suggesting sufficient headroom for growth.
- Strong pipeline in each of these markets to continue the growth trajectory.

COMMERCIAL

COMPLETED

128 PROJECTS

54 mn sft

ONGOING

10 PROJECTS

19 mn sft

UPCOMING

12 PROJECTS

15 mn sft



PRESTIGE 101, BKC, MUMBAI
ARTIST IMPRESSION

OPERATIONAL HIGHLIGHTS

LEASING

Q4 FY 26: 0.40 mn sft

FY 26: 4.47 mn sft

OCCUPANCY

92% +

OCCUPIER MIX

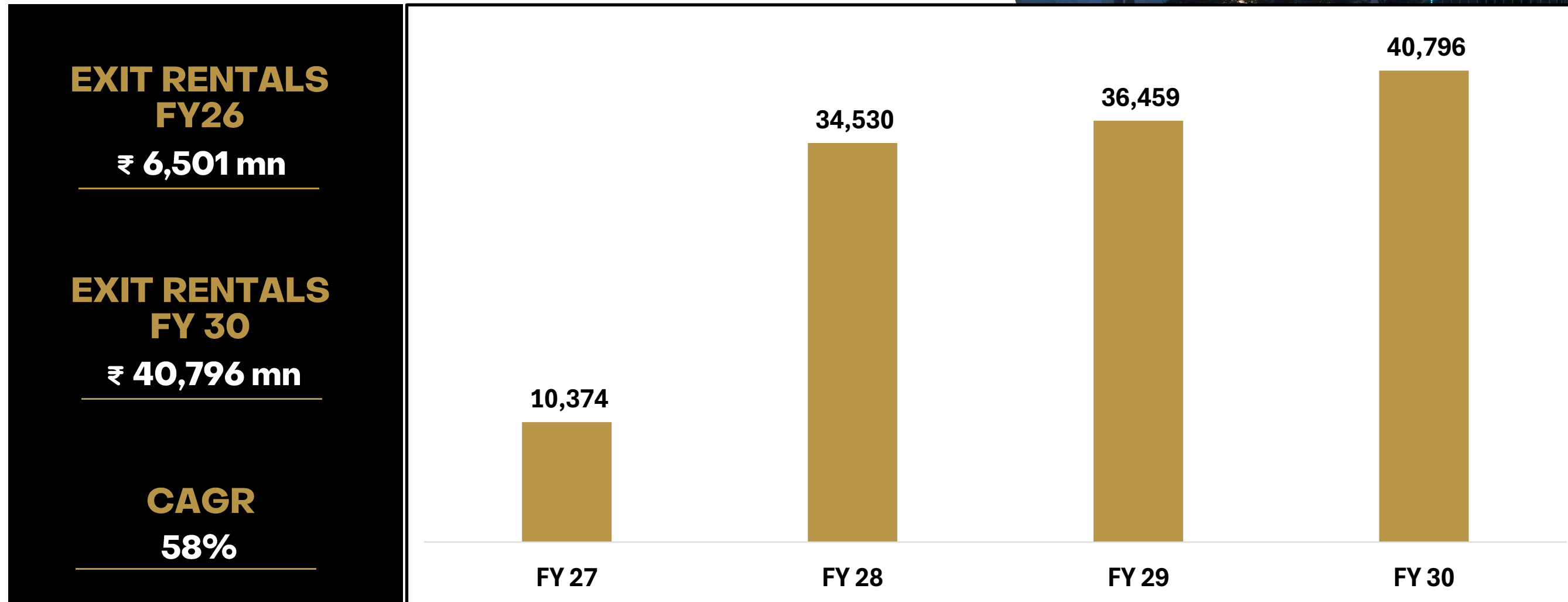
GCC: 56%

IT/ ITES: 15%

Co-working/ Managed spaces : 10%

COMMERCIAL PORTFOLIO

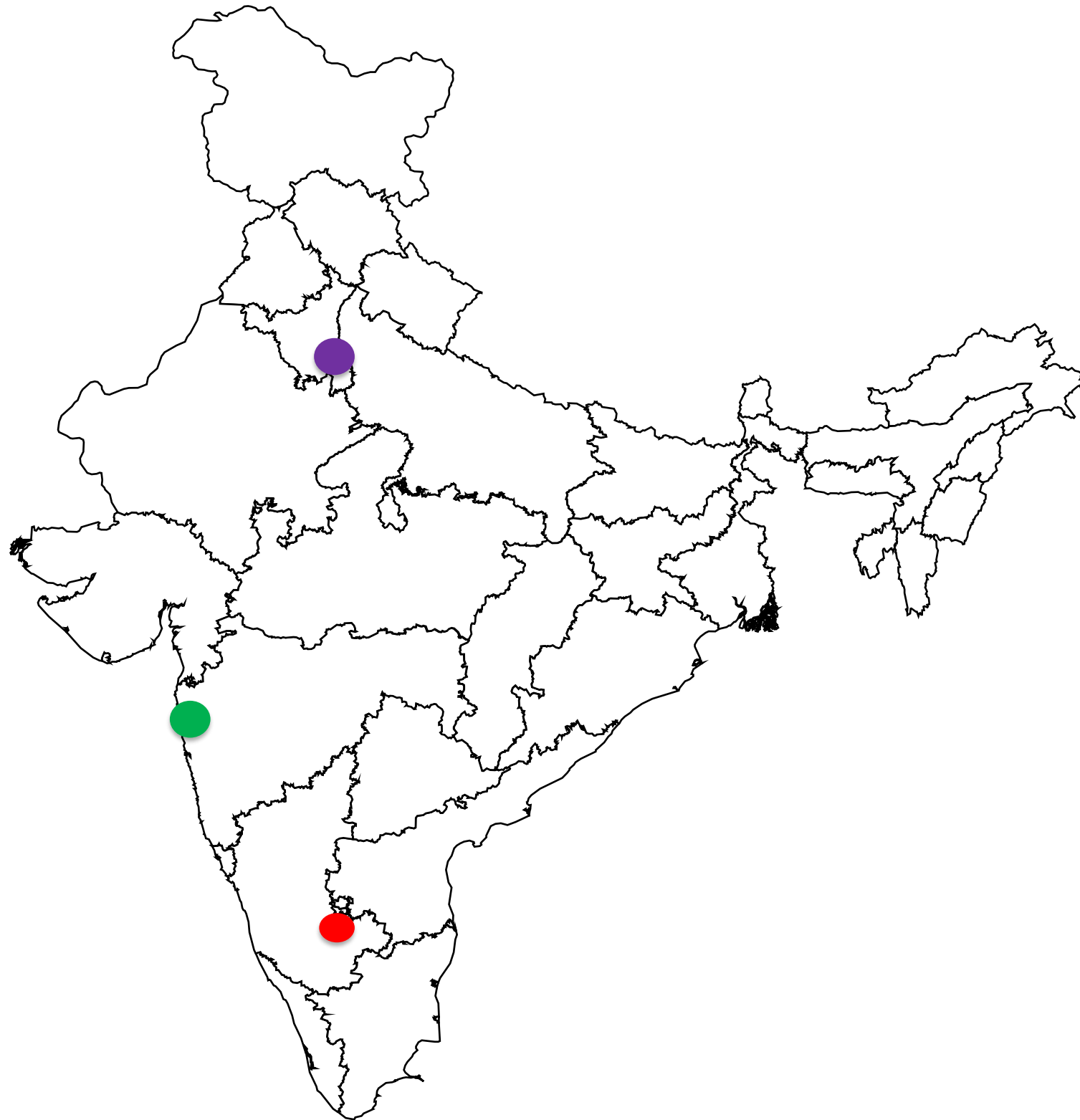
PROJECTED ANNUITY INCOME STEP UP (₹ mn)



PG Share

COMMERCIAL - ONGOING PROJECTS

10 Projects **19** mn sft



● Bengaluru

1	Prestige Tech Forest	3.73	68%	2.54	FY 27
2	Prestige Waterfront	0.54	60%	0.32	FY 27
3	Prestige Tech Habitat	1.04	74%	0.77	FY 27
4	Prestige Techzone	2.53	67%	1.70	FY 27
5	Prestige Signature Tower (JRC)	0.52	100%	0.52	FY 27
6	Prestige Lake Shore Drive Ph I Block 3	0.82	45%	0.37	FY 28
Total		9.18		6.22	

● Mumbai

7	Prestige 101, BKC (X)	2.94	100%	2.94	FY 28
8	Prestige 101, BKC (Y)	1.83	66%	1.21	FY 28
9	The Prestige' Mumbai	4.28	90%	3.86	FY 29
Total		9.05		8.01	

● Delhi

10	Trade Center DIAL (Aerocity)	0.80	50%	0.40	FY 27
Total		0.80		0.40	

Table Header

Developable
Area (Mn sft)

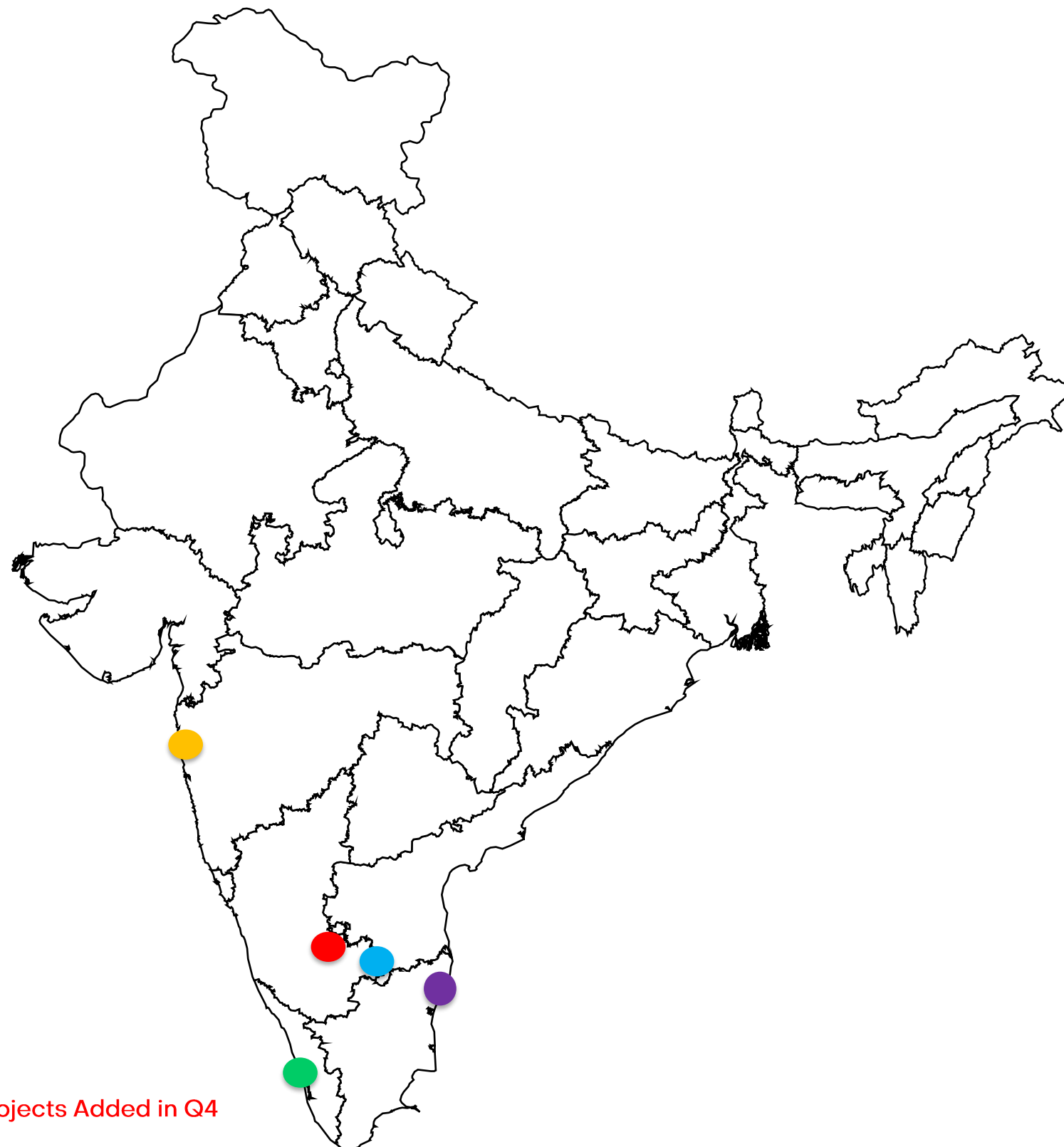
Economic
Interest (%)

Prestige Share
(Mn sft)

Completions
(Yr)

COMMERCIAL - UPCOMING PROJECTS

12 Projects **15** mn sft



● Bengaluru

1	Prestige Landmark	2.92	50%	1.46	FY 27
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
5	Prestige Holland	1.49	100%	1.49	FY 27
Total		5.24		3.47	

● Kolar

6	Shipco (Wharehousing)	2.04	70%	1.43	FY 27
Total		2.04		1.43	

● Kochi

7	Prestige Cyber Green- Phase II	0.63	100%	0.63	FY 27
8	Prestige Vantage Point	0.46	60%	0.28	FY 27
Total		1.09		0.91	

● Chennai

9	WS Industries	1.25	64%	0.80	FY 27
Total		1.25		0.80	

● Mumbai

10	Prestige Quantum	1.63	50%	0.81	FY 27
11	Commercial @ The Prestige Place	1.31	50%	0.65	FY 27
12	Prestige Business Bay	2.72	60%	1.64	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
₹ 59,331 mn

UPCOMING COMMERCIAL
₹ 43,661 mn

TOTAL
₹ 1,02,992 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Commercial Capex	1,10,077	1,04,396	63,045	59,331
Upcoming Commercial Capex	63,886	44,713	62,752	43,661
Total Capex (Ongoing & Upcoming)	1,73,963	1,49,109	1,25,797	1,02,992

(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

OCCUPANCY

99% +

FOOTFALL

Q4 FY26: ~ 4.5 mn

12M FY26: ~ 19.1 mn

GTO

Q4 FY26: ₹ 6,520 mn (+15% yoy)

12M FY26: ₹ 25,671 mn (+13% yoy)



RETAIL PORTFOLIO

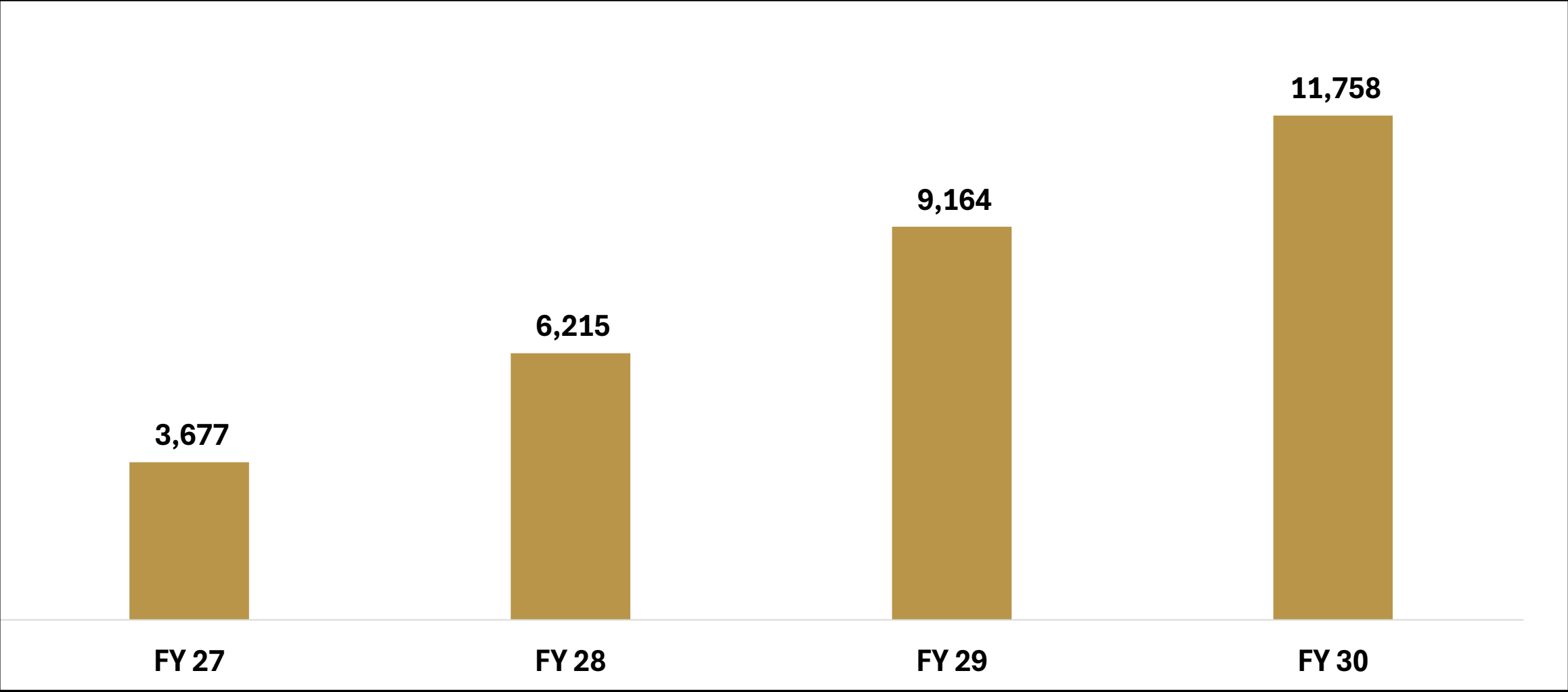


PROJECTED ANNUITY INCOME STEP UP (₹ mn)

**EXIT RENTALS
FY26**
₹ 2,754 mn

**EXIT RENTALS
FY 30**
₹ 11,758 mn

CAGR
44%



PG Share

RETAIL - ONGOING & UPCOMING PROJECTS

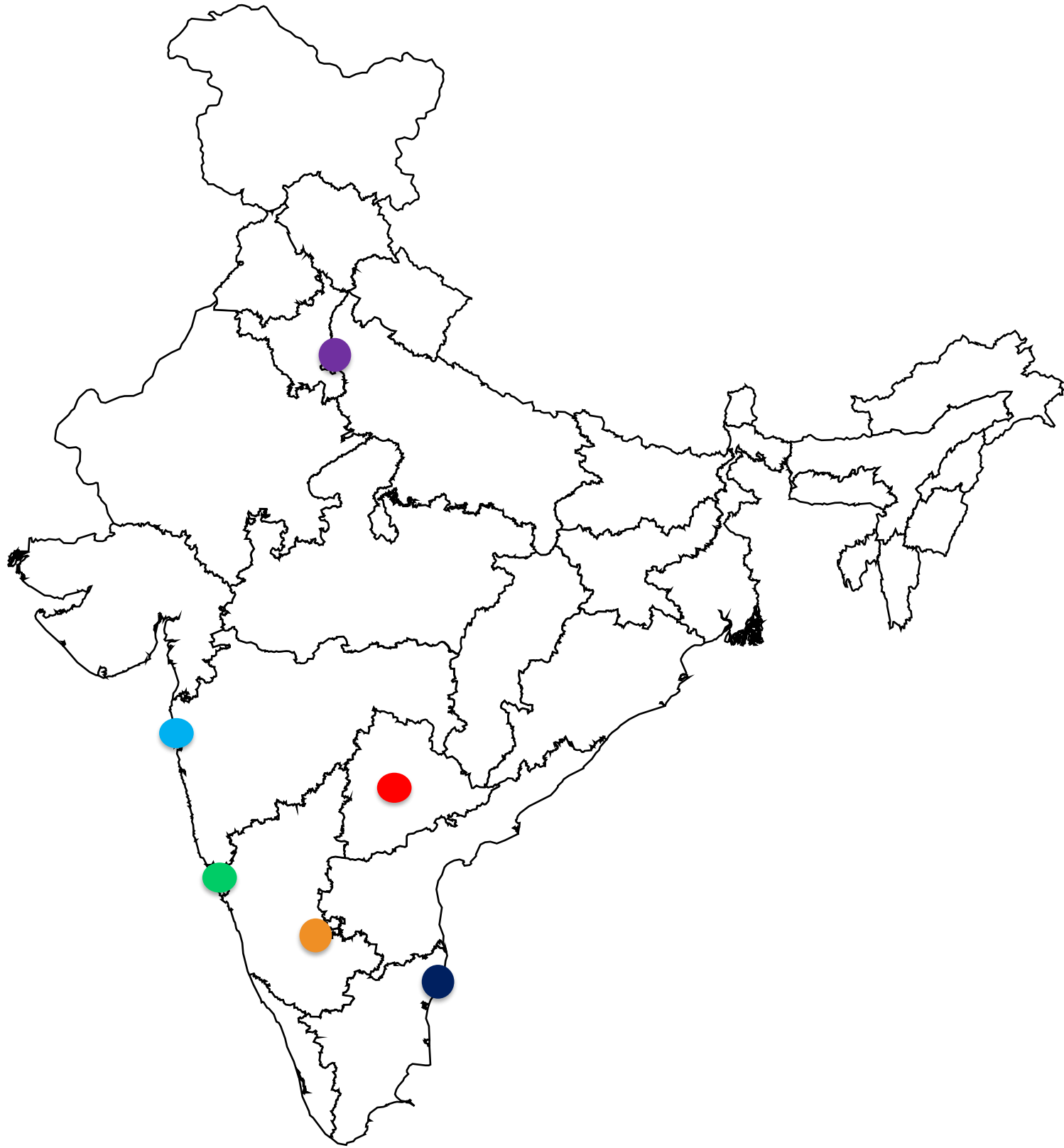


Table Header

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 Walk, 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 27
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 27
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GOA

5	Forum @ South Goa	1.05	100%	1.05	FY 27
6	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 27

HYDERABAD

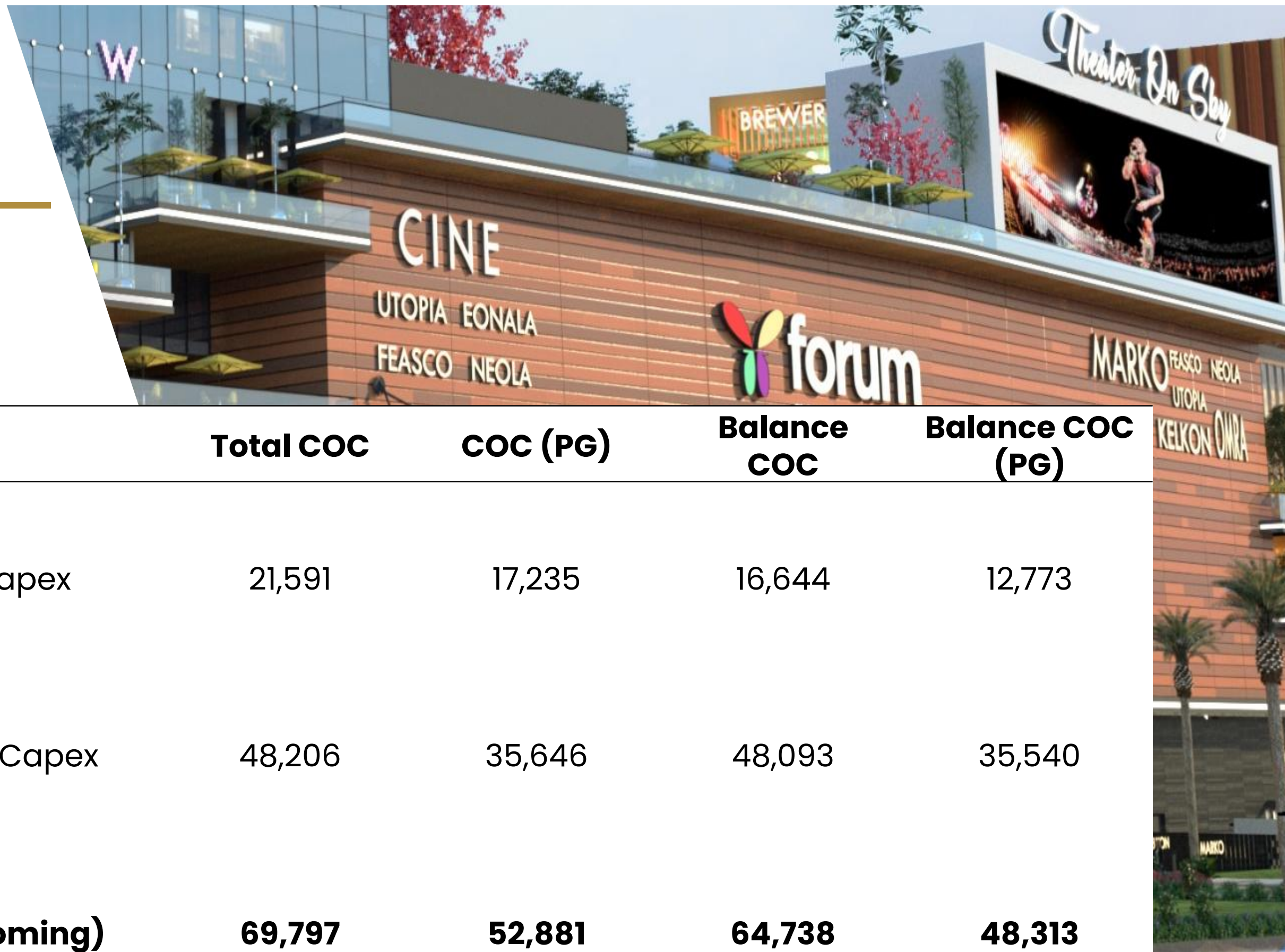
7	Forum @ Budvel	0.69	76%	0.53	FY 27
8	Forum @ Banjara Hills	0.59	50%	0.30	FY 27

MUMBAI

9	Forum @ The Prestige Place	1.61	50%	0.80	FY 28
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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
₹ 12,773 mn

UPCOMING RETAIL
₹ 35,540 mn

TOTAL
₹ 48,313 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	21,591	17,235	16,644	12,773
Upcoming Retail Capex	48,206	35,646	48,093	35,540
Total Capex (Ongoing & Upcoming)	69,797	52,881	64,738	48,313

(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	Dobaspet, Bengaluru	50	100%	50
4	Prestige Sterling Infra Projects Pvt Ltd	ORR Bengaluru	37	95%	35
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	Prestige Lonavala Estates Pvt Ltd	Taje Village, Lonavala	50	100%	50
11	Prestige Estates Projects Ltd	Kasavanahalli, Bengaluru	9	60%	6
12	Prestige Acres Pvt Ltd	Kodagurki - Devanahalli, Bengaluru	42	45%	19
13	Prestige Southcity Holdings	Merces, Goa	34	37%	12
14	Apex Realty Management	Pulimamidi, Hyderabad	37	100%	37
15	Prestige Estates Projects Ltd	Kodagurki - Devanahalli, Bengaluru	65	66%	43
16	Prestige Estates Projects Ltd	Poojanahalli - Devanahalli Bengaluru	10	69%	7
17	Prestige Estates Projects Ltd	Dalasagere - Hosakote	71	45%	32
18	Prestige Summit Convention Pvt Ltd	BIAL , Bengaluru	14	100%	14
19	Prestige Estates Projects Ltd	Chandapura, Hosur Road Bengaluru	70	85%	60
20	Silver Oak Projects	Knowledge City , Raidurg Hyderabad	11	100%	11
21	Prestige Builders and Developers Private Limited	Attibele , Bengaluru	9	100%	9
22	Prestige Vaishnoi Realty Ventures	Rajendra Nagar, Hyderabad	4	35%	2
23	Prestige Estates Projects Ltd	Indavara , Chikkamagaluru	33	45%	15
24	Prestige Estates Projects Ltd	Kompally, Hyderabad	7	100%	7
25	Prestige Estates Projects Ltd	Byanahalli , Jala Bengaluru	35	40%	14
Total			991		795

Added in Q4

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

DELHI NCR

DIAL – Prestige Trade Centre



LOBBY AREA



OFFICE BLOCK – FACADE

PRESTIGE TRADE CENTRE (OFFICE BLOCK)

- The civil and structural works, along with the façade and external envelope, have been completed. Common area finishing works are nearing completion, while MEP works and commissioning activities are progressing steadily.



DROP OFF AREA

All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

DELHI NCR

DIAL – Marriott Marquis, St. Regis



HOTEL BLOCK

The civil and structural works have been completed, while the façade and external envelope works are nearing completion. Guest room finishing and MEPF and commissioning activities are also progressing well and are in the advanced stages of completion.



All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

The Prestige City Indirapuram

DELHI NCR



OAKWOOD AND MULBERRY

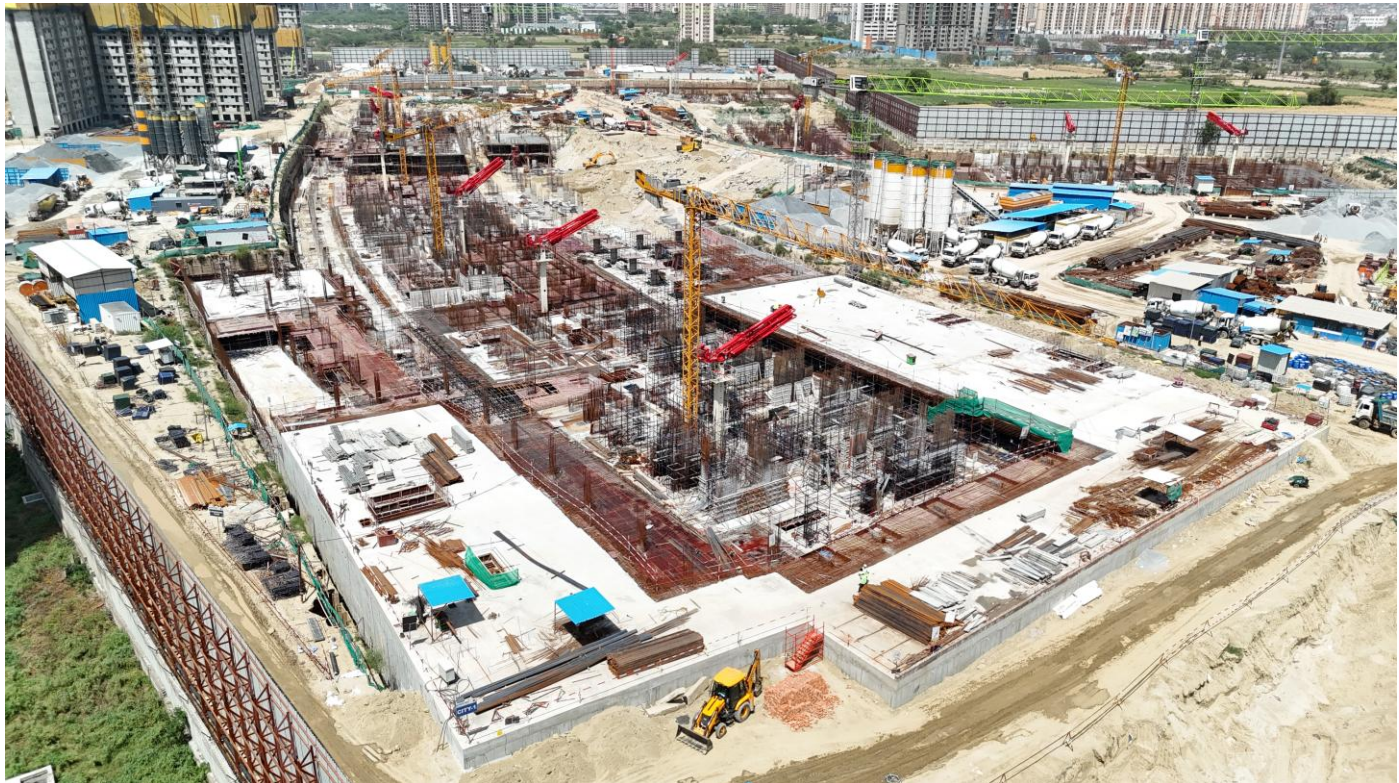
Excavation completed for most of the Towers.
Raft works completed
Basement slabs in progress

MAYFLOWER

Excavation and Raft works are ongoing

EWS – SOCIAL HOUSING

Structure works ongoing, reached 13-16th floor in various towers.



All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

MUMBAI

PRESTIGE 101, BKC

(Towers X & Y):
Slab RCC and casting works are currently in progress.



THE PRESTIGE, MUMBAI



Rehab Tower:
Final snagging/
de-snagging
activities are
underway.



**Sky Tower and
Bay Tower:**
Slab RCC and
casting works
are in progress.

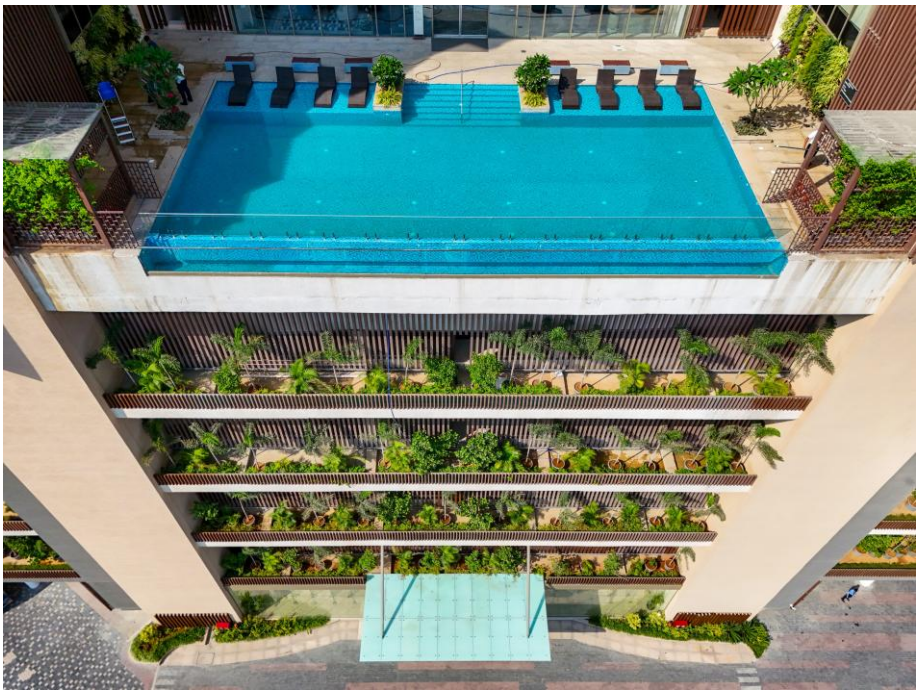
**Rehab Tower
(Prestige Turf
Tower):**
Construction
completed,
handovers currently
underway.

All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

MUMBAI

THE PRESTIGE CITY, MULUND



Siesta:

Project Completed, Customer handovers are ongoing

Bellanza:

Approvals in place, construction in full swing with Terrace top-out achieved in all towers. External painting, lift installations, and apartment flooring works are in progress for select towers.

Prestige Forest Hills:

Construction has commenced across the entire project including Phase 2. Plinth works are completed for Towers A, B and C, while excavation is ongoing for Tower D.

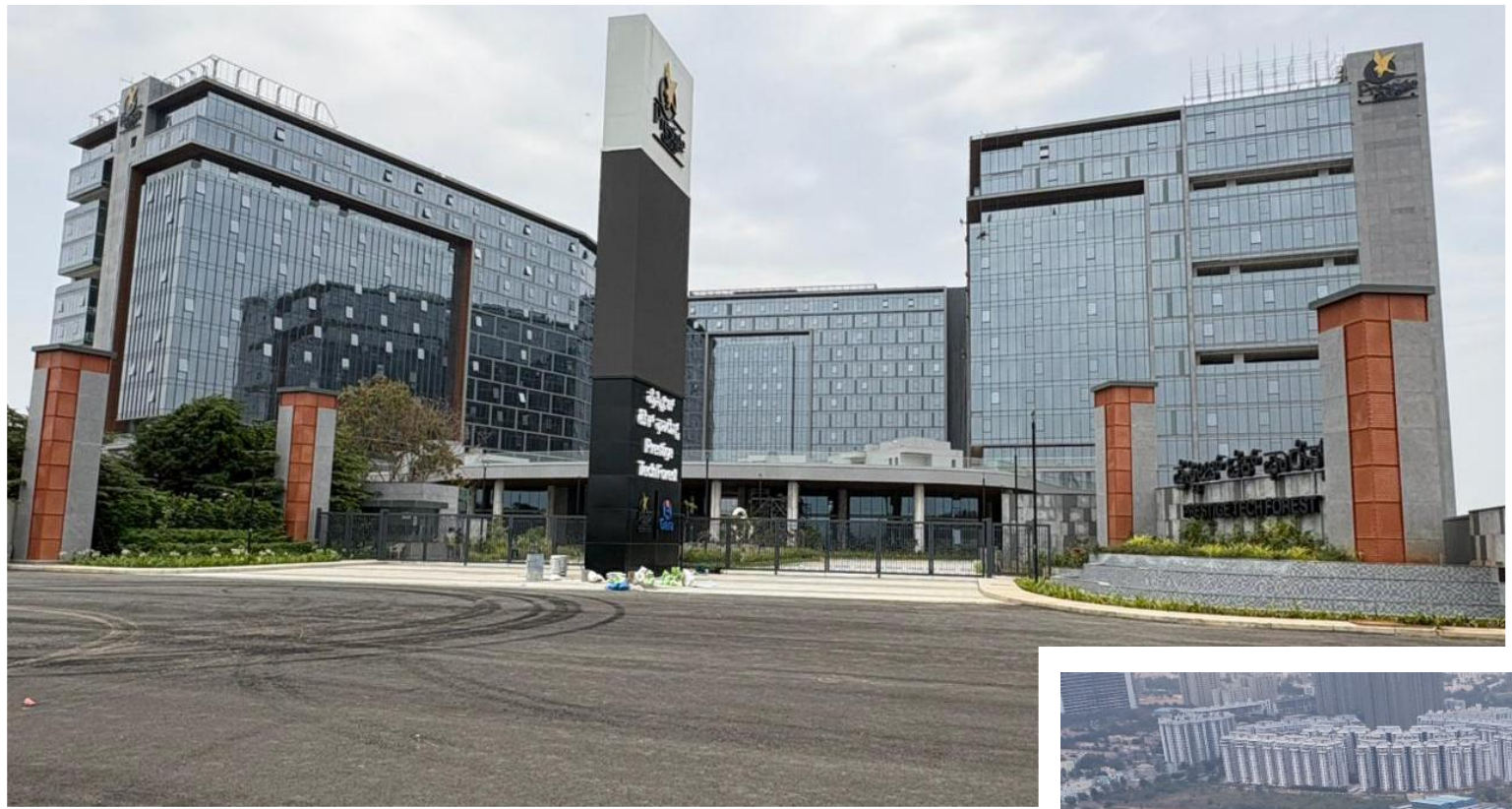
Forum Walk, Mulund

External development works, interior fit-outs, and façade installations are currently in progress.

All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

BENGALURU



PRESTIGE TECH ZONE

Super-structure in progress
MEP works in progress

PRESTIGE TECH FOREST

Warm shell completed,
Project ready for interiors



PRESTIGE PARK GROVE:

Construction in full swing across all 19 towers and 88 villas



PRESTIGE TECH HUB

Warm shell completed,
Project ready for interiors

All images shot at location

ANNUAL DEVELOPMENT UPDATE FOR KEY PROJECTS

HYDERABAD



THE PRESTIGE CITY HYDERABAD – Apartments and Villas

- Construction progressing with major milestones being achieved
- Cluster 1: Structure works completed for 3 out of 6 towers
- Cluster 2: Four towers have progressed beyond the 25th floor level out of 7 towers
- Structure Completed for 115 out of 119 villas



FORUM @ THE PRESTIGE CITY HYDERABAD

- Mall development with total BUA of 1.73 Mn sft
- Construction progressing at a rapid pace, Basement Works progressing as per schedule



PRESTIGE CLAIREMONT

- Structure works successfully completed in all towers.
- Finishing works underway.

All images shot at location

SOCIAL HOUSING AND INFRASTRUCTURE

Prestige remains committed to developing cities holistically, balancing large-scale premium developments with initiatives that drive social impact and urban renewal.

11,384

HOMES & UNITS COMMITTED

Mumbai 8,188 | Delhi NCR 3,196

10.25 mn sft

TOTAL DEVELOPABLE AREA

Mumbai 8.96 mn sft | Delhi NCR 1.29 mn sft



MUMBAI

SLUM / EWS/ REHAB

7,797 units

7.62 mn sft TDA

REDEVELOPMENT

391 units

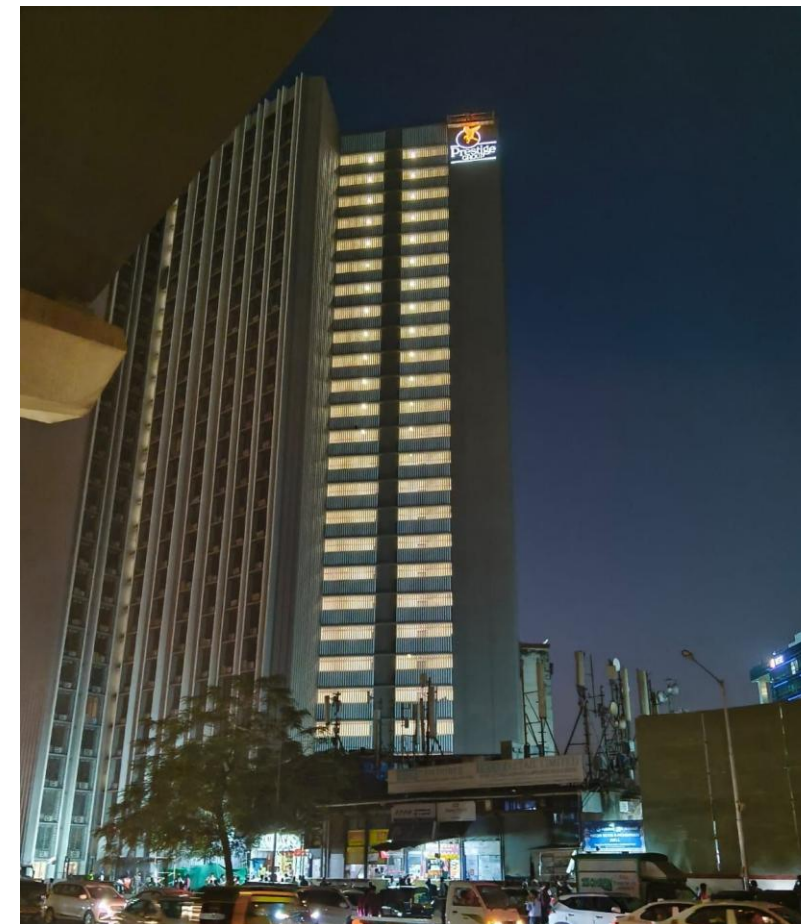
1.34 mn sft TDA

NCR

EWS

3,196 units

1.29 mn sft TDA



Prestige 101 BKC Rehab, Mumbai

The Prestige City Indirapuram EWS, NCR



Prestige Turf Tower, Mumbai

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.



Strategic Positioning

- NSE ESG Rating: 68/100 (Aspiring), reflecting strengthened ESG performance
- ICAI Gold Award (FY 2024–25) for excellence in Financial and Sustainability Reporting



Environmental

- USGBC LEED Portfolio (YTD): 7.05 Mn sq. ft. certified, 10.6 Mn sq. ft. pre-certified, and 3.5 Mn sq. ft. registered, reflecting a strong and expanding green building pipeline
- IGBC Portfolio (YTD): 13.6 Mn sq. ft. pre-certified and 2.7 Mn sq. ft. registered, and Forum South Bengaluru certified as India's First IGBC Near Net Zero Energy Mall (Operations)
- WELL Portfolio (YTD): 18 pre-certified and 11 WELL HSR-certified projects, reflecting a strong focus on health and well-being across multiple projects

Prestige Green Promise

- Accelerating "Prestige Green Promise", our 1 million tree commitment, delivering 30,000 plantations this quarter and 40,000 year-to-date, with the initiative scaling into a flagship World Environment Day 2026 program

Social

- Certified as a Great Place to Work, reinforcing commitment to employee well-being, innovation, and sustainable growth
- Enhanced CSR visibility and stakeholder engagement through a dedicated digital platform

Safety Transformation

- British Safety Council 4-Star Rating for Prestige Tech Forest, recognising strong safety performance
- Deployment of Autodesk Forma-powered digital safety management systems, integrating Building Information Modelling (BIM) to enable enterprise-wide standardisation and real-time safety monitoring across all active project sites



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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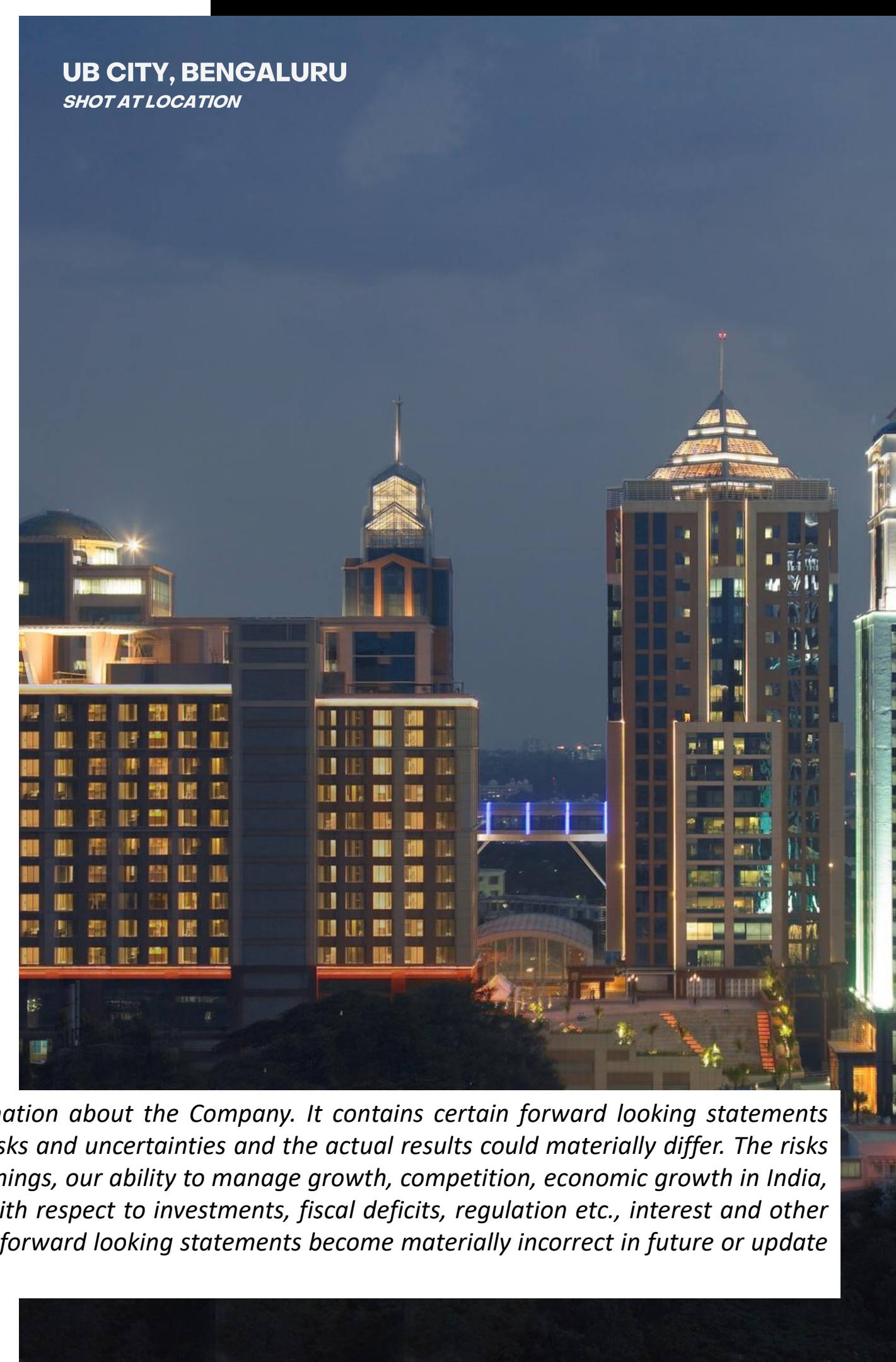
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UB CITY, BENGALURU
SHOT AT LOCATION



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	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	60	0.72	823
23	Prestige Ocean Crest Commercial	0.02	50	0.01	9
24	Prestige Lake Shore Drive Ph I	2.25	45	1.01	1,214
25	Prestige Capital Square	0.13	100	0.13	115
Total		11.81		7.95	6,501

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	120.64	
Common Area/ Car Park Area	34.13	
Net Saleable Area	86.51	
PG area share	77.99	
Estimated Sale Value		9,31,738
Sold	64.73	7,41,105
Collections		3,91,014
Balance to collect		3,50,091
Stock	13.26	1,90,632
Recovery from Land Owner		-
Refundable Deposit		4,770
Projected Inflow-A		5,45,493
Cost of Development		5,92,158
Cost Incurred		2,89,944
Balance to Spend-B		3,02,214
Free Cash flow (A-B)		2,43,279

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	72.12	
Common Area/ Car Park Area	18.40	
Net Saleable Area	53.71	
PG area share	45.73	
Estimated Sale Value-A		7,32,529
Cost of Development		4,40,523
Cost Incurred (Incl RD)		56,702
Balance to spend-B		3,83,821
Refundable Deposit -C		5,225
Free Cash flow (A-B+C)		3,53,933